



**NOTICE OF
CITY COUNCIL PUBLIC HEARING AND SPECIAL MEETING
CELINA COUNCIL CHAMBERS 302 W. WALNUT ST., CELINA, TX 75009
THURSDAY, NOVEMBER 5, 2015 AT 7:00 AM**

AGENDA

I. CALL TO ORDER:

II. PUBLIC HEARING:

- A. The Celina City Council will conduct a public hearing to consider and discuss the proposed assessments to be levied against the assessable property within the Sutton Fields II Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±622.779 acre tract of land located within the city limits and the ETJ of the City of Celina, Denton County, Texas, and is generally located at the north of Parvin Road, east of FM 1385 and south of FM 428. (Sutton Fields II) (Liebman)
- B. The Celina City Council will conduct a public hearing, consider and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Four, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund of the Zone; containing Findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. (Sutton Fields II) (Liebman)

III. ACTION ITEMS:

- A. The Celina City Council will consider and act upon an ordinance of the City of Celina, Texas, adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately ±127.897 acre tract of land located in the Thomas H. McIntyre Survey, Abstract Number 903, Denton County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located on the east side of FM 1385, north of Crutchfield Road and south of FM 428. (Denton County 128) (Liebman)

IV. ADJOURN:

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

Vicki Faulkner, TRMC
City Secretary, City of Celina, TX

Date Notice Removed



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Brooks Wilson, Senior Planner
CC: Mike Foreman, City Manager
Date: November 5, 2015
Re: Public Hearing on assessments to be levied within Sutton Fields II PID

Action Requested:

The Celina City Council will conduct a public hearing to consider and discuss the proposed assessments to be levied against the assessable property within the Sutton Fields II Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±622.779 acre tract of land located within the city limits and the ETJ of the City of Celina, Denton County, Texas, and is generally located at the north of Parvin Road, east of FM 1385 and south of FM 428. (Sutton Fields II) (Liebman)

Background Information:

The public hearing is to allow public input for assessments to be levied to facilitate development for Sutton Fields II Public Improvement District PID, created on October 13, 2015.

Public Notice:

The public hearing notice was published in *The Dallas Morning News* on Thursday, October 22, 2015 and notice was sent to the property owner via certified mail on October 22, 2015.

Supporting Documents:

N/A

Legal Review:

N/A

Board/Committee Recommendation:

N/A

Staff Recommendation:

N/A

Appendix A

Neighborhood Improvement Area #1 Assessment Roll

Appendix A-1 Special Assessment by Parcel							
Parcel	Owner	Estimated Assessable Units	Estimated Assessable Acres	PID Bond Special Assessment	Average Assessment per Assessable Unit	Average Assessment per Assessable Acre	
52680	CADG Sutton Fields, LLC	38	37	\$ 1,030,791	\$ 27,126	\$ 28,056	
52751	CADG Sutton Fields, LLC	342	112	\$ 9,277,118	\$ 27,126	\$ 82,887	
52810	CADG Sutton Fields, LLC	30	106	\$ 813,782	\$ 27,126	\$ 7,677	
52744	CADG Sutton Fields, LLC	14	98	\$ 379,765	\$ 27,126	\$ 3,895	
52760	CADG Sutton Fields, LLC	27	18	\$ 732,404	\$ 27,126	\$ 40,000	
52721	CADG Sutton Fields, LLC	64	57	\$ 1,736,069	\$ 27,126	\$ 30,240	
HOA	CADG Sutton Fields, LLC	-	-	\$ 141,110	\$ 141,110	\$ -	
Totals		515	428	\$ 14,111,040			
Preliminary and subject to change							

Attachment: Appendix A - Neighborhood Improvement Area #1 Assessment Roll (1315 : Sutton Fields II PH on assessments to be levied)

Appendix A-2
Annual Installments - All Phases

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Less: TIRZ Credit (d)	Reimbursements	Annual Installment (e)
	Principal	Interest (b)	Net Debt Service								
09/01/16	\$ -	\$ 557,372	\$ 557,372	\$ 30,000	\$ 17,276	\$ 25,914	\$ -	\$ 557,372	\$ -	\$ -	\$ 73,189
09/01/17	\$ -	\$ 745,925	\$ 745,925	\$ 30,600	\$ 23,120	\$ 34,680	\$ -	\$ 745,925	\$ -	\$ -	\$ 88,400
09/01/18	\$ 190,000	\$ 797,175	\$ 987,175	\$ 61,212	\$ 25,170	\$ 37,755	\$ -	\$ 38,125	\$ 135,142	\$ -	\$ 938,045
09/01/19	\$ 200,000	\$ 787,675	\$ 987,675	\$ 62,436	\$ 24,770	\$ 37,155	\$ -	\$ -	\$ 282,838	\$ -	\$ 829,198
09/01/20	\$ 210,000	\$ 777,675	\$ 987,675	\$ 63,685	\$ 24,350	\$ 36,525	\$ -	\$ -	\$ 380,317	\$ -	\$ 731,918
09/01/21	\$ 220,000	\$ 767,175	\$ 987,175	\$ 64,959	\$ 23,920	\$ 35,880	\$ -	\$ -	\$ 380,317	\$ -	\$ 731,617
09/01/22	\$ 230,000	\$ 756,175	\$ 986,175	\$ 66,258	\$ 23,470	\$ 35,205	\$ -	\$ -	\$ 380,317	\$ -	\$ 730,791
09/01/23	\$ 240,000	\$ 742,113	\$ 982,113	\$ 67,583	\$ 1,800	\$ 55,700	\$ -	\$ -	\$ 380,317	\$ -	\$ 726,878
09/01/24	\$ 255,000	\$ 727,425	\$ 982,425	\$ 68,935	\$ 1,575	\$ 54,500	\$ -	\$ -	\$ 380,317	\$ -	\$ 727,118
09/01/25	\$ 270,000	\$ 711,800	\$ 981,800	\$ 70,313	\$ -	\$ 53,250	\$ -	\$ -	\$ 380,317	\$ -	\$ 725,046
09/01/26	\$ 285,000	\$ 695,238	\$ 980,238	\$ 71,720	\$ -	\$ 51,925	\$ -	\$ -	\$ 380,317	\$ -	\$ 723,565
09/01/27	\$ 300,000	\$ 677,738	\$ 977,738	\$ 73,154	\$ -	\$ 50,525	\$ -	\$ -	\$ 380,317	\$ -	\$ 721,099
09/01/28	\$ 320,000	\$ 659,300	\$ 979,300	\$ 74,617	\$ -	\$ 49,050	\$ -	\$ -	\$ 380,317	\$ -	\$ 722,650
09/01/29	\$ 335,000	\$ 639,613	\$ 974,613	\$ 76,109	\$ -	\$ 47,500	\$ -	\$ -	\$ 380,317	\$ -	\$ 717,905
09/01/30	\$ 355,000	\$ 618,988	\$ 973,988	\$ 77,632	\$ -	\$ 45,850	\$ -	\$ -	\$ 380,317	\$ -	\$ 717,152
09/01/31	\$ 375,000	\$ 597,113	\$ 972,113	\$ 79,184	\$ -	\$ 44,125	\$ -	\$ -	\$ 380,317	\$ -	\$ 715,105
09/01/32	\$ 400,000	\$ 573,988	\$ 973,988	\$ 80,768	\$ -	\$ 42,275	\$ -	\$ -	\$ 380,317	\$ -	\$ 716,713
09/01/33	\$ 420,000	\$ 549,300	\$ 969,300	\$ 82,383	\$ -	\$ 40,325	\$ -	\$ -	\$ 380,317	\$ -	\$ 711,691
09/01/34	\$ 445,000	\$ 523,363	\$ 968,363	\$ 84,031	\$ -	\$ 37,200	\$ -	\$ -	\$ 380,317	\$ -	\$ 709,276
09/01/35	\$ 475,000	\$ 495,863	\$ 970,863	\$ 85,712	\$ -	\$ 34,300	\$ -	\$ -	\$ 380,317	\$ -	\$ 710,557
09/01/36	\$ 500,000	\$ 466,488	\$ 966,488	\$ 87,426	\$ -	\$ 32,075	\$ -	\$ -	\$ 380,317	\$ -	\$ 705,671
09/01/37	\$ 555,000	\$ 433,175	\$ 988,175	\$ 89,174	\$ -	\$ 29,700	\$ -	\$ -	\$ 380,317	\$ -	\$ 726,732
09/01/38	\$ 590,000	\$ 396,588	\$ 986,588	\$ 90,958	\$ -	\$ 27,175	\$ -	\$ -	\$ 380,317	\$ -	\$ 724,403
09/01/39	\$ 630,000	\$ 357,638	\$ 987,638	\$ 92,777	\$ -	\$ 24,475	\$ -	\$ -	\$ 380,317	\$ -	\$ 724,572
09/01/40	\$ 665,000	\$ 315,988	\$ 980,988	\$ 94,633	\$ -	\$ 21,600	\$ -	\$ -	\$ 380,317	\$ -	\$ 716,903
09/01/41	\$ 710,000	\$ 271,975	\$ 981,975	\$ 96,525	\$ -	\$ 18,550	\$ -	\$ -	\$ 380,317	\$ -	\$ 716,733
09/01/42	\$ 755,000	\$ 224,925	\$ 979,925	\$ 98,456	\$ -	\$ 15,300	\$ -	\$ -	\$ 380,317	\$ -	\$ 713,364
09/01/43	\$ 800,000	\$ 174,838	\$ 974,838	\$ 100,425	\$ -	\$ 11,825	\$ -	\$ -	\$ 380,317	\$ -	\$ 706,770
09/01/44	\$ 850,000	\$ 121,713	\$ 971,713	\$ 102,433	\$ -	\$ 8,125	\$ -	\$ -	\$ 380,317	\$ -	\$ 701,954
09/01/45	\$ 905,000	\$ 65,213	\$ 970,213	\$ 104,482	\$ -	\$ 4,200	\$ 915,863	\$ -	\$ -	\$ -	\$ 163,032
09/01/46	\$ 50,000	\$ 5,000	\$ 55,000	\$ 52,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,208	\$ 412,439
09/01/47	\$ 50,000	\$ 2,500	\$ 52,500	\$ 53,275	\$ -	\$ -	\$ 105,775	\$ -	\$ -	\$ 305,208	\$ 305,208
09/01/48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,208	\$ 305,208
09/01/49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,208	\$ 305,208
09/01/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,208	\$ 305,208
Totals	\$ 12,585,000	\$ 16,237,047	\$ 28,822,047	\$ 2,434,085	\$ 165,451	\$ 1,042,664	\$ 1,021,638	\$ 1,341,422	\$ 9,925,906	\$ 1,526,040	\$ 21,701,321

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) TIRZ Credit per First Southwest

(e) Annual Installments are calculated assuming an average 6.59% interest rate on the Bonds plus Administrative Expenses.

Appendix A-3
Annual Installments - Parcel No. 52680

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Less: TIRZ Credit (d)	Reimbursements	Annual Installment (e)
	Principal	Interest (b)	Net Debt Service								
09/01/16	\$ -	\$ 40,715	\$ 40,715	\$ 2,191	\$ 1,262	\$ 1,893	\$ -	\$ 40,715	\$ -	\$ -	\$ 5,346
09/01/17	\$ -	\$ 54,489	\$ 54,489	\$ 2,235	\$ 1,689	\$ 2,533	\$ -	\$ 54,489	\$ -	\$ -	\$ 6,457
09/01/18	\$ 13,879	\$ 58,232	\$ 72,112	\$ 4,471	\$ 1,839	\$ 2,758	\$ -	\$ 2,785	\$ 9,872	\$ -	\$ 68,523
09/01/19	\$ 14,610	\$ 57,539	\$ 72,148	\$ 4,561	\$ 1,809	\$ 2,714	\$ -	\$ -	\$ 20,661	\$ -	\$ 60,572
09/01/20	\$ 15,340	\$ 56,808	\$ 72,148	\$ 4,652	\$ 1,779	\$ 2,668	\$ -	\$ -	\$ 27,782	\$ -	\$ 53,466
09/01/21	\$ 16,071	\$ 56,041	\$ 72,112	\$ 4,745	\$ 1,747	\$ 2,621	\$ -	\$ -	\$ 27,782	\$ -	\$ 53,444
09/01/22	\$ 16,801	\$ 55,237	\$ 72,039	\$ 4,840	\$ 1,714	\$ 2,572	\$ -	\$ -	\$ 27,782	\$ -	\$ 53,383
09/01/23	\$ 17,532	\$ 54,210	\$ 71,742	\$ 4,937	\$ 131	\$ 4,069	\$ -	\$ -	\$ 27,782	\$ -	\$ 53,097
09/01/24	\$ 18,627	\$ 53,137	\$ 71,765	\$ 5,036	\$ 115	\$ 3,981	\$ -	\$ -	\$ 27,782	\$ -	\$ 53,115
09/01/25	\$ 19,723	\$ 51,996	\$ 71,719	\$ 5,136	\$ -	\$ 3,890	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,964
09/01/26	\$ 20,819	\$ 50,786	\$ 71,605	\$ 5,239	\$ -	\$ 3,793	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,855
09/01/27	\$ 21,915	\$ 49,508	\$ 71,422	\$ 5,344	\$ -	\$ 3,691	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,675
09/01/28	\$ 23,376	\$ 48,161	\$ 71,536	\$ 5,451	\$ -	\$ 3,583	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,789
09/01/29	\$ 24,471	\$ 46,723	\$ 71,194	\$ 5,560	\$ -	\$ 3,470	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,442
09/01/30	\$ 25,932	\$ 45,216	\$ 71,148	\$ 5,671	\$ -	\$ 3,349	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,387
09/01/31	\$ 27,393	\$ 43,618	\$ 71,011	\$ 5,784	\$ -	\$ 3,223	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,237
09/01/32	\$ 29,219	\$ 41,929	\$ 71,148	\$ 5,900	\$ -	\$ 3,088	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,355
09/01/33	\$ 30,680	\$ 40,126	\$ 70,806	\$ 6,018	\$ -	\$ 2,946	\$ -	\$ -	\$ 27,782	\$ -	\$ 51,988
09/01/34	\$ 32,507	\$ 38,231	\$ 70,737	\$ 6,138	\$ -	\$ 2,717	\$ -	\$ -	\$ 27,782	\$ -	\$ 51,812
09/01/35	\$ 34,698	\$ 36,222	\$ 70,920	\$ 6,261	\$ -	\$ 2,506	\$ -	\$ -	\$ 27,782	\$ -	\$ 51,905
09/01/36	\$ 36,524	\$ 34,076	\$ 70,601	\$ 6,386	\$ -	\$ 2,343	\$ -	\$ -	\$ 27,782	\$ -	\$ 51,548
09/01/37	\$ 40,542	\$ 31,643	\$ 72,185	\$ 6,514	\$ -	\$ 2,170	\$ -	\$ -	\$ 27,782	\$ -	\$ 53,087
09/01/38	\$ 43,099	\$ 28,970	\$ 72,069	\$ 6,644	\$ -	\$ 1,985	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,917
09/01/39	\$ 46,021	\$ 26,125	\$ 72,145	\$ 6,777	\$ -	\$ 1,788	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,929
09/01/40	\$ 48,577	\$ 23,082	\$ 71,660	\$ 6,913	\$ -	\$ 1,578	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,369
09/01/41	\$ 51,864	\$ 19,867	\$ 71,732	\$ 7,051	\$ -	\$ 1,355	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,356
09/01/42	\$ 55,152	\$ 16,430	\$ 71,582	\$ 7,192	\$ -	\$ 1,118	\$ -	\$ -	\$ 27,782	\$ -	\$ 52,110
09/01/43	\$ 58,439	\$ 12,772	\$ 71,210	\$ 7,336	\$ -	\$ 864	\$ -	\$ -	\$ 27,782	\$ -	\$ 51,629
09/01/44	\$ 62,091	\$ 8,891	\$ 70,982	\$ 7,483	\$ -	\$ 594	\$ -	\$ -	\$ 27,782	\$ -	\$ 51,277
09/01/45	\$ 66,109	\$ 4,764	\$ 70,873	\$ 7,632	\$ -	\$ 307	\$ 66,902	\$ -	\$ -	\$ -	\$ 11,909
09/01/46	\$ 3,652	\$ 365	\$ 4,018	\$ 3,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,295	\$ 30,128
09/01/47	\$ 3,652	\$ 183	\$ 3,835	\$ 3,892	\$ -	\$ -	\$ 7,727	\$ -	\$ -	\$ 22,295	\$ 22,295
09/01/48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,295	\$ 22,295
09/01/49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,295	\$ 22,295
09/01/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,295	\$ 22,295
Totals	\$ 919,316	\$ 1,186,093	\$ 2,105,409	\$ 177,806	\$ 12,086	\$ 76,165	\$ 74,629	\$ 97,989	\$ 725,073	\$ 111,475	\$ 1,585,250

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) TIRZ Credit per First Southwest

(e) Annual Installments are calculated assuming an average 6.59% interest rate on the Bonds plus Administrative Expenses.

Appendix A-4
Annual Installments - Parcel No. 52751

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Less: TIRZ Credit (d)	Reimbursements	Annual Installment (e)
	Principal	Interest (b)	Net Debt Service								
09/01/16	\$ -	\$ 366,437	\$ 366,437	\$ 19,723	\$ 11,358	\$ 17,037	\$ -	\$ 366,437	\$ -	\$ -	\$ 48,117
09/01/17	\$ -	\$ 490,399	\$ 490,399	\$ 20,118	\$ 15,200	\$ 22,800	\$ -	\$ 490,399	\$ -	\$ -	\$ 58,117
09/01/18	\$ 124,913	\$ 524,092	\$ 649,005	\$ 40,243	\$ 16,548	\$ 24,822	\$ -	\$ 25,065	\$ 88,847	\$ -	\$ 616,705
09/01/19	\$ 131,487	\$ 517,847	\$ 649,334	\$ 41,048	\$ 16,285	\$ 24,427	\$ -	\$ -	\$ 185,948	\$ -	\$ 545,146
09/01/20	\$ 138,062	\$ 511,272	\$ 649,334	\$ 41,869	\$ 16,009	\$ 24,013	\$ -	\$ -	\$ 250,034	\$ -	\$ 481,190
09/01/21	\$ 144,636	\$ 504,369	\$ 649,005	\$ 42,706	\$ 15,726	\$ 23,589	\$ -	\$ -	\$ 250,034	\$ -	\$ 480,992
09/01/22	\$ 151,210	\$ 497,137	\$ 648,348	\$ 43,560	\$ 15,430	\$ 23,145	\$ -	\$ -	\$ 250,034	\$ -	\$ 480,449
09/01/23	\$ 157,785	\$ 487,892	\$ 645,677	\$ 44,432	\$ 1,183	\$ 36,619	\$ -	\$ -	\$ 250,034	\$ -	\$ 477,877
09/01/24	\$ 167,646	\$ 478,236	\$ 645,882	\$ 45,320	\$ 1,035	\$ 35,830	\$ -	\$ -	\$ 250,034	\$ -	\$ 478,034
09/01/25	\$ 177,508	\$ 467,964	\$ 645,472	\$ 46,227	\$ -	\$ 35,009	\$ -	\$ -	\$ 250,034	\$ -	\$ 476,672
09/01/26	\$ 187,370	\$ 457,075	\$ 644,444	\$ 47,151	\$ -	\$ 34,137	\$ -	\$ -	\$ 250,034	\$ -	\$ 475,698
09/01/27	\$ 197,231	\$ 445,570	\$ 642,801	\$ 48,094	\$ -	\$ 33,217	\$ -	\$ -	\$ 250,034	\$ -	\$ 474,077
09/01/28	\$ 210,380	\$ 433,448	\$ 643,828	\$ 49,056	\$ -	\$ 32,247	\$ -	\$ -	\$ 250,034	\$ -	\$ 475,097
09/01/29	\$ 220,241	\$ 420,505	\$ 640,746	\$ 50,037	\$ -	\$ 31,228	\$ -	\$ -	\$ 250,034	\$ -	\$ 471,977
09/01/30	\$ 233,390	\$ 406,945	\$ 640,335	\$ 51,038	\$ -	\$ 30,143	\$ -	\$ -	\$ 250,034	\$ -	\$ 471,482
09/01/31	\$ 246,539	\$ 392,564	\$ 639,103	\$ 52,059	\$ -	\$ 29,009	\$ -	\$ -	\$ 250,034	\$ -	\$ 470,136
09/01/32	\$ 262,975	\$ 377,361	\$ 640,335	\$ 53,100	\$ -	\$ 27,793	\$ -	\$ -	\$ 250,034	\$ -	\$ 471,194
09/01/33	\$ 276,123	\$ 361,130	\$ 637,254	\$ 54,162	\$ -	\$ 26,511	\$ -	\$ -	\$ 250,034	\$ -	\$ 467,892
09/01/34	\$ 292,559	\$ 344,078	\$ 636,637	\$ 55,245	\$ -	\$ 24,457	\$ -	\$ -	\$ 250,034	\$ -	\$ 466,304
09/01/35	\$ 312,283	\$ 325,998	\$ 638,281	\$ 56,350	\$ -	\$ 22,550	\$ -	\$ -	\$ 250,034	\$ -	\$ 467,146
09/01/36	\$ 328,718	\$ 306,686	\$ 635,405	\$ 57,477	\$ -	\$ 21,087	\$ -	\$ -	\$ 250,034	\$ -	\$ 463,934
09/01/37	\$ 364,877	\$ 284,785	\$ 649,663	\$ 58,626	\$ -	\$ 19,526	\$ -	\$ -	\$ 250,034	\$ -	\$ 477,781
09/01/38	\$ 387,888	\$ 260,731	\$ 648,619	\$ 59,799	\$ -	\$ 17,866	\$ -	\$ -	\$ 250,034	\$ -	\$ 476,249
09/01/39	\$ 414,185	\$ 235,124	\$ 649,309	\$ 60,995	\$ -	\$ 16,091	\$ -	\$ -	\$ 250,034	\$ -	\$ 476,361
09/01/40	\$ 437,196	\$ 207,742	\$ 644,937	\$ 62,215	\$ -	\$ 14,201	\$ -	\$ -	\$ 250,034	\$ -	\$ 471,318
09/01/41	\$ 466,780	\$ 178,806	\$ 645,587	\$ 63,459	\$ -	\$ 12,195	\$ -	\$ -	\$ 250,034	\$ -	\$ 471,207
09/01/42	\$ 496,365	\$ 147,874	\$ 644,239	\$ 64,728	\$ -	\$ 10,059	\$ -	\$ -	\$ 250,034	\$ -	\$ 468,992
09/01/43	\$ 525,950	\$ 114,945	\$ 640,894	\$ 66,023	\$ -	\$ 7,774	\$ -	\$ -	\$ 250,034	\$ -	\$ 464,657
09/01/44	\$ 558,821	\$ 80,018	\$ 638,840	\$ 67,343	\$ -	\$ 5,342	\$ -	\$ -	\$ 250,034	\$ -	\$ 461,490
09/01/45	\$ 594,980	\$ 42,873	\$ 637,853	\$ 68,690	\$ -	\$ 2,761	\$ 602,122	\$ -	\$ -	\$ -	\$ 107,183
09/01/46	\$ 32,872	\$ 3,287	\$ 36,159	\$ 34,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,655	\$ 271,152
09/01/47	\$ 32,872	\$ 1,644	\$ 34,515	\$ 35,025	\$ -	\$ -	\$ 69,541	\$ -	\$ -	\$ 200,655	\$ 200,655
09/01/48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,655	\$ 200,655
09/01/49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,655	\$ 200,655
09/01/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,655	\$ 200,655
Totals	\$ 8,273,843	\$ 10,674,834	\$ 18,948,677	\$ 1,600,257	\$ 108,773	\$ 685,486	\$ 671,662	\$ 881,900	\$ 6,525,657	\$ 1,003,275	\$ 14,267,249

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) TIRZ Credit per First Southwest

(e) Annual Installments are calculated assuming an average 6.59% interest rate on the Bonds plus Administrative Expenses.

Appendix A-5
Annual Installments - Parcel No. 52810

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Less: TIRZ Credit (d)	Reimbursements	Annual Installment (e)
	Principal	Interest (b)	Net Debt Service								
09/01/16	\$ -	\$ 32,144	\$ 32,144	\$ 1,730	\$ 996	\$ 1,494	\$ -	\$ 32,144	\$ -	\$ -	\$ 4,221
09/01/17	\$ -	\$ 43,017	\$ 43,017	\$ 1,765	\$ 1,333	\$ 2,000	\$ -	\$ 43,017	\$ -	\$ -	\$ 5,098
09/01/18	\$ 10,957	\$ 45,973	\$ 56,930	\$ 3,530	\$ 1,452	\$ 2,177	\$ -	\$ 2,199	\$ 7,794	\$ -	\$ 54,097
09/01/19	\$ 11,534	\$ 45,425	\$ 56,959	\$ 3,601	\$ 1,428	\$ 2,143	\$ -	\$ -	\$ 16,311	\$ -	\$ 47,820
09/01/20	\$ 12,111	\$ 44,848	\$ 56,959	\$ 3,673	\$ 1,404	\$ 2,106	\$ -	\$ -	\$ 21,933	\$ -	\$ 42,210
09/01/21	\$ 12,687	\$ 44,243	\$ 56,930	\$ 3,746	\$ 1,379	\$ 2,069	\$ -	\$ -	\$ 21,933	\$ -	\$ 42,192
09/01/22	\$ 13,264	\$ 43,609	\$ 56,873	\$ 3,821	\$ 1,354	\$ 2,030	\$ -	\$ -	\$ 21,933	\$ -	\$ 42,145
09/01/23	\$ 13,841	\$ 42,798	\$ 56,638	\$ 3,898	\$ 104	\$ 3,212	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,919
09/01/24	\$ 14,706	\$ 41,951	\$ 56,656	\$ 3,975	\$ 91	\$ 3,143	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,933
09/01/25	\$ 15,571	\$ 41,049	\$ 56,620	\$ 4,055	\$ -	\$ 3,071	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,813
09/01/26	\$ 16,436	\$ 40,094	\$ 56,530	\$ 4,136	\$ -	\$ 2,995	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,728
09/01/27	\$ 17,301	\$ 39,085	\$ 56,386	\$ 4,219	\$ -	\$ 2,914	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,586
09/01/28	\$ 18,454	\$ 38,022	\$ 56,476	\$ 4,303	\$ -	\$ 2,829	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,675
09/01/29	\$ 19,319	\$ 36,886	\$ 56,206	\$ 4,389	\$ -	\$ 2,739	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,402
09/01/30	\$ 20,473	\$ 35,697	\$ 56,170	\$ 4,477	\$ -	\$ 2,644	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,358
09/01/31	\$ 21,626	\$ 34,435	\$ 56,062	\$ 4,567	\$ -	\$ 2,545	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,240
09/01/32	\$ 23,068	\$ 33,102	\$ 56,170	\$ 4,658	\$ -	\$ 2,438	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,333
09/01/33	\$ 24,221	\$ 31,678	\$ 55,899	\$ 4,751	\$ -	\$ 2,326	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,043
09/01/34	\$ 25,663	\$ 30,182	\$ 55,845	\$ 4,846	\$ -	\$ 2,145	\$ -	\$ -	\$ 21,933	\$ -	\$ 40,904
09/01/35	\$ 27,393	\$ 28,596	\$ 55,990	\$ 4,943	\$ -	\$ 1,978	\$ -	\$ -	\$ 21,933	\$ -	\$ 40,978
09/01/36	\$ 28,835	\$ 26,902	\$ 55,737	\$ 5,042	\$ -	\$ 1,850	\$ -	\$ -	\$ 21,933	\$ -	\$ 40,696
09/01/37	\$ 32,007	\$ 24,981	\$ 56,988	\$ 5,143	\$ -	\$ 1,713	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,911
09/01/38	\$ 34,025	\$ 22,871	\$ 56,896	\$ 5,246	\$ -	\$ 1,567	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,776
09/01/39	\$ 36,332	\$ 20,625	\$ 56,957	\$ 5,350	\$ -	\$ 1,411	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,786
09/01/40	\$ 38,350	\$ 18,223	\$ 56,573	\$ 5,457	\$ -	\$ 1,246	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,344
09/01/41	\$ 40,946	\$ 15,685	\$ 56,630	\$ 5,567	\$ -	\$ 1,070	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,334
09/01/42	\$ 43,541	\$ 12,971	\$ 56,512	\$ 5,678	\$ -	\$ 882	\$ -	\$ -	\$ 21,933	\$ -	\$ 41,140
09/01/43	\$ 46,136	\$ 10,083	\$ 56,219	\$ 5,791	\$ -	\$ 682	\$ -	\$ -	\$ 21,933	\$ -	\$ 40,759
09/01/44	\$ 49,019	\$ 7,019	\$ 56,039	\$ 5,907	\$ -	\$ 469	\$ -	\$ -	\$ 21,933	\$ -	\$ 40,482
09/01/45	\$ 52,191	\$ 3,761	\$ 55,952	\$ 6,025	\$ -	\$ 242	\$ 52,818	\$ -	\$ -	\$ -	\$ 9,402
09/01/46	\$ 2,883	\$ 288	\$ 3,172	\$ 3,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,601	\$ 23,785
09/01/47	\$ 2,883	\$ 144	\$ 3,028	\$ 3,072	\$ -	\$ -	\$ 6,100	\$ -	\$ -	\$ 17,601	\$ 17,601
09/01/48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,601	\$ 17,601
09/01/49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,601	\$ 17,601
09/01/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,601	\$ 17,601
	\$ 725,776	\$ 936,389	\$ 1,662,165	\$ 140,373	\$ 9,542	\$ 60,130	\$ 58,918	\$ 77,360	\$ 572,426	\$ 88,007	\$ 1,251,513

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) TIRZ Credit per First Southwest

(e) Annual Installments are calculated assuming an average 6.59% interest rate on the Bonds plus Administrative Expenses.

Appendix A-6
Annual Installments - Parcel No. 52744

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Less: TIRZ Credit (d)	Reimbursements	Annual Installment (e)
	Principal	Interest (b)	Net Debt Service								
09/01/16	\$ -	\$ 15,000	\$ 15,000	\$ 807	\$ 465	\$ 697	\$ -	\$ 15,000	\$ -	\$ -	\$ 1,970
09/01/17	\$ -	\$ 20,075	\$ 20,075	\$ 824	\$ 622	\$ 933	\$ -	\$ 20,075	\$ -	\$ -	\$ 2,379
09/01/18	\$ 5,113	\$ 21,454	\$ 26,567	\$ 1,647	\$ 677	\$ 1,016	\$ -	\$ 1,026	\$ 3,637	\$ -	\$ 25,245
09/01/19	\$ 5,383	\$ 21,198	\$ 26,581	\$ 1,680	\$ 667	\$ 1,000	\$ -	\$ -	\$ 7,612	\$ -	\$ 22,316
09/01/20	\$ 5,652	\$ 20,929	\$ 26,581	\$ 1,714	\$ 655	\$ 983	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,698
09/01/21	\$ 5,921	\$ 20,647	\$ 26,567	\$ 1,748	\$ 644	\$ 966	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,690
09/01/22	\$ 6,190	\$ 20,351	\$ 26,541	\$ 1,783	\$ 632	\$ 947	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,667
09/01/23	\$ 6,459	\$ 19,972	\$ 26,431	\$ 1,819	\$ 48	\$ 1,499	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,562
09/01/24	\$ 6,863	\$ 19,577	\$ 26,440	\$ 1,855	\$ 42	\$ 1,467	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,569
09/01/25	\$ 7,266	\$ 19,156	\$ 26,423	\$ 1,892	\$ -	\$ 1,433	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,513
09/01/26	\$ 7,670	\$ 18,711	\$ 26,381	\$ 1,930	\$ -	\$ 1,397	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,473
09/01/27	\$ 8,074	\$ 18,240	\$ 26,313	\$ 1,969	\$ -	\$ 1,360	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,407
09/01/28	\$ 8,612	\$ 17,743	\$ 26,356	\$ 2,008	\$ -	\$ 1,320	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,448
09/01/29	\$ 9,016	\$ 17,214	\$ 26,229	\$ 2,048	\$ -	\$ 1,278	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,321
09/01/30	\$ 9,554	\$ 16,659	\$ 26,213	\$ 2,089	\$ -	\$ 1,234	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,300
09/01/31	\$ 10,092	\$ 16,070	\$ 26,162	\$ 2,131	\$ -	\$ 1,188	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,245
09/01/32	\$ 10,765	\$ 15,448	\$ 26,213	\$ 2,174	\$ -	\$ 1,138	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,289
09/01/33	\$ 11,303	\$ 14,783	\$ 26,086	\$ 2,217	\$ -	\$ 1,085	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,153
09/01/34	\$ 11,976	\$ 14,085	\$ 26,061	\$ 2,261	\$ -	\$ 1,001	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,088
09/01/35	\$ 12,783	\$ 13,345	\$ 26,128	\$ 2,307	\$ -	\$ 923	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,123
09/01/36	\$ 13,456	\$ 12,554	\$ 26,011	\$ 2,353	\$ -	\$ 863	\$ -	\$ -	\$ 10,235	\$ -	\$ 18,991
09/01/37	\$ 14,937	\$ 11,658	\$ 26,594	\$ 2,400	\$ -	\$ 799	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,558
09/01/38	\$ 15,878	\$ 10,673	\$ 26,552	\$ 2,448	\$ -	\$ 731	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,496
09/01/39	\$ 16,955	\$ 9,625	\$ 26,580	\$ 2,497	\$ -	\$ 659	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,500
09/01/40	\$ 17,897	\$ 8,504	\$ 26,401	\$ 2,547	\$ -	\$ 581	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,294
09/01/41	\$ 19,108	\$ 7,320	\$ 26,428	\$ 2,598	\$ -	\$ 499	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,289
09/01/42	\$ 20,319	\$ 6,053	\$ 26,372	\$ 2,650	\$ -	\$ 412	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,198
09/01/43	\$ 21,530	\$ 4,705	\$ 26,235	\$ 2,703	\$ -	\$ 318	\$ -	\$ -	\$ 10,235	\$ -	\$ 19,021
09/01/44	\$ 22,876	\$ 3,276	\$ 26,151	\$ 2,757	\$ -	\$ 219	\$ -	\$ -	\$ 10,235	\$ -	\$ 18,891
09/01/45	\$ 24,356	\$ 1,755	\$ 26,111	\$ 2,812	\$ -	\$ 113	\$ 24,648	\$ -	\$ -	\$ -	\$ 4,388
09/01/46	\$ 1,346	\$ 135	\$ 1,480	\$ 1,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,214	\$ 11,100
09/01/47	\$ 1,346	\$ 67	\$ 1,413	\$ 1,434	\$ -	\$ -	\$ 2,847	\$ -	\$ -	\$ 8,214	\$ 8,214
09/01/48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,214	\$ 8,214
09/01/49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,214	\$ 8,214
09/01/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,214	\$ 8,214
Totals	\$ 338,695	\$ 436,981	\$ 775,677	\$ 65,508	\$ 4,453	\$ 28,061	\$ 27,495	\$ 36,101	\$ 267,132	\$ 41,070	\$ 584,039

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) TIRZ Credit per First Southwest

(e) Annual Installments are calculated assuming an average 6.59% interest rate on the Bonds plus Administrative Expenses.

Appendix A-7
Annual Installments - Parcel No. 52760

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Less: TIRZ Credit (d)	Reimbursements	Annual Installment (e)
	Principal	Interest (b)	Net Debt Service								
09/01/16	\$ -	\$ 28,929	\$ 28,929	\$ 1,557	\$ 897	\$ 1,345	\$ -	\$ 28,929	\$ -	\$ -	\$ 3,799
09/01/17	\$ -	\$ 38,716	\$ 38,716	\$ 1,588	\$ 1,200	\$ 1,800	\$ -	\$ 38,716	\$ -	\$ -	\$ 4,588
09/01/18	\$ 9,862	\$ 41,376	\$ 51,237	\$ 3,177	\$ 1,306	\$ 1,960	\$ -	\$ 1,979	\$ 7,014	\$ -	\$ 48,687
09/01/19	\$ 10,381	\$ 40,883	\$ 51,263	\$ 3,241	\$ 1,286	\$ 1,928	\$ -	\$ -	\$ 14,680	\$ -	\$ 43,038
09/01/20	\$ 10,900	\$ 40,364	\$ 51,263	\$ 3,305	\$ 1,264	\$ 1,896	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,989
09/01/21	\$ 11,419	\$ 39,819	\$ 51,237	\$ 3,372	\$ 1,242	\$ 1,862	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,973
09/01/22	\$ 11,938	\$ 39,248	\$ 51,185	\$ 3,439	\$ 1,218	\$ 1,827	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,930
09/01/23	\$ 12,457	\$ 38,518	\$ 50,974	\$ 3,508	\$ 93	\$ 2,891	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,727
09/01/24	\$ 13,235	\$ 37,755	\$ 50,991	\$ 3,578	\$ 82	\$ 2,829	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,740
09/01/25	\$ 14,014	\$ 36,944	\$ 50,958	\$ 3,649	\$ -	\$ 2,764	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,632
09/01/26	\$ 14,792	\$ 36,085	\$ 50,877	\$ 3,722	\$ -	\$ 2,695	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,555
09/01/27	\$ 15,571	\$ 35,177	\$ 50,747	\$ 3,797	\$ -	\$ 2,622	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,427
09/01/28	\$ 16,609	\$ 34,220	\$ 50,829	\$ 3,873	\$ -	\$ 2,546	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,508
09/01/29	\$ 17,387	\$ 33,198	\$ 50,585	\$ 3,950	\$ -	\$ 2,465	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,261
09/01/30	\$ 18,426	\$ 32,127	\$ 50,553	\$ 4,029	\$ -	\$ 2,380	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,222
09/01/31	\$ 19,464	\$ 30,992	\$ 50,455	\$ 4,110	\$ -	\$ 2,290	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,116
09/01/32	\$ 20,761	\$ 29,792	\$ 50,553	\$ 4,192	\$ -	\$ 2,194	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,200
09/01/33	\$ 21,799	\$ 28,510	\$ 50,309	\$ 4,276	\$ -	\$ 2,093	\$ -	\$ -	\$ 19,740	\$ -	\$ 36,939
09/01/34	\$ 23,097	\$ 27,164	\$ 50,261	\$ 4,361	\$ -	\$ 1,931	\$ -	\$ -	\$ 19,740	\$ -	\$ 36,814
09/01/35	\$ 24,654	\$ 25,737	\$ 50,391	\$ 4,449	\$ -	\$ 1,780	\$ -	\$ -	\$ 19,740	\$ -	\$ 36,880
09/01/36	\$ 25,951	\$ 24,212	\$ 50,164	\$ 4,538	\$ -	\$ 1,665	\$ -	\$ -	\$ 19,740	\$ -	\$ 36,626
09/01/37	\$ 28,806	\$ 22,483	\$ 51,289	\$ 4,628	\$ -	\$ 1,542	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,720
09/01/38	\$ 30,623	\$ 20,584	\$ 51,207	\$ 4,721	\$ -	\$ 1,410	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,599
09/01/39	\$ 32,699	\$ 18,562	\$ 51,261	\$ 4,815	\$ -	\$ 1,270	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,607
09/01/40	\$ 34,515	\$ 16,401	\$ 50,916	\$ 4,912	\$ -	\$ 1,121	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,209
09/01/41	\$ 36,851	\$ 14,116	\$ 50,967	\$ 5,010	\$ -	\$ 963	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,201
09/01/42	\$ 39,187	\$ 11,674	\$ 50,861	\$ 5,110	\$ -	\$ 794	\$ -	\$ -	\$ 19,740	\$ -	\$ 37,026
09/01/43	\$ 41,522	\$ 9,075	\$ 50,597	\$ 5,212	\$ -	\$ 614	\$ -	\$ -	\$ 19,740	\$ -	\$ 36,683
09/01/44	\$ 44,117	\$ 6,317	\$ 50,435	\$ 5,317	\$ -	\$ 422	\$ -	\$ -	\$ 19,740	\$ -	\$ 36,433
09/01/45	\$ 46,972	\$ 3,385	\$ 50,357	\$ 5,423	\$ -	\$ 218	\$ 47,536	\$ -	\$ -	\$ -	\$ 8,462
09/01/46	\$ 2,595	\$ 260	\$ 2,855	\$ 2,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,841	\$ 21,407
09/01/47	\$ 2,595	\$ 130	\$ 2,725	\$ 2,765	\$ -	\$ -	\$ 5,490	\$ -	\$ -	\$ 15,841	\$ 15,841
09/01/48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,841	\$ 15,841
09/01/49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,841	\$ 15,841
09/01/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,841	\$ 15,841
Totals	\$ 653,198	\$ 842,750	\$ 1,495,948	\$ 126,336	\$ 8,587	\$ 54,117	\$ 53,026	\$ 69,624	\$ 515,183	\$ 79,206	\$ 1,126,362

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) TIRZ Credit per First Southwest

(e) Annual Installments are calculated assuming an average 6.59% interest rate on the Bonds plus Administrative Expenses.

Appendix A-8
Annual Installments - Parcel No. 52721

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Less: TIRZ Credit (d)	Reimbursements	Annual Installment (e)
	Principal	Interest (b)	Net Debt Service								
09/01/16	\$ -	\$ 68,573	\$ 68,573	\$ 3,691	\$ 2,125	\$ 3,188	\$ -	\$ 68,573	\$ -	\$ -	\$ 9,004
09/01/17	\$ -	\$ 91,771	\$ 91,771	\$ 3,765	\$ 2,844	\$ 4,267	\$ -	\$ 91,771	\$ -	\$ -	\$ 10,876
09/01/18	\$ 23,376	\$ 98,076	\$ 121,451	\$ 7,531	\$ 3,097	\$ 4,645	\$ -	\$ 4,690	\$ 16,626	\$ -	\$ 115,407
09/01/19	\$ 24,606	\$ 96,907	\$ 121,513	\$ 7,681	\$ 3,047	\$ 4,571	\$ -	\$ -	\$ 34,797	\$ -	\$ 102,016
09/01/20	\$ 25,836	\$ 95,677	\$ 121,513	\$ 7,835	\$ 2,996	\$ 4,494	\$ -	\$ -	\$ 46,790	\$ -	\$ 90,047
09/01/21	\$ 27,066	\$ 94,385	\$ 121,451	\$ 7,992	\$ 2,943	\$ 4,414	\$ -	\$ -	\$ 46,790	\$ -	\$ 90,010
09/01/22	\$ 28,297	\$ 93,032	\$ 121,328	\$ 8,152	\$ 2,887	\$ 4,331	\$ -	\$ -	\$ 46,790	\$ -	\$ 89,909
09/01/23	\$ 29,527	\$ 91,301	\$ 120,828	\$ 8,315	\$ 221	\$ 6,853	\$ -	\$ -	\$ 46,790	\$ -	\$ 89,427
09/01/24	\$ 31,372	\$ 89,494	\$ 120,867	\$ 8,481	\$ 194	\$ 6,705	\$ -	\$ -	\$ 46,790	\$ -	\$ 89,457
09/01/25	\$ 33,218	\$ 87,572	\$ 120,790	\$ 8,651	\$ -	\$ 6,551	\$ -	\$ -	\$ 46,790	\$ -	\$ 89,202
09/01/26	\$ 35,063	\$ 85,534	\$ 120,598	\$ 8,824	\$ -	\$ 6,388	\$ -	\$ -	\$ 46,790	\$ -	\$ 89,020
09/01/27	\$ 36,909	\$ 83,381	\$ 120,290	\$ 9,000	\$ -	\$ 6,216	\$ -	\$ -	\$ 46,790	\$ -	\$ 88,716
09/01/28	\$ 39,369	\$ 81,113	\$ 120,482	\$ 9,180	\$ -	\$ 6,035	\$ -	\$ -	\$ 46,790	\$ -	\$ 88,907
09/01/29	\$ 41,215	\$ 78,691	\$ 119,906	\$ 9,364	\$ -	\$ 5,844	\$ -	\$ -	\$ 46,790	\$ -	\$ 88,323
09/01/30	\$ 43,675	\$ 76,153	\$ 119,829	\$ 9,551	\$ -	\$ 5,641	\$ -	\$ -	\$ 46,790	\$ -	\$ 88,231
09/01/31	\$ 46,136	\$ 73,462	\$ 119,598	\$ 9,742	\$ -	\$ 5,429	\$ -	\$ -	\$ 46,790	\$ -	\$ 87,979
09/01/32	\$ 49,212	\$ 70,617	\$ 119,829	\$ 9,937	\$ -	\$ 5,201	\$ -	\$ -	\$ 46,790	\$ -	\$ 88,177
09/01/33	\$ 51,672	\$ 67,580	\$ 119,252	\$ 10,136	\$ -	\$ 4,961	\$ -	\$ -	\$ 46,790	\$ -	\$ 87,559
09/01/34	\$ 54,748	\$ 64,389	\$ 119,137	\$ 10,338	\$ -	\$ 4,577	\$ -	\$ -	\$ 46,790	\$ -	\$ 87,262
09/01/35	\$ 58,439	\$ 61,006	\$ 119,444	\$ 10,545	\$ -	\$ 4,220	\$ -	\$ -	\$ 46,790	\$ -	\$ 87,419
09/01/36	\$ 61,515	\$ 57,392	\$ 118,906	\$ 10,756	\$ -	\$ 3,946	\$ -	\$ -	\$ 46,790	\$ -	\$ 86,818
09/01/37	\$ 68,281	\$ 53,293	\$ 121,574	\$ 10,971	\$ -	\$ 3,654	\$ -	\$ -	\$ 46,790	\$ -	\$ 89,409
09/01/38	\$ 72,587	\$ 48,792	\$ 121,379	\$ 11,190	\$ -	\$ 3,343	\$ -	\$ -	\$ 46,790	\$ -	\$ 89,123
09/01/39	\$ 77,508	\$ 44,000	\$ 121,508	\$ 11,414	\$ -	\$ 3,011	\$ -	\$ -	\$ 46,790	\$ -	\$ 89,144
09/01/40	\$ 81,814	\$ 38,876	\$ 120,690	\$ 11,643	\$ -	\$ 2,657	\$ -	\$ -	\$ 46,790	\$ -	\$ 88,200
09/01/41	\$ 87,351	\$ 33,461	\$ 120,812	\$ 11,875	\$ -	\$ 2,282	\$ -	\$ -	\$ 46,790	\$ -	\$ 88,179
09/01/42	\$ 92,887	\$ 27,672	\$ 120,559	\$ 12,113	\$ -	\$ 1,882	\$ -	\$ -	\$ 46,790	\$ -	\$ 87,765
09/01/43	\$ 98,423	\$ 21,510	\$ 119,933	\$ 12,355	\$ -	\$ 1,455	\$ -	\$ -	\$ 46,790	\$ -	\$ 86,953
09/01/44	\$ 104,575	\$ 14,974	\$ 119,549	\$ 12,602	\$ -	\$ 1,000	\$ -	\$ -	\$ 46,790	\$ -	\$ 86,361
09/01/45	\$ 111,341	\$ 8,023	\$ 119,364	\$ 12,854	\$ -	\$ 517	\$ 112,678	\$ -	\$ -	\$ -	\$ 20,058
09/01/46	\$ 6,151	\$ 615	\$ 6,767	\$ 6,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,549	\$ 50,742
09/01/47	\$ 6,151	\$ 308	\$ 6,459	\$ 6,554	\$ -	\$ -	\$ 13,013	\$ -	\$ -	\$ 37,549	\$ 37,549
09/01/48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,549	\$ 37,549
09/01/49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,549	\$ 37,549
09/01/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,549	\$ 37,549
Totals	\$ 1,548,322	\$ 1,997,630	\$ 3,545,951	\$ 299,463	\$ 20,355	\$ 128,278	\$ 125,691	\$ 165,034	\$ 1,221,176	\$ 187,747	\$ 2,669,895

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) TIRZ Credit per First Southwest

(e) Annual Installments are calculated assuming an average 6.59% interest rate on the Bonds plus Administrative Expenses.

Appendix A-9
Annual Installments - HOA

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Less: TIRZ Credit (d)	Reimbursements	Annual Installment (e)
	Principal	Interest (b)	Net Debt Service								
09/01/16	\$ -	\$ 5,574	\$ 5,574	\$ 300	\$ 173	\$ 259	\$ -	\$ 5,574	\$ -	\$ -	\$ 732
09/01/17	\$ -	\$ 7,459	\$ 7,459	\$ 306	\$ 231	\$ 347	\$ -	\$ 7,459	\$ -	\$ -	\$ 884
09/01/18	\$ 1,900	\$ 7,972	\$ 9,872	\$ 612	\$ 252	\$ 378	\$ -	\$ 381	\$ 1,351	\$ -	\$ 9,380
09/01/19	\$ 2,000	\$ 7,877	\$ 9,877	\$ 624	\$ 248	\$ 372	\$ -	\$ -	\$ 2,828	\$ -	\$ 8,292
09/01/20	\$ 2,100	\$ 7,777	\$ 9,877	\$ 637	\$ 244	\$ 365	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,319
09/01/21	\$ 2,200	\$ 7,672	\$ 9,872	\$ 650	\$ 239	\$ 359	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,316
09/01/22	\$ 2,300	\$ 7,562	\$ 9,862	\$ 663	\$ 235	\$ 352	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,308
09/01/23	\$ 2,400	\$ 7,421	\$ 9,821	\$ 676	\$ 18	\$ 557	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,269
09/01/24	\$ 2,550	\$ 7,274	\$ 9,824	\$ 689	\$ 16	\$ 545	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,271
09/01/25	\$ 2,700	\$ 7,118	\$ 9,818	\$ 703	\$ -	\$ 533	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,250
09/01/26	\$ 2,850	\$ 6,952	\$ 9,802	\$ 717	\$ -	\$ 519	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,236
09/01/27	\$ 3,000	\$ 6,777	\$ 9,777	\$ 732	\$ -	\$ 505	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,211
09/01/28	\$ 3,200	\$ 6,593	\$ 9,793	\$ 746	\$ -	\$ 491	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,227
09/01/29	\$ 3,350	\$ 6,396	\$ 9,746	\$ 761	\$ -	\$ 475	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,179
09/01/30	\$ 3,550	\$ 6,190	\$ 9,740	\$ 776	\$ -	\$ 459	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,172
09/01/31	\$ 3,750	\$ 5,971	\$ 9,721	\$ 792	\$ -	\$ 441	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,151
09/01/32	\$ 4,000	\$ 5,740	\$ 9,740	\$ 808	\$ -	\$ 423	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,167
09/01/33	\$ 4,200	\$ 5,493	\$ 9,693	\$ 824	\$ -	\$ 403	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,117
09/01/34	\$ 4,450	\$ 5,234	\$ 9,684	\$ 840	\$ -	\$ 372	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,093
09/01/35	\$ 4,750	\$ 4,959	\$ 9,709	\$ 857	\$ -	\$ 343	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,106
09/01/36	\$ 5,000	\$ 4,665	\$ 9,665	\$ 874	\$ -	\$ 321	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,057
09/01/37	\$ 5,550	\$ 4,332	\$ 9,882	\$ 892	\$ -	\$ 297	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,267
09/01/38	\$ 5,900	\$ 3,966	\$ 9,866	\$ 910	\$ -	\$ 272	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,244
09/01/39	\$ 6,300	\$ 3,576	\$ 9,876	\$ 928	\$ -	\$ 245	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,246
09/01/40	\$ 6,650	\$ 3,160	\$ 9,810	\$ 946	\$ -	\$ 216	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,169
09/01/41	\$ 7,100	\$ 2,720	\$ 9,820	\$ 965	\$ -	\$ 186	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,167
09/01/42	\$ 7,550	\$ 2,249	\$ 9,799	\$ 985	\$ -	\$ 153	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,134
09/01/43	\$ 8,000	\$ 1,748	\$ 9,748	\$ 1,004	\$ -	\$ 118	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,068
09/01/44	\$ 8,500	\$ 1,217	\$ 9,717	\$ 1,024	\$ -	\$ 81	\$ -	\$ -	\$ 3,803	\$ -	\$ 7,020
09/01/45	\$ 9,050	\$ 652	\$ 9,702	\$ 1,045	\$ -	\$ 42	\$ 9,159	\$ -	\$ -	\$ -	\$ 1,630
09/01/46	\$ 500	\$ 50	\$ 550	\$ 522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,052	\$ 4,124
09/01/47	\$ 500	\$ 25	\$ 525	\$ 533	\$ -	\$ -	\$ 1,058	\$ -	\$ -	\$ 3,052	\$ 3,052
09/01/48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,052	\$ 3,052
09/01/49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,052	\$ 3,052
09/01/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,052	\$ 3,052
Totals	\$ 125,850	\$ 162,370	\$ 288,220	\$ 24,341	\$ 1,655	\$ 10,427	\$ 10,216	\$ 13,414	\$ 99,259	\$ 15,260	\$ 217,013

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) TIRZ Credit per First Southwest

(e) Annual Installments are calculated assuming an average 6.59% interest rate on the Bonds plus Administrative Expenses.

Appendix B

Neighborhood Improvement Areas #2-5 Assessment Roll

Appendix B-1 Neighborhood Improvements Areas #2-5 Major Improvement Bond Special Assessment by Parcel							
Parcel	Owner	Estimated Assessable Units	Estimated Assessable Acres	PID Bond Special Assessment	Average Assessment per Assessable Unit	Average Assessment per Assessable Acre	
52680	CADG Sutton Fields, LLC	56	37	\$ 543,203	\$ 9,700	\$ 14,785	
122875	CADG Sutton Fields, LLC	61	18	\$ 591,704	\$ 9,700	\$ 32,872	
52751	CADG Sutton Fields, LLC	139	112	\$ 1,348,308	\$ 9,700	\$ 12,047	
52810	CADG Sutton Fields, LLC	264	106	\$ 2,560,815	\$ 9,700	\$ 24,159	
52744	CADG Sutton Fields, LLC	354	98	\$ 3,433,821	\$ 9,700	\$ 35,215	
52760	CADG Sutton Fields, LLC	58	18	\$ 562,603	\$ 9,700	\$ 30,727	
52721	CADG Sutton Fields, LLC	187	57	\$ 1,813,911	\$ 9,700	\$ 31,596	
660188	CADG Sutton Fields, LLC	161	37	\$ 1,561,709	\$ 9,700	\$ 42,472	
134236	CADG Sutton Fields II, LLC	450	128	\$ 3,844,675	\$ 8,544	\$ 30,110	
HOA	CADG Sutton Fields, LLC	-	-	\$ 164,250	\$ 164,250	\$ -	
Totals		1,730	610	16,425,000			
Preliminary and subject to change							

Attachment: Appendix B - Neighborhood Improvement Areas #2-5 Assessment Roll (1315 : Sutton Fields II PH on assessments to be levied)

Appendix B-2
Annual Installments - All Parcels

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 851,142	\$ 851,142	\$ 30,000	\$ 24,546	\$ 36,819	\$ -	\$ 851,142	\$ 91,366
09/01/17	\$ -	\$ 1,139,075	\$ 1,139,075	\$ 30,600	\$ 32,850	\$ 49,275	\$ -	\$ 1,139,075	\$ 112,725
09/01/18	\$ 225,000	\$ 1,139,075	\$ 1,364,075	\$ 31,212	\$ 32,850	\$ 49,275	\$ -	\$ -	\$ 1,477,412
09/01/19	\$ 235,000	\$ 1,127,825	\$ 1,362,825	\$ 31,836	\$ 32,400	\$ 48,600	\$ -	\$ -	\$ 1,475,661
09/01/20	\$ 245,000	\$ 1,116,075	\$ 1,361,075	\$ 32,473	\$ 31,930	\$ 47,895	\$ -	\$ -	\$ 1,473,373
09/01/21	\$ 260,000	\$ 1,103,825	\$ 1,363,825	\$ 33,122	\$ 31,440	\$ 47,160	\$ -	\$ -	\$ 1,475,547
09/01/22	\$ 270,000	\$ 1,090,825	\$ 1,360,825	\$ 33,785	\$ 30,920	\$ 46,380	\$ -	\$ -	\$ 1,471,910
09/01/23	\$ 290,000	\$ 1,072,600	\$ 1,362,600	\$ 34,461	\$ -	\$ 75,950	\$ -	\$ -	\$ 1,473,011
09/01/24	\$ 310,000	\$ 1,053,025	\$ 1,363,025	\$ 35,150	\$ -	\$ 74,500	\$ -	\$ -	\$ 1,472,675
09/01/25	\$ 330,000	\$ 1,032,100	\$ 1,362,100	\$ 35,853	\$ -	\$ 72,950	\$ -	\$ -	\$ 1,470,903
09/01/26	\$ 350,000	\$ 1,009,825	\$ 1,359,825	\$ 36,570	\$ -	\$ 71,300	\$ -	\$ -	\$ 1,467,695
09/01/27	\$ 375,000	\$ 986,200	\$ 1,361,200	\$ 37,301	\$ -	\$ 69,550	\$ -	\$ -	\$ 1,468,051
09/01/28	\$ 400,000	\$ 960,888	\$ 1,360,888	\$ 38,047	\$ -	\$ 67,675	\$ -	\$ -	\$ 1,466,610
09/01/29	\$ 430,000	\$ 933,888	\$ 1,363,888	\$ 38,808	\$ -	\$ 65,675	\$ -	\$ -	\$ 1,468,371
09/01/30	\$ 455,000	\$ 904,863	\$ 1,359,863	\$ 39,584	\$ -	\$ 63,525	\$ -	\$ -	\$ 1,462,972
09/01/31	\$ 490,000	\$ 874,150	\$ 1,364,150	\$ 40,376	\$ -	\$ 61,250	\$ -	\$ -	\$ 1,465,776
09/01/32	\$ 520,000	\$ 841,075	\$ 1,361,075	\$ 41,184	\$ -	\$ 58,800	\$ -	\$ -	\$ 1,461,059
09/01/33	\$ 555,000	\$ 805,975	\$ 1,360,975	\$ 42,007	\$ -	\$ 56,200	\$ -	\$ -	\$ 1,459,182
09/01/34	\$ 595,000	\$ 768,513	\$ 1,363,513	\$ 42,847	\$ -	\$ 53,425	\$ -	\$ -	\$ 1,459,785
09/01/35	\$ 635,000	\$ 728,350	\$ 1,363,350	\$ 43,704	\$ -	\$ 50,450	\$ -	\$ -	\$ 1,457,504
09/01/36	\$ 675,000	\$ 685,488	\$ 1,360,488	\$ 44,578	\$ -	\$ 47,275	\$ -	\$ -	\$ 1,452,341
09/01/37	\$ 725,000	\$ 636,550	\$ 1,361,550	\$ 45,470	\$ -	\$ 43,900	\$ -	\$ -	\$ 1,450,920
09/01/38	\$ 775,000	\$ 583,988	\$ 1,358,988	\$ 46,379	\$ -	\$ 40,275	\$ -	\$ -	\$ 1,445,642
09/01/39	\$ 835,000	\$ 527,800	\$ 1,362,800	\$ 47,307	\$ -	\$ 36,400	\$ -	\$ -	\$ 1,446,507
09/01/40	\$ 895,000	\$ 467,263	\$ 1,362,263	\$ 48,253	\$ -	\$ 32,225	\$ -	\$ -	\$ 1,442,741
09/01/41	\$ 960,000	\$ 402,375	\$ 1,362,375	\$ 49,218	\$ -	\$ 27,750	\$ -	\$ -	\$ 1,439,343
09/01/42	\$ 1,030,000	\$ 332,775	\$ 1,362,775	\$ 50,203	\$ -	\$ 22,950	\$ -	\$ -	\$ 1,435,928
09/01/43	\$ 1,105,000	\$ 258,100	\$ 1,363,100	\$ 51,207	\$ -	\$ 17,800	\$ -	\$ -	\$ 1,432,107
09/01/44	\$ 1,185,000	\$ 177,988	\$ 1,362,988	\$ 52,231	\$ -	\$ 12,275	\$ -	\$ -	\$ 1,427,493
09/01/45	\$ 1,270,000	\$ 92,075	\$ 1,362,075	\$ 53,275	\$ -	\$ 6,350	\$ 1,364,150	\$ -	\$ 57,550
Totals	\$ 16,425,000	\$ 23,703,692	\$ 40,128,692	\$ 1,217,042	\$ 216,936	\$ 1,453,854	\$ 1,364,150	\$ 1,990,217	\$ 39,662,158

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-3
Annual Installments - Neighborhood Improvement Areas #2-5 - Parcel No. 52680

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 28,149	\$ 28,149	\$ 992	\$ 812	\$ 1,218	\$ -	\$ 28,149	\$ 3,022
09/01/17	\$ -	\$ 37,671	\$ 37,671	\$ 1,012	\$ 1,086	\$ 1,630	\$ -	\$ 37,671	\$ 3,728
09/01/18	\$ 7,441	\$ 37,671	\$ 45,112	\$ 1,032	\$ 1,086	\$ 1,630	\$ -	\$ -	\$ 48,861
09/01/19	\$ 7,772	\$ 37,299	\$ 45,071	\$ 1,053	\$ 1,072	\$ 1,607	\$ -	\$ -	\$ 48,803
09/01/20	\$ 8,103	\$ 36,911	\$ 45,013	\$ 1,074	\$ 1,056	\$ 1,584	\$ -	\$ -	\$ 48,727
09/01/21	\$ 8,599	\$ 36,505	\$ 45,104	\$ 1,095	\$ 1,040	\$ 1,560	\$ -	\$ -	\$ 48,799
09/01/22	\$ 8,929	\$ 36,075	\$ 45,005	\$ 1,117	\$ 1,023	\$ 1,534	\$ -	\$ -	\$ 48,679
09/01/23	\$ 9,591	\$ 35,473	\$ 45,064	\$ 1,140	\$ -	\$ 2,512	\$ -	\$ -	\$ 48,715
09/01/24	\$ 10,252	\$ 34,825	\$ 45,078	\$ 1,162	\$ -	\$ 2,464	\$ -	\$ -	\$ 48,704
09/01/25	\$ 10,914	\$ 34,133	\$ 45,047	\$ 1,186	\$ -	\$ 2,413	\$ -	\$ -	\$ 48,645
09/01/26	\$ 11,575	\$ 33,397	\$ 44,972	\$ 1,209	\$ -	\$ 2,358	\$ -	\$ -	\$ 48,539
09/01/27	\$ 12,402	\$ 32,615	\$ 45,017	\$ 1,234	\$ -	\$ 2,300	\$ -	\$ -	\$ 48,551
09/01/28	\$ 13,229	\$ 31,778	\$ 45,007	\$ 1,258	\$ -	\$ 2,238	\$ -	\$ -	\$ 48,503
09/01/29	\$ 14,221	\$ 30,885	\$ 45,106	\$ 1,283	\$ -	\$ 2,172	\$ -	\$ -	\$ 48,562
09/01/30	\$ 15,048	\$ 29,925	\$ 44,973	\$ 1,309	\$ -	\$ 2,101	\$ -	\$ -	\$ 48,383
09/01/31	\$ 16,205	\$ 28,910	\$ 45,115	\$ 1,335	\$ -	\$ 2,026	\$ -	\$ -	\$ 48,476
09/01/32	\$ 17,197	\$ 27,816	\$ 45,013	\$ 1,362	\$ -	\$ 1,945	\$ -	\$ -	\$ 48,320
09/01/33	\$ 18,355	\$ 26,655	\$ 45,010	\$ 1,389	\$ -	\$ 1,859	\$ -	\$ -	\$ 48,258
09/01/34	\$ 19,678	\$ 25,416	\$ 45,094	\$ 1,417	\$ -	\$ 1,767	\$ -	\$ -	\$ 48,278
09/01/35	\$ 21,001	\$ 24,088	\$ 45,088	\$ 1,445	\$ -	\$ 1,668	\$ -	\$ -	\$ 48,202
09/01/36	\$ 22,323	\$ 22,670	\$ 44,994	\$ 1,474	\$ -	\$ 1,563	\$ -	\$ -	\$ 48,031
09/01/37	\$ 23,977	\$ 21,052	\$ 45,029	\$ 1,504	\$ -	\$ 1,452	\$ -	\$ -	\$ 47,984
09/01/38	\$ 25,631	\$ 19,313	\$ 44,944	\$ 1,534	\$ -	\$ 1,332	\$ -	\$ -	\$ 47,810
09/01/39	\$ 27,615	\$ 17,455	\$ 45,070	\$ 1,565	\$ -	\$ 1,204	\$ -	\$ -	\$ 47,838
09/01/40	\$ 29,599	\$ 15,453	\$ 45,052	\$ 1,596	\$ -	\$ 1,066	\$ -	\$ -	\$ 47,714
09/01/41	\$ 31,749	\$ 13,307	\$ 45,056	\$ 1,628	\$ -	\$ 918	\$ -	\$ -	\$ 47,602
09/01/42	\$ 34,064	\$ 11,005	\$ 45,069	\$ 1,660	\$ -	\$ 759	\$ -	\$ -	\$ 47,489
09/01/43	\$ 36,544	\$ 8,536	\$ 45,080	\$ 1,693	\$ -	\$ 589	\$ -	\$ -	\$ 47,362
09/01/44	\$ 39,190	\$ 5,886	\$ 45,076	\$ 1,727	\$ -	\$ 406	\$ -	\$ -	\$ 47,210
09/01/45	\$ 42,001	\$ 3,045	\$ 45,046	\$ 1,762	\$ -	\$ 210	\$ 45,115	\$ -	\$ 1,903
Totals	\$ 543,203	\$ 783,922	\$ 1,327,126	\$ 40,250	\$ 7,174	\$ 48,081	\$ 45,115	\$ 65,820	\$ 1,311,696

- (a) The 9/01/XX dates represent the fiscal year end for the Bonds.
(b) Gross of Capitalized Interest
(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.
(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-4
Annual Installments - Neighborhood Improvement Areas #2-5 - Parcel No. 122875

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 30,662	\$ 30,662	\$ 1,081	\$ 884	\$ 1,326	\$ -	\$ 30,662	\$ 3,291
09/01/17	\$ -	\$ 41,035	\$ 41,035	\$ 1,102	\$ 1,183	\$ 1,775	\$ -	\$ 41,035	\$ 4,061
09/01/18	\$ 8,106	\$ 41,035	\$ 49,140	\$ 1,124	\$ 1,183	\$ 1,775	\$ -	\$ -	\$ 53,223
09/01/19	\$ 8,466	\$ 40,629	\$ 49,095	\$ 1,147	\$ 1,167	\$ 1,751	\$ -	\$ -	\$ 53,160
09/01/20	\$ 8,826	\$ 40,206	\$ 49,032	\$ 1,170	\$ 1,150	\$ 1,725	\$ -	\$ -	\$ 53,078
09/01/21	\$ 9,366	\$ 39,765	\$ 49,131	\$ 1,193	\$ 1,133	\$ 1,699	\$ -	\$ -	\$ 53,156
09/01/22	\$ 9,727	\$ 39,297	\$ 49,023	\$ 1,217	\$ 1,114	\$ 1,671	\$ -	\$ -	\$ 53,025
09/01/23	\$ 10,447	\$ 38,640	\$ 49,087	\$ 1,241	\$ -	\$ 2,736	\$ -	\$ -	\$ 53,065
09/01/24	\$ 11,168	\$ 37,935	\$ 49,102	\$ 1,266	\$ -	\$ 2,684	\$ -	\$ -	\$ 53,052
09/01/25	\$ 11,888	\$ 37,181	\$ 49,069	\$ 1,292	\$ -	\$ 2,628	\$ -	\$ -	\$ 52,989
09/01/26	\$ 12,609	\$ 36,379	\$ 48,987	\$ 1,317	\$ -	\$ 2,569	\$ -	\$ -	\$ 52,873
09/01/27	\$ 13,509	\$ 35,527	\$ 49,037	\$ 1,344	\$ -	\$ 2,506	\$ -	\$ -	\$ 52,886
09/01/28	\$ 14,410	\$ 34,616	\$ 49,025	\$ 1,371	\$ -	\$ 2,438	\$ -	\$ -	\$ 52,834
09/01/29	\$ 15,491	\$ 33,643	\$ 49,133	\$ 1,398	\$ -	\$ 2,366	\$ -	\$ -	\$ 52,897
09/01/30	\$ 16,391	\$ 32,597	\$ 48,988	\$ 1,426	\$ -	\$ 2,288	\$ -	\$ -	\$ 52,703
09/01/31	\$ 17,652	\$ 31,491	\$ 49,143	\$ 1,455	\$ -	\$ 2,207	\$ -	\$ -	\$ 52,804
09/01/32	\$ 18,733	\$ 30,299	\$ 49,032	\$ 1,484	\$ -	\$ 2,118	\$ -	\$ -	\$ 52,634
09/01/33	\$ 19,994	\$ 29,035	\$ 49,029	\$ 1,513	\$ -	\$ 2,025	\$ -	\$ -	\$ 52,566
09/01/34	\$ 21,435	\$ 27,685	\$ 49,120	\$ 1,544	\$ -	\$ 1,925	\$ -	\$ -	\$ 52,588
09/01/35	\$ 22,876	\$ 26,238	\$ 49,114	\$ 1,574	\$ -	\$ 1,817	\$ -	\$ -	\$ 52,506
09/01/36	\$ 24,317	\$ 24,694	\$ 49,011	\$ 1,606	\$ -	\$ 1,703	\$ -	\$ -	\$ 52,320
09/01/37	\$ 26,118	\$ 22,931	\$ 49,049	\$ 1,638	\$ -	\$ 1,581	\$ -	\$ -	\$ 52,269
09/01/38	\$ 27,919	\$ 21,038	\$ 48,957	\$ 1,671	\$ -	\$ 1,451	\$ -	\$ -	\$ 52,079
09/01/39	\$ 30,081	\$ 19,014	\$ 49,094	\$ 1,704	\$ -	\$ 1,311	\$ -	\$ -	\$ 52,110
09/01/40	\$ 32,242	\$ 16,833	\$ 49,075	\$ 1,738	\$ -	\$ 1,161	\$ -	\$ -	\$ 51,974
09/01/41	\$ 34,584	\$ 14,495	\$ 49,079	\$ 1,773	\$ -	\$ 1,000	\$ -	\$ -	\$ 51,852
09/01/42	\$ 37,105	\$ 11,988	\$ 49,093	\$ 1,809	\$ -	\$ 827	\$ -	\$ -	\$ 51,729
09/01/43	\$ 39,807	\$ 9,298	\$ 49,105	\$ 1,845	\$ -	\$ 641	\$ -	\$ -	\$ 51,591
09/01/44	\$ 42,689	\$ 6,412	\$ 49,101	\$ 1,882	\$ -	\$ 442	\$ -	\$ -	\$ 51,425
09/01/45	\$ 45,751	\$ 3,317	\$ 49,068	\$ 1,919	\$ -	\$ 229	\$ 49,143	\$ -	\$ 2,073
Totals	\$ 591,704	\$ 853,915	\$ 1,445,619	\$ 43,843	\$ 7,815	\$ 52,374	\$ 49,143	\$ 71,697	\$ 1,428,812

- (a) The 9/01/XX dates represent the fiscal year end for the Bonds.
(b) Gross of Capitalized Interest
(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.
(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-5
Annual Installments - Neighborhood Improvement Areas #2-5 - Parcel No. 52751

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 69,869	\$ 69,869	\$ 2,463	\$ 2,015	\$ 3,022	\$ -	\$ 69,869	\$ 7,500
09/01/17	\$ -	\$ 93,505	\$ 93,505	\$ 2,512	\$ 2,697	\$ 4,045	\$ -	\$ 93,505	\$ 9,253
09/01/18	\$ 18,470	\$ 93,505	\$ 111,975	\$ 2,562	\$ 2,697	\$ 4,045	\$ -	\$ -	\$ 121,279
09/01/19	\$ 19,291	\$ 92,582	\$ 111,873	\$ 2,613	\$ 2,660	\$ 3,990	\$ -	\$ -	\$ 121,135
09/01/20	\$ 20,112	\$ 91,617	\$ 111,729	\$ 2,666	\$ 2,621	\$ 3,932	\$ -	\$ -	\$ 120,947
09/01/21	\$ 21,343	\$ 90,612	\$ 111,955	\$ 2,719	\$ 2,581	\$ 3,871	\$ -	\$ -	\$ 121,126
09/01/22	\$ 22,164	\$ 89,544	\$ 111,708	\$ 2,773	\$ 2,538	\$ 3,807	\$ -	\$ -	\$ 120,827
09/01/23	\$ 23,806	\$ 88,048	\$ 111,854	\$ 2,829	\$ -	\$ 6,235	\$ -	\$ -	\$ 120,918
09/01/24	\$ 25,448	\$ 86,442	\$ 111,889	\$ 2,885	\$ -	\$ 6,116	\$ -	\$ -	\$ 120,890
09/01/25	\$ 27,089	\$ 84,724	\$ 111,813	\$ 2,943	\$ -	\$ 5,988	\$ -	\$ -	\$ 120,745
09/01/26	\$ 28,731	\$ 82,895	\$ 111,626	\$ 3,002	\$ -	\$ 5,853	\$ -	\$ -	\$ 120,481
09/01/27	\$ 30,783	\$ 80,956	\$ 111,739	\$ 3,062	\$ -	\$ 5,709	\$ -	\$ -	\$ 120,511
09/01/28	\$ 32,836	\$ 78,878	\$ 111,714	\$ 3,123	\$ -	\$ 5,555	\$ -	\$ -	\$ 120,392
09/01/29	\$ 35,298	\$ 76,662	\$ 111,960	\$ 3,186	\$ -	\$ 5,391	\$ -	\$ -	\$ 120,537
09/01/30	\$ 37,350	\$ 74,279	\$ 111,629	\$ 3,249	\$ -	\$ 5,215	\$ -	\$ -	\$ 120,094
09/01/31	\$ 40,224	\$ 71,758	\$ 111,981	\$ 3,314	\$ -	\$ 5,028	\$ -	\$ -	\$ 120,324
09/01/32	\$ 42,686	\$ 69,043	\$ 111,729	\$ 3,381	\$ -	\$ 4,827	\$ -	\$ -	\$ 119,937
09/01/33	\$ 45,559	\$ 66,162	\$ 111,721	\$ 3,448	\$ -	\$ 4,613	\$ -	\$ -	\$ 119,782
09/01/34	\$ 48,843	\$ 63,086	\$ 111,929	\$ 3,517	\$ -	\$ 4,386	\$ -	\$ -	\$ 119,832
09/01/35	\$ 52,126	\$ 59,789	\$ 111,916	\$ 3,588	\$ -	\$ 4,141	\$ -	\$ -	\$ 119,645
09/01/36	\$ 55,410	\$ 56,271	\$ 111,681	\$ 3,659	\$ -	\$ 3,881	\$ -	\$ -	\$ 119,221
09/01/37	\$ 59,514	\$ 52,254	\$ 111,768	\$ 3,733	\$ -	\$ 3,604	\$ -	\$ -	\$ 119,104
09/01/38	\$ 63,619	\$ 47,939	\$ 111,558	\$ 3,807	\$ -	\$ 3,306	\$ -	\$ -	\$ 118,671
09/01/39	\$ 68,544	\$ 43,326	\$ 111,871	\$ 3,883	\$ -	\$ 2,988	\$ -	\$ -	\$ 118,742
09/01/40	\$ 73,469	\$ 38,357	\$ 111,826	\$ 3,961	\$ -	\$ 2,645	\$ -	\$ -	\$ 118,433
09/01/41	\$ 78,805	\$ 33,030	\$ 111,836	\$ 4,040	\$ -	\$ 2,278	\$ -	\$ -	\$ 118,154
09/01/42	\$ 84,551	\$ 27,317	\$ 111,869	\$ 4,121	\$ -	\$ 1,884	\$ -	\$ -	\$ 117,874
09/01/43	\$ 90,708	\$ 21,187	\$ 111,895	\$ 4,203	\$ -	\$ 1,461	\$ -	\$ -	\$ 117,560
09/01/44	\$ 97,275	\$ 14,611	\$ 111,886	\$ 4,288	\$ -	\$ 1,008	\$ -	\$ -	\$ 117,181
09/01/45	\$ 104,253	\$ 7,558	\$ 111,811	\$ 4,373	\$ -	\$ 521	\$ 111,981	\$ -	\$ 4,724
Totals	\$ 1,348,308	\$ 1,945,807	\$ 3,294,115	\$ 99,906	\$ 17,808	\$ 119,345	\$ 111,981	\$ 163,374	\$ 3,255,818

- (a) The 9/01/XX dates represent the fiscal year end for the Bonds.
(b) Gross of Capitalized Interest
(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.
(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-6
Annual Installments - Neighborhood Improvement Areas #2-5 - Parcel No. 52810

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 132,701	\$ 132,701	\$ 4,677	\$ 3,827	\$ 5,740	\$ -	\$ 132,701	\$ 14,245
09/01/17	\$ -	\$ 177,593	\$ 177,593	\$ 4,771	\$ 5,122	\$ 7,682	\$ -	\$ 177,593	\$ 17,575
09/01/18	\$ 35,080	\$ 177,593	\$ 212,672	\$ 4,866	\$ 5,122	\$ 7,682	\$ -	\$ -	\$ 230,343
09/01/19	\$ 36,639	\$ 175,839	\$ 212,478	\$ 4,964	\$ 5,051	\$ 7,577	\$ -	\$ -	\$ 230,070
09/01/20	\$ 38,198	\$ 174,007	\$ 212,205	\$ 5,063	\$ 4,978	\$ 7,467	\$ -	\$ -	\$ 229,713
09/01/21	\$ 40,537	\$ 172,097	\$ 212,633	\$ 5,164	\$ 4,902	\$ 7,353	\$ -	\$ -	\$ 230,052
09/01/22	\$ 42,096	\$ 170,070	\$ 212,166	\$ 5,267	\$ 4,821	\$ 7,231	\$ -	\$ -	\$ 229,485
09/01/23	\$ 45,214	\$ 167,229	\$ 212,442	\$ 5,373	\$ -	\$ 11,841	\$ -	\$ -	\$ 229,657
09/01/24	\$ 48,332	\$ 164,177	\$ 212,509	\$ 5,480	\$ -	\$ 11,615	\$ -	\$ -	\$ 229,604
09/01/25	\$ 51,450	\$ 160,914	\$ 212,364	\$ 5,590	\$ -	\$ 11,374	\$ -	\$ -	\$ 229,328
09/01/26	\$ 54,568	\$ 157,441	\$ 212,010	\$ 5,702	\$ -	\$ 11,116	\$ -	\$ -	\$ 228,828
09/01/27	\$ 58,466	\$ 153,758	\$ 212,224	\$ 5,816	\$ -	\$ 10,844	\$ -	\$ -	\$ 228,883
09/01/28	\$ 62,364	\$ 149,812	\$ 212,175	\$ 5,932	\$ -	\$ 10,551	\$ -	\$ -	\$ 228,659
09/01/29	\$ 67,041	\$ 145,602	\$ 212,643	\$ 6,051	\$ -	\$ 10,239	\$ -	\$ -	\$ 228,933
09/01/30	\$ 70,939	\$ 141,077	\$ 212,016	\$ 6,172	\$ -	\$ 9,904	\$ -	\$ -	\$ 228,091
09/01/31	\$ 76,396	\$ 136,288	\$ 212,684	\$ 6,295	\$ -	\$ 9,549	\$ -	\$ -	\$ 228,529
09/01/32	\$ 81,073	\$ 131,132	\$ 212,205	\$ 6,421	\$ -	\$ 9,167	\$ -	\$ -	\$ 227,793
09/01/33	\$ 86,530	\$ 125,659	\$ 212,189	\$ 6,549	\$ -	\$ 8,762	\$ -	\$ -	\$ 227,501
09/01/34	\$ 92,766	\$ 119,818	\$ 212,585	\$ 6,680	\$ -	\$ 8,329	\$ -	\$ -	\$ 227,595
09/01/35	\$ 99,003	\$ 113,557	\$ 212,559	\$ 6,814	\$ -	\$ 7,866	\$ -	\$ -	\$ 227,239
09/01/36	\$ 105,239	\$ 106,874	\$ 212,113	\$ 6,950	\$ -	\$ 7,371	\$ -	\$ -	\$ 226,434
09/01/37	\$ 113,034	\$ 99,244	\$ 212,279	\$ 7,089	\$ -	\$ 6,844	\$ -	\$ -	\$ 226,212
09/01/38	\$ 120,830	\$ 91,049	\$ 211,879	\$ 7,231	\$ -	\$ 6,279	\$ -	\$ -	\$ 225,389
09/01/39	\$ 130,185	\$ 82,289	\$ 212,474	\$ 7,376	\$ -	\$ 5,675	\$ -	\$ -	\$ 225,524
09/01/40	\$ 139,539	\$ 72,851	\$ 212,390	\$ 7,523	\$ -	\$ 5,024	\$ -	\$ -	\$ 224,937
09/01/41	\$ 149,673	\$ 62,734	\$ 212,407	\$ 7,674	\$ -	\$ 4,326	\$ -	\$ -	\$ 224,407
09/01/42	\$ 160,587	\$ 51,883	\$ 212,470	\$ 7,827	\$ -	\$ 3,578	\$ -	\$ -	\$ 223,875
09/01/43	\$ 172,280	\$ 40,240	\$ 212,520	\$ 7,984	\$ -	\$ 2,775	\$ -	\$ -	\$ 223,279
09/01/44	\$ 184,753	\$ 27,750	\$ 212,503	\$ 8,143	\$ -	\$ 1,914	\$ -	\$ -	\$ 222,560
09/01/45	\$ 198,005	\$ 14,355	\$ 212,361	\$ 8,306	\$ -	\$ 990	\$ 212,684	\$ -	\$ 8,973
Totals	\$ 2,560,815	\$ 3,695,634	\$ 6,256,449	\$ 189,749	\$ 33,822	\$ 226,670	\$ 212,684	\$ 310,294	\$ 6,183,712

- (a) The 9/01/XX dates represent the fiscal year end for the Bonds.
(b) Gross of Capitalized Interest
(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.
(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-7
Annual Installments - Neighborhood Improvement Areas #2-5 - Parcel No. 52744

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 177,940	\$ 177,940	\$ 6,272	\$ 5,132	\$ 7,697	\$ -	\$ 177,940	\$ 19,101
09/01/17	\$ -	\$ 238,136	\$ 238,136	\$ 6,397	\$ 6,868	\$ 10,301	\$ -	\$ 238,136	\$ 23,566
09/01/18	\$ 47,039	\$ 238,136	\$ 285,174	\$ 6,525	\$ 6,868	\$ 10,301	\$ -	\$ -	\$ 308,869
09/01/19	\$ 49,129	\$ 235,784	\$ 284,913	\$ 6,656	\$ 6,774	\$ 10,160	\$ -	\$ -	\$ 308,503
09/01/20	\$ 51,220	\$ 233,327	\$ 284,547	\$ 6,789	\$ 6,675	\$ 10,013	\$ -	\$ -	\$ 308,024
09/01/21	\$ 54,356	\$ 230,766	\$ 285,122	\$ 6,925	\$ 6,573	\$ 9,859	\$ -	\$ -	\$ 308,479
09/01/22	\$ 56,446	\$ 228,049	\$ 284,495	\$ 7,063	\$ 6,464	\$ 9,696	\$ -	\$ -	\$ 307,718
09/01/23	\$ 60,628	\$ 224,238	\$ 284,866	\$ 7,204	\$ -	\$ 15,878	\$ -	\$ -	\$ 307,949
09/01/24	\$ 64,809	\$ 220,146	\$ 284,955	\$ 7,348	\$ -	\$ 15,575	\$ -	\$ -	\$ 307,878
09/01/25	\$ 68,990	\$ 215,771	\$ 284,761	\$ 7,495	\$ -	\$ 15,251	\$ -	\$ -	\$ 307,508
09/01/26	\$ 73,171	\$ 211,115	\$ 284,286	\$ 7,645	\$ -	\$ 14,906	\$ -	\$ -	\$ 306,837
09/01/27	\$ 78,398	\$ 206,176	\$ 284,573	\$ 7,798	\$ -	\$ 14,540	\$ -	\$ -	\$ 306,912
09/01/28	\$ 83,624	\$ 200,884	\$ 284,508	\$ 7,954	\$ -	\$ 14,148	\$ -	\$ -	\$ 306,610
09/01/29	\$ 89,896	\$ 195,239	\$ 285,135	\$ 8,113	\$ -	\$ 13,730	\$ -	\$ -	\$ 306,978
09/01/30	\$ 95,123	\$ 189,171	\$ 284,294	\$ 8,276	\$ -	\$ 13,281	\$ -	\$ -	\$ 305,850
09/01/31	\$ 102,440	\$ 182,750	\$ 285,190	\$ 8,441	\$ -	\$ 12,805	\$ -	\$ -	\$ 306,436
09/01/32	\$ 108,712	\$ 175,836	\$ 284,547	\$ 8,610	\$ -	\$ 12,293	\$ -	\$ -	\$ 305,450
09/01/33	\$ 116,029	\$ 168,498	\$ 284,526	\$ 8,782	\$ -	\$ 11,749	\$ -	\$ -	\$ 305,058
09/01/34	\$ 124,391	\$ 160,666	\$ 285,057	\$ 8,958	\$ -	\$ 11,169	\$ -	\$ -	\$ 305,184
09/01/35	\$ 132,753	\$ 152,269	\$ 285,023	\$ 9,137	\$ -	\$ 10,547	\$ -	\$ -	\$ 304,707
09/01/36	\$ 141,116	\$ 143,308	\$ 284,424	\$ 9,320	\$ -	\$ 9,883	\$ -	\$ -	\$ 303,627
09/01/37	\$ 151,569	\$ 133,078	\$ 284,646	\$ 9,506	\$ -	\$ 9,178	\$ -	\$ -	\$ 303,330
09/01/38	\$ 162,022	\$ 122,089	\$ 284,111	\$ 9,696	\$ -	\$ 8,420	\$ -	\$ -	\$ 302,227
09/01/39	\$ 174,566	\$ 110,342	\$ 284,908	\$ 9,890	\$ -	\$ 7,610	\$ -	\$ -	\$ 302,408
09/01/40	\$ 187,109	\$ 97,686	\$ 284,795	\$ 10,088	\$ -	\$ 6,737	\$ -	\$ -	\$ 301,620
09/01/41	\$ 200,698	\$ 84,121	\$ 284,819	\$ 10,290	\$ -	\$ 5,801	\$ -	\$ -	\$ 300,910
09/01/42	\$ 215,332	\$ 69,570	\$ 284,903	\$ 10,495	\$ -	\$ 4,798	\$ -	\$ -	\$ 300,196
09/01/43	\$ 231,012	\$ 53,959	\$ 284,971	\$ 10,705	\$ -	\$ 3,721	\$ -	\$ -	\$ 299,397
09/01/44	\$ 247,737	\$ 37,210	\$ 284,947	\$ 10,919	\$ -	\$ 2,566	\$ -	\$ -	\$ 298,433
09/01/45	\$ 265,507	\$ 19,249	\$ 284,756	\$ 11,138	\$ -	\$ 1,328	\$ 285,190	\$ -	\$ 12,032
Totals	\$ 3,433,821	\$ 4,955,509	\$ 8,389,330	\$ 254,436	\$ 45,353	\$ 303,944	\$ 285,190	\$ 416,076	\$ 8,291,796

- (a) The 9/01/XX dates represent the fiscal year end for the Bonds.
(b) Gross of Capitalized Interest
(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.
(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-8
Annual Installments - Neighborhood Improvement Areas #2-5 - Parcel No. 52760

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 29,154	\$ 29,154	\$ 1,028	\$ 841	\$ 1,261	\$ -	\$ 29,154	\$ 3,130
09/01/17	\$ -	\$ 39,017	\$ 39,017	\$ 1,048	\$ 1,125	\$ 1,688	\$ -	\$ 39,017	\$ 3,861
09/01/18	\$ 7,707	\$ 39,017	\$ 46,723	\$ 1,069	\$ 1,125	\$ 1,688	\$ -	\$ -	\$ 50,606
09/01/19	\$ 8,049	\$ 38,631	\$ 46,681	\$ 1,090	\$ 1,110	\$ 1,665	\$ -	\$ -	\$ 50,546
09/01/20	\$ 8,392	\$ 38,229	\$ 46,621	\$ 1,112	\$ 1,094	\$ 1,641	\$ -	\$ -	\$ 50,467
09/01/21	\$ 8,906	\$ 37,809	\$ 46,715	\$ 1,135	\$ 1,077	\$ 1,615	\$ -	\$ -	\$ 50,542
09/01/22	\$ 9,248	\$ 37,364	\$ 46,612	\$ 1,157	\$ 1,059	\$ 1,589	\$ -	\$ -	\$ 50,417
09/01/23	\$ 9,933	\$ 36,740	\$ 46,673	\$ 1,180	\$ -	\$ 2,602	\$ -	\$ -	\$ 50,455
09/01/24	\$ 10,618	\$ 36,069	\$ 46,688	\$ 1,204	\$ -	\$ 2,552	\$ -	\$ -	\$ 50,443
09/01/25	\$ 11,303	\$ 35,352	\$ 46,656	\$ 1,228	\$ -	\$ 2,499	\$ -	\$ -	\$ 50,383
09/01/26	\$ 11,989	\$ 34,589	\$ 46,578	\$ 1,253	\$ -	\$ 2,442	\$ -	\$ -	\$ 50,273
09/01/27	\$ 12,845	\$ 33,780	\$ 46,625	\$ 1,278	\$ -	\$ 2,382	\$ -	\$ -	\$ 50,285
09/01/28	\$ 13,701	\$ 32,913	\$ 46,614	\$ 1,303	\$ -	\$ 2,318	\$ -	\$ -	\$ 50,236
09/01/29	\$ 14,729	\$ 31,988	\$ 46,717	\$ 1,329	\$ -	\$ 2,250	\$ -	\$ -	\$ 50,296
09/01/30	\$ 15,585	\$ 30,994	\$ 46,579	\$ 1,356	\$ -	\$ 2,176	\$ -	\$ -	\$ 50,111
09/01/31	\$ 16,784	\$ 29,942	\$ 46,726	\$ 1,383	\$ -	\$ 2,098	\$ -	\$ -	\$ 50,207
09/01/32	\$ 17,811	\$ 28,809	\$ 46,621	\$ 1,411	\$ -	\$ 2,014	\$ -	\$ -	\$ 50,045
09/01/33	\$ 19,010	\$ 27,607	\$ 46,617	\$ 1,439	\$ -	\$ 1,925	\$ -	\$ -	\$ 49,981
09/01/34	\$ 20,380	\$ 26,324	\$ 46,704	\$ 1,468	\$ -	\$ 1,830	\$ -	\$ -	\$ 50,002
09/01/35	\$ 21,751	\$ 24,948	\$ 46,699	\$ 1,497	\$ -	\$ 1,728	\$ -	\$ -	\$ 49,924
09/01/36	\$ 23,121	\$ 23,480	\$ 46,601	\$ 1,527	\$ -	\$ 1,619	\$ -	\$ -	\$ 49,747
09/01/37	\$ 24,833	\$ 21,804	\$ 46,637	\$ 1,557	\$ -	\$ 1,504	\$ -	\$ -	\$ 49,698
09/01/38	\$ 26,546	\$ 20,003	\$ 46,549	\$ 1,589	\$ -	\$ 1,380	\$ -	\$ -	\$ 49,517
09/01/39	\$ 28,601	\$ 18,079	\$ 46,680	\$ 1,620	\$ -	\$ 1,247	\$ -	\$ -	\$ 49,547
09/01/40	\$ 30,656	\$ 16,005	\$ 46,661	\$ 1,653	\$ -	\$ 1,104	\$ -	\$ -	\$ 49,418
09/01/41	\$ 32,883	\$ 13,782	\$ 46,665	\$ 1,686	\$ -	\$ 951	\$ -	\$ -	\$ 49,302
09/01/42	\$ 35,280	\$ 11,398	\$ 46,679	\$ 1,720	\$ -	\$ 786	\$ -	\$ -	\$ 49,185
09/01/43	\$ 37,849	\$ 8,841	\$ 46,690	\$ 1,754	\$ -	\$ 610	\$ -	\$ -	\$ 49,054
09/01/44	\$ 40,590	\$ 6,097	\$ 46,686	\$ 1,789	\$ -	\$ 420	\$ -	\$ -	\$ 48,896
09/01/45	\$ 43,501	\$ 3,154	\$ 46,655	\$ 1,825	\$ -	\$ 218	\$ 46,726	\$ -	\$ 1,971
Totals	\$ 562,603	\$ 811,920	\$ 1,374,523	\$ 41,687	\$ 7,431	\$ 49,799	\$ 46,726	\$ 68,171	\$ 1,358,543

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-9
Annual Installments - Neighborhood Improvement Areas #2-5 - Parcel No. 52721

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 93,997	\$ 93,997	\$ 3,313	\$ 2,711	\$ 4,066	\$ -	\$ 93,997	\$ 10,090
09/01/17	\$ -	\$ 125,795	\$ 125,795	\$ 3,379	\$ 3,628	\$ 5,442	\$ -	\$ 125,795	\$ 12,449
09/01/18	\$ 24,848	\$ 125,795	\$ 150,643	\$ 3,447	\$ 3,628	\$ 5,442	\$ -	\$ -	\$ 163,159
09/01/19	\$ 25,952	\$ 124,552	\$ 150,505	\$ 3,516	\$ 3,578	\$ 5,367	\$ -	\$ -	\$ 162,966
09/01/20	\$ 27,057	\$ 123,255	\$ 150,312	\$ 3,586	\$ 3,526	\$ 5,289	\$ -	\$ -	\$ 162,713
09/01/21	\$ 28,713	\$ 121,902	\$ 150,615	\$ 3,658	\$ 3,472	\$ 5,208	\$ -	\$ -	\$ 162,954
09/01/22	\$ 29,818	\$ 120,466	\$ 150,284	\$ 3,731	\$ 3,415	\$ 5,122	\$ -	\$ -	\$ 162,552
09/01/23	\$ 32,026	\$ 118,454	\$ 150,480	\$ 3,806	\$ -	\$ 8,388	\$ -	\$ -	\$ 162,673
09/01/24	\$ 34,235	\$ 116,292	\$ 150,527	\$ 3,882	\$ -	\$ 8,227	\$ -	\$ -	\$ 162,636
09/01/25	\$ 36,444	\$ 113,981	\$ 150,425	\$ 3,959	\$ -	\$ 8,056	\$ -	\$ -	\$ 162,441
09/01/26	\$ 38,653	\$ 111,521	\$ 150,174	\$ 4,039	\$ -	\$ 7,874	\$ -	\$ -	\$ 162,086
09/01/27	\$ 41,413	\$ 108,912	\$ 150,325	\$ 4,119	\$ -	\$ 7,681	\$ -	\$ -	\$ 162,126
09/01/28	\$ 44,174	\$ 106,117	\$ 150,291	\$ 4,202	\$ -	\$ 7,474	\$ -	\$ -	\$ 161,966
09/01/29	\$ 47,487	\$ 103,135	\$ 150,622	\$ 4,286	\$ -	\$ 7,253	\$ -	\$ -	\$ 162,161
09/01/30	\$ 50,248	\$ 99,929	\$ 150,178	\$ 4,372	\$ -	\$ 7,015	\$ -	\$ -	\$ 161,565
09/01/31	\$ 54,114	\$ 96,538	\$ 150,651	\$ 4,459	\$ -	\$ 6,764	\$ -	\$ -	\$ 161,874
09/01/32	\$ 57,427	\$ 92,885	\$ 150,312	\$ 4,548	\$ -	\$ 6,494	\$ -	\$ -	\$ 161,353
09/01/33	\$ 61,292	\$ 89,009	\$ 150,301	\$ 4,639	\$ -	\$ 6,207	\$ -	\$ -	\$ 161,146
09/01/34	\$ 65,709	\$ 84,871	\$ 150,581	\$ 4,732	\$ -	\$ 5,900	\$ -	\$ -	\$ 161,213
09/01/35	\$ 70,127	\$ 80,436	\$ 150,563	\$ 4,827	\$ -	\$ 5,571	\$ -	\$ -	\$ 160,961
09/01/36	\$ 74,544	\$ 75,702	\$ 150,247	\$ 4,923	\$ -	\$ 5,221	\$ -	\$ -	\$ 160,391
09/01/37	\$ 80,066	\$ 70,298	\$ 150,364	\$ 5,022	\$ -	\$ 4,848	\$ -	\$ -	\$ 160,234
09/01/38	\$ 85,588	\$ 64,493	\$ 150,081	\$ 5,122	\$ -	\$ 4,448	\$ -	\$ -	\$ 159,651
09/01/39	\$ 92,214	\$ 58,288	\$ 150,502	\$ 5,224	\$ -	\$ 4,020	\$ -	\$ -	\$ 159,746
09/01/40	\$ 98,840	\$ 51,603	\$ 150,443	\$ 5,329	\$ -	\$ 3,559	\$ -	\$ -	\$ 159,330
09/01/41	\$ 106,019	\$ 44,437	\$ 150,455	\$ 5,435	\$ -	\$ 3,065	\$ -	\$ -	\$ 158,955
09/01/42	\$ 113,749	\$ 36,750	\$ 150,499	\$ 5,544	\$ -	\$ 2,535	\$ -	\$ -	\$ 158,578
09/01/43	\$ 122,032	\$ 28,504	\$ 150,535	\$ 5,655	\$ -	\$ 1,966	\$ -	\$ -	\$ 158,156
09/01/44	\$ 130,867	\$ 19,656	\$ 150,523	\$ 5,768	\$ -	\$ 1,356	\$ -	\$ -	\$ 157,647
09/01/45	\$ 140,254	\$ 10,168	\$ 150,422	\$ 5,884	\$ -	\$ 701	\$ 150,651	\$ -	\$ 6,356
Totals	\$ 1,813,911	\$ 2,617,740	\$ 4,431,651	\$ 134,405	\$ 23,958	\$ 160,558	\$ 150,651	\$ 219,792	\$ 4,380,129

- (a) The 9/01/XX dates represent the fiscal year end for the Bonds.
(b) Gross of Capitalized Interest
(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.
(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-10
Annual Installments - Neighborhood Improvement Areas #2-5 - Parcel No. 660188

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 80,928	\$ 80,928	\$ 2,852	\$ 2,334	\$ 3,501	\$ -	\$ 80,928	\$ 8,687
09/01/17	\$ -	\$ 108,305	\$ 108,305	\$ 2,909	\$ 3,123	\$ 4,685	\$ -	\$ 108,305	\$ 10,718
09/01/18	\$ 21,393	\$ 108,305	\$ 129,698	\$ 2,968	\$ 3,123	\$ 4,685	\$ -	\$ -	\$ 140,474
09/01/19	\$ 22,344	\$ 107,235	\$ 129,579	\$ 3,027	\$ 3,081	\$ 4,621	\$ -	\$ -	\$ 140,308
09/01/20	\$ 23,295	\$ 106,118	\$ 129,413	\$ 3,088	\$ 3,036	\$ 4,554	\$ -	\$ -	\$ 140,090
09/01/21	\$ 24,721	\$ 104,953	\$ 129,674	\$ 3,149	\$ 2,989	\$ 4,484	\$ -	\$ -	\$ 140,297
09/01/22	\$ 25,672	\$ 103,717	\$ 129,389	\$ 3,212	\$ 2,940	\$ 4,410	\$ -	\$ -	\$ 139,951
09/01/23	\$ 27,574	\$ 101,984	\$ 129,558	\$ 3,277	\$ -	\$ 7,221	\$ -	\$ -	\$ 140,056
09/01/24	\$ 29,475	\$ 100,123	\$ 129,598	\$ 3,342	\$ -	\$ 7,084	\$ -	\$ -	\$ 140,024
09/01/25	\$ 31,377	\$ 98,133	\$ 129,510	\$ 3,409	\$ -	\$ 6,936	\$ -	\$ -	\$ 139,855
09/01/26	\$ 33,278	\$ 96,015	\$ 129,294	\$ 3,477	\$ -	\$ 6,779	\$ -	\$ -	\$ 139,550
09/01/27	\$ 35,655	\$ 93,769	\$ 129,425	\$ 3,547	\$ -	\$ 6,613	\$ -	\$ -	\$ 139,584
09/01/28	\$ 38,032	\$ 91,362	\$ 129,395	\$ 3,618	\$ -	\$ 6,435	\$ -	\$ -	\$ 139,447
09/01/29	\$ 40,885	\$ 88,795	\$ 129,680	\$ 3,690	\$ -	\$ 6,244	\$ -	\$ -	\$ 139,615
09/01/30	\$ 43,262	\$ 86,035	\$ 129,297	\$ 3,764	\$ -	\$ 6,040	\$ -	\$ -	\$ 139,101
09/01/31	\$ 46,590	\$ 83,115	\$ 129,705	\$ 3,839	\$ -	\$ 5,824	\$ -	\$ -	\$ 139,368
09/01/32	\$ 49,442	\$ 79,970	\$ 129,413	\$ 3,916	\$ -	\$ 5,591	\$ -	\$ -	\$ 138,919
09/01/33	\$ 52,770	\$ 76,633	\$ 129,403	\$ 3,994	\$ -	\$ 5,344	\$ -	\$ -	\$ 138,741
09/01/34	\$ 56,573	\$ 73,071	\$ 129,644	\$ 4,074	\$ -	\$ 5,080	\$ -	\$ -	\$ 138,798
09/01/35	\$ 60,377	\$ 69,252	\$ 129,629	\$ 4,155	\$ -	\$ 4,797	\$ -	\$ -	\$ 138,581
09/01/36	\$ 64,180	\$ 65,177	\$ 129,357	\$ 4,239	\$ -	\$ 4,495	\$ -	\$ -	\$ 138,090
09/01/37	\$ 68,934	\$ 60,524	\$ 129,458	\$ 4,323	\$ -	\$ 4,174	\$ -	\$ -	\$ 137,955
09/01/38	\$ 73,688	\$ 55,526	\$ 129,214	\$ 4,410	\$ -	\$ 3,829	\$ -	\$ -	\$ 137,453
09/01/39	\$ 79,393	\$ 50,184	\$ 129,577	\$ 4,498	\$ -	\$ 3,461	\$ -	\$ -	\$ 137,536
09/01/40	\$ 85,098	\$ 44,428	\$ 129,526	\$ 4,588	\$ -	\$ 3,064	\$ -	\$ -	\$ 137,178
09/01/41	\$ 91,278	\$ 38,258	\$ 129,536	\$ 4,680	\$ -	\$ 2,639	\$ -	\$ -	\$ 136,855
09/01/42	\$ 97,934	\$ 31,641	\$ 129,574	\$ 4,773	\$ -	\$ 2,182	\$ -	\$ -	\$ 136,530
09/01/43	\$ 105,065	\$ 24,540	\$ 129,605	\$ 4,869	\$ -	\$ 1,692	\$ -	\$ -	\$ 136,166
09/01/44	\$ 112,671	\$ 16,923	\$ 129,595	\$ 4,966	\$ -	\$ 1,167	\$ -	\$ -	\$ 135,728
09/01/45	\$ 120,753	\$ 8,755	\$ 129,508	\$ 5,065	\$ -	\$ 604	\$ 129,705	\$ -	\$ 5,472
Totals	\$ 1,561,709	\$ 2,253,777	\$ 3,815,486	\$ 115,718	\$ 20,627	\$ 138,234	\$ 129,705	\$ 189,232	\$ 3,771,127

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-11
Annual Installments - Neighborhood Improvement Areas #2-5 - Parcel No. 134236

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 199,231	\$ 199,231	\$ 7,022	\$ 5,746	\$ 8,618	\$ -	\$ 199,231	\$ 21,386
09/01/17	\$ -	\$ 266,628	\$ 266,628	\$ 7,163	\$ 7,689	\$ 11,534	\$ -	\$ 266,628	\$ 26,386
09/01/18	\$ 52,667	\$ 266,628	\$ 319,295	\$ 7,306	\$ 7,689	\$ 11,534	\$ -	\$ -	\$ 345,825
09/01/19	\$ 55,008	\$ 263,995	\$ 319,003	\$ 7,452	\$ 7,584	\$ 11,376	\$ -	\$ -	\$ 345,415
09/01/20	\$ 57,348	\$ 261,245	\$ 318,593	\$ 7,601	\$ 7,474	\$ 11,211	\$ -	\$ -	\$ 344,879
09/01/21	\$ 60,859	\$ 258,377	\$ 319,237	\$ 7,753	\$ 7,359	\$ 11,039	\$ -	\$ -	\$ 345,388
09/01/22	\$ 63,200	\$ 255,334	\$ 318,535	\$ 7,908	\$ 7,238	\$ 10,856	\$ -	\$ -	\$ 344,537
09/01/23	\$ 67,882	\$ 251,068	\$ 318,950	\$ 8,066	\$ -	\$ 17,778	\$ -	\$ -	\$ 344,794
09/01/24	\$ 72,563	\$ 246,486	\$ 319,049	\$ 8,228	\$ -	\$ 17,439	\$ -	\$ -	\$ 344,716
09/01/25	\$ 77,245	\$ 241,588	\$ 318,833	\$ 8,392	\$ -	\$ 17,076	\$ -	\$ -	\$ 344,301
09/01/26	\$ 81,926	\$ 236,374	\$ 318,300	\$ 8,560	\$ -	\$ 16,690	\$ -	\$ -	\$ 343,550
09/01/27	\$ 87,778	\$ 230,844	\$ 318,622	\$ 8,731	\$ -	\$ 16,280	\$ -	\$ -	\$ 343,633
09/01/28	\$ 93,630	\$ 224,919	\$ 318,549	\$ 8,906	\$ -	\$ 15,841	\$ -	\$ -	\$ 343,296
09/01/29	\$ 100,652	\$ 218,599	\$ 319,251	\$ 9,084	\$ -	\$ 15,373	\$ -	\$ -	\$ 343,708
09/01/30	\$ 106,504	\$ 211,805	\$ 318,309	\$ 9,266	\$ -	\$ 14,870	\$ -	\$ -	\$ 342,445
09/01/31	\$ 114,697	\$ 204,616	\$ 319,313	\$ 9,451	\$ -	\$ 14,337	\$ -	\$ -	\$ 343,101
09/01/32	\$ 121,719	\$ 196,874	\$ 318,593	\$ 9,640	\$ -	\$ 13,764	\$ -	\$ -	\$ 341,997
09/01/33	\$ 129,911	\$ 188,658	\$ 318,570	\$ 9,833	\$ -	\$ 13,155	\$ -	\$ -	\$ 341,557
09/01/34	\$ 139,274	\$ 179,889	\$ 319,164	\$ 10,029	\$ -	\$ 12,505	\$ -	\$ -	\$ 341,699
09/01/35	\$ 148,637	\$ 170,488	\$ 319,126	\$ 10,230	\$ -	\$ 11,809	\$ -	\$ -	\$ 341,165
09/01/36	\$ 158,000	\$ 160,455	\$ 318,456	\$ 10,435	\$ -	\$ 11,066	\$ -	\$ -	\$ 339,956
09/01/37	\$ 169,704	\$ 149,000	\$ 318,704	\$ 10,643	\$ -	\$ 10,276	\$ -	\$ -	\$ 339,623
09/01/38	\$ 181,408	\$ 136,697	\$ 318,104	\$ 10,856	\$ -	\$ 9,427	\$ -	\$ -	\$ 338,388
09/01/39	\$ 195,452	\$ 123,545	\$ 318,997	\$ 11,073	\$ -	\$ 8,520	\$ -	\$ -	\$ 338,591
09/01/40	\$ 209,497	\$ 109,374	\$ 318,871	\$ 11,295	\$ -	\$ 7,543	\$ -	\$ -	\$ 337,709
09/01/41	\$ 224,712	\$ 94,186	\$ 318,897	\$ 11,521	\$ -	\$ 6,496	\$ -	\$ -	\$ 336,914
09/01/42	\$ 241,097	\$ 77,894	\$ 318,991	\$ 11,751	\$ -	\$ 5,372	\$ -	\$ -	\$ 336,114
09/01/43	\$ 258,652	\$ 60,415	\$ 319,067	\$ 11,986	\$ -	\$ 4,167	\$ -	\$ -	\$ 335,220
09/01/44	\$ 277,378	\$ 41,662	\$ 319,041	\$ 12,226	\$ -	\$ 2,873	\$ -	\$ -	\$ 334,140
09/01/45	\$ 297,275	\$ 21,552	\$ 318,827	\$ 12,470	\$ -	\$ 1,486	\$ 319,313	\$ -	\$ 13,471
Totals	\$ 3,844,675	\$ 5,548,432	\$ 9,393,106	\$ 284,879	\$ 50,779	\$ 340,310	\$ 319,313	\$ 465,859	\$ 9,283,903

(a) The 9/01/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.

Appendix B-12
Annual Installments - Neighborhood Improvement Areas #2-5 - HOA

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
09/01/16	\$ -	\$ 8,511	\$ 8,511	\$ 300	\$ 245	\$ 368	\$ -	\$ 8,511	\$ 914
09/01/17	\$ -	\$ 11,391	\$ 11,391	\$ 306	\$ 329	\$ 493	\$ -	\$ 11,391	\$ 1,127
09/01/18	\$ 2,250	\$ 11,391	\$ 13,641	\$ 312	\$ 329	\$ 493	\$ -	\$ -	\$ 14,774
09/01/19	\$ 2,350	\$ 11,278	\$ 13,628	\$ 318	\$ 324	\$ 486	\$ -	\$ -	\$ 14,757
09/01/20	\$ 2,450	\$ 11,161	\$ 13,611	\$ 325	\$ 319	\$ 479	\$ -	\$ -	\$ 14,734
09/01/21	\$ 2,600	\$ 11,038	\$ 13,638	\$ 331	\$ 314	\$ 472	\$ -	\$ -	\$ 14,755
09/01/22	\$ 2,700	\$ 10,908	\$ 13,608	\$ 338	\$ 309	\$ 464	\$ -	\$ -	\$ 14,719
09/01/23	\$ 2,900	\$ 10,726	\$ 13,626	\$ 345	\$ -	\$ 760	\$ -	\$ -	\$ 14,730
09/01/24	\$ 3,100	\$ 10,530	\$ 13,630	\$ 351	\$ -	\$ 745	\$ -	\$ -	\$ 14,727
09/01/25	\$ 3,300	\$ 10,321	\$ 13,621	\$ 359	\$ -	\$ 730	\$ -	\$ -	\$ 14,709
09/01/26	\$ 3,500	\$ 10,098	\$ 13,598	\$ 366	\$ -	\$ 713	\$ -	\$ -	\$ 14,677
09/01/27	\$ 3,750	\$ 9,862	\$ 13,612	\$ 373	\$ -	\$ 696	\$ -	\$ -	\$ 14,681
09/01/28	\$ 4,000	\$ 9,609	\$ 13,609	\$ 380	\$ -	\$ 677	\$ -	\$ -	\$ 14,666
09/01/29	\$ 4,300	\$ 9,339	\$ 13,639	\$ 388	\$ -	\$ 657	\$ -	\$ -	\$ 14,684
09/01/30	\$ 4,550	\$ 9,049	\$ 13,599	\$ 396	\$ -	\$ 635	\$ -	\$ -	\$ 14,630
09/01/31	\$ 4,900	\$ 8,742	\$ 13,642	\$ 404	\$ -	\$ 613	\$ -	\$ -	\$ 14,658
09/01/32	\$ 5,200	\$ 8,411	\$ 13,611	\$ 412	\$ -	\$ 588	\$ -	\$ -	\$ 14,611
09/01/33	\$ 5,550	\$ 8,060	\$ 13,610	\$ 420	\$ -	\$ 562	\$ -	\$ -	\$ 14,592
09/01/34	\$ 5,950	\$ 7,685	\$ 13,635	\$ 428	\$ -	\$ 534	\$ -	\$ -	\$ 14,598
09/01/35	\$ 6,350	\$ 7,284	\$ 13,634	\$ 437	\$ -	\$ 505	\$ -	\$ -	\$ 14,575
09/01/36	\$ 6,750	\$ 6,855	\$ 13,605	\$ 446	\$ -	\$ 473	\$ -	\$ -	\$ 14,523
09/01/37	\$ 7,250	\$ 6,366	\$ 13,616	\$ 455	\$ -	\$ 439	\$ -	\$ -	\$ 14,509
09/01/38	\$ 7,750	\$ 5,840	\$ 13,590	\$ 464	\$ -	\$ 403	\$ -	\$ -	\$ 14,456
09/01/39	\$ 8,350	\$ 5,278	\$ 13,628	\$ 473	\$ -	\$ 364	\$ -	\$ -	\$ 14,465
09/01/40	\$ 8,950	\$ 4,673	\$ 13,623	\$ 483	\$ -	\$ 322	\$ -	\$ -	\$ 14,427
09/01/41	\$ 9,600	\$ 4,024	\$ 13,624	\$ 492	\$ -	\$ 278	\$ -	\$ -	\$ 14,393
09/01/42	\$ 10,300	\$ 3,328	\$ 13,628	\$ 502	\$ -	\$ 230	\$ -	\$ -	\$ 14,359
09/01/43	\$ 11,050	\$ 2,581	\$ 13,631	\$ 512	\$ -	\$ 178	\$ -	\$ -	\$ 14,321
09/01/44	\$ 11,850	\$ 1,780	\$ 13,630	\$ 522	\$ -	\$ 123	\$ -	\$ -	\$ 14,275
09/01/45	\$ 12,700	\$ 921	\$ 13,621	\$ 533	\$ -	\$ 64	\$ 13,642	\$ -	\$ 576
Totals	\$ 164,250	\$ 237,037	\$ 401,287	\$ 12,170	\$ 2,169	\$ 14,539	\$ 13,642	\$ 19,902	\$ 396,622

- (a) The 9/01/XX dates represent the fiscal year end for the Bonds.
(b) Gross of Capitalized Interest
(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.
(d) Annual Installments are calculated assuming an average 7.09% interest rate on the Bonds plus Administrative Expenses.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Brooks Wilson, Senior Planner
CC: Mike Foreman, City Manager
Date: November 5, 2015
Re: Public Hearing and Consideration of an Ordinance Creating TIRZ Number Four for Sutton Fields II

Action Requested:

The Celina City Council will conduct a public hearing, consider and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Four, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund of the Zone; containing Findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. (Sutton Fields II) (Liebman)

Background Information:

The proposed ordinance provides for the creation of Tax Increment Reinvestment Zone Number Four for a ±622.779 acre tract of land located within the city limits and the ETJ of the City of Celina, Denton County, Texas, and is generally located at the north of Parvin Road, east of FM 1385 and south of FM 428, and provides for the preliminary reinvestment zone project plan and financing plan, findings of value and benefit to the city, identifying the project as TIRZ Number Four, and creating the TIRZ Board, as listed below:

1. Chad Anderson, Mayor Pro Tem
2. Wayne Nabors
3. Carmen Roberts
4. Lori Vaden
5. Andy Hopkins
6. Erik Geiger
7. Mike Forman, City Manager

Public Notice:

A notice of the public hearing for the TIRZ creation was published in *The Celina Record* on October 23, 2015. Notices were sent to all affected property owners.

Supporting Documents:

- Ordinance creating TIRZ Number Four for the Sutton Fields II

Legal Review:

The proposed ordinance has been reviewed by the City's land use and bond counsel.

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA (SUTTON FIELDS); DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; DIRECTING PREPARATION OF A FINAL PROJECT AND FINANCING PLAN; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Celina, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the City limits or/and the extraterritorial jurisdiction (“ETJ”) of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires for the City to consider the creation of a tax increment reinvestment zone with the boundaries described in the metes and bounds attached hereto as **Exhibit A** and the general locator map attached hereto as **Exhibit B** (the “Zone”); and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Reinvestment Zone Number Four, City of Celina, Preliminary Project and Financing Plan*, dated October 2015, attached as **Exhibit C** (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the City on or before October 16, 2015, which date is before the seventh (7th) day before the public hearing held on October 27, 2015; and

WHEREAS, at the public hearing on October 27, 2015, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, evidence was received and presented at the public hearing on October 27,

2015 in favor of the creation of the Zone but the attorney for an owner requested that the boundaries of the zone be smaller than the size indicated in the public notices; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on October 27, 2015; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is publicly owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the proposed reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and
- (b) That creation of the proposed reinvestment zone with boundaries as described and depicted in **Exhibits A** and **B** will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in **Exhibits A** and **B**, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 1. It is a geographic area located wholly within the city limits of the City; and
 2. The area is predominately open, undeveloped or underdeveloped, and the lack of necessary public improvements impairs growth; and

- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the city and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in ***Exhibits A*** and ***B*** hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is **Reinvestment Zone Number Four, City of Celina** (hereinafter referred to as the “Zone”).

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the “Board”) consisting of seven (7) members all appointed by the City Council. Council members may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age, and is a resident of the county in which the Zone is located or a county adjacent to that county.
- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a final project plan and reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall consider amendments to the final project and reinvestment financing plans on its own initiative or upon submission by the City Council, but amendments recommended by the Board shall not take effect unless and until adopted by the City Council.
- (d) Directors shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (f) The initial Board shall be seven members and the following shall be members:

1. Mike Foreman

2. Erik Geiger
3. Wayne Nabors
4. Andy Hopkins
5. Carmen Roberts
6. Lori Vaden
7. Chad Anderson

The City Council hereby appoints Chad Anderson to serve as chairman of the Board during the time the initial Board is serving. The Board shall then elect a chair person each year. The Board may elect a vice-chair to preside in the absence of the chair or when there is a vacancy in the office of chair person. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2044; (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act; (iv) if the \$8,178,800 reflected in **Exhibit D** for Phase 1 is not funded by December 31, 2015; or (v) at such time that the obligation, if any, to support any indebtedness of the Sutton Fields II Public Improvement District has been satisfied.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone determined as of January 1, 2015, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). That consistent with Section 311.012(a) of the Act, the amount of the Tax Increment for a year is \$0.21 cents per \$100.00 of assessed value in property taxes levied, assessed, and collected by the City and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). That consistent with Section 311.012(b) of the Texas Tax Code, as amended, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the unit and located in the Zone for that year less the Tax Increment Base (the "Captured Appraised Value").

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and includes administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of

the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs, plus interest, for the Zone.

SECTION 8. **SEVERABILITY CLAUSE.**

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

SECTION 9. **OPEN MEETINGS.**

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. **EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 5th DAY OF NOVEMBER, 2015.

Chad Anderson, Mayor Pro-Tem

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Julie Fort, Attorney for the City

Exhibit A**Metes and Bounds Description of the Zone**

LEGAL DESCRIPTION
SUTTON FIELDS PHASE 1

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109, in Denton County, Texas, and being part of that certain tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, of the Real Property Records of Denton County, Texas (RPRDCT), being part of those certain tracts of land described in deeds to Mike A. Myers Investment Holdings, L.P. recorded in Document No. 2005-33384, RPRDCT, Document No. 2007-53939 RPRDCT, and Document No. 2005-93340, RPRDCT, part of that certain tract of land described in deed to The Amanda S. Myers Irrevocable Asset Trust recorded in Document No. 2011-125051, RPRDCT, and part of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2 inch capped iron rod found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and also being the northwest corner of Countryview Addition, an addition to Denton County according to Final Plat recorded in Cabinet F, Page 267, of the Plat Records of Denton County, Texas;

THENCE North 01°28'19" East, with said east right-of-way line of FM No. 1385, a distance of 310.73 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract, recorded in Document No. 2007-53939 RPRDCT, and a southwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT;

THENCE North 01°22'30" East, continuing with the east right-of-way line of FM No. 1385, a distance of 204.07 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southwest corner of the aforementioned tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT;

THENCE North 01°32'20" East, continuing with the east right-of-way line of FM No. 1385, a distance of 288.55 feet to a point for corner;

THENCE leaving the east right-of-way line of FM No. 1385, the following bearings and distances to points for corner:

South 88°27'40" East, a distance of 30.00 feet;
 South 44°23'08" East, a distance of 34.78 feet;
 North 89°41'24" East, a distance of 133.33 feet;
 South 79°00'00" East, a distance of 50.99 feet;
 North 89°41'24" East, a distance of 201.87 feet;
 North 00°18'36" West, a distance of 260.00 feet;

North 89°41'24" East, a distance of 115.01 feet;
 North 00°18'36" West, a distance of 30.03 feet;
 North 89°43'38" East, a distance of 1139.90 feet;
 South 00°18'36" East, a distance of 289.29 feet;
 North 89°41'24" East, a distance of 209.80 feet;
 North 00°18'36" West, a distance of 117.53 feet;
 North 89°41'24" East, a distance of 75.00 feet;
 South 88°19'36" East, a distance of 53.07 feet;
 South 88°47'56" East, a distance of 52.10 feet;
 South 86°46'41" East, a distance of 53.14 feet;
 South 85°37'03" East, a distance of 52.58 feet;
 South 84°41'22" East, a distance of 52.33 feet;
 South 83°46'24" East, a distance of 51.94 feet;
 South 82°36'46" East, a distance of 53.09 feet;
 South 81°16'00" East, a distance of 51.64 feet;
 South 80°09'14" East, a distance of 52.01 feet;
 South 79°30'19" East, a distance of 52.38 feet;
 South 77°54'04" East, a distance of 54.04 feet;
 South 76°36'04" East, a distance of 50.78 feet;
 South 76°01'58" East, a distance of 51.81 feet;
 South 74°30'07" East, a distance of 52.51 feet;
 South 73°33'41" East, a distance of 52.39 feet;
 South 72°13'09" East, a distance of 52.58 feet;
 South 71°19'16" East, a distance of 52.45 feet;
 South 70°13'27" East, a distance of 51.48 feet;
 South 69°30'53" East, a distance of 50.91 feet;
 South 69°02'36" East, a distance of 50.00 feet;
 South 71°09'40" East, a distance of 50.07 feet;
 South 75°38'05" East, a distance of 50.17 feet;
 South 81°08'40" East, a distance of 50.08 feet;
 South 82°56'19" East, a distance of 55.00 feet;
 South 83°00'05" East, a distance of 253.99 feet;
 And South 87°23'54" East, a distance of 90.00 feet, said point being the beginning of a non-tangent curve to the left;

THENCE with said curve to the left having a central angle of 00°25'00", a radius of 1985.00 feet, a chord which bears North 02°23'36" East, a chord distance of 14.43 feet, for an arc distance of 14.44 feet to the end of said curve, a point for corner;

THENCE South 88°40'51" East, a distance of 410.04 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 05°33'46", a radius of 2395.00 feet, a chord which bears South 04°49'06" West, a chord distance of 232.44 feet, for an arc distance of 232.53 feet to the end of said curve, a point for corner;

THENCE the following bearings and distances to points for corner:

South 82°24'01" East, a distance of 50.00 feet;
 South 82°59'10" East, a distance of 115.06 feet;
 South 08°38'01" West, a distance of 91.90 feet;
 South 10°31'15" West, a distance of 79.58 feet;
 South 12°18'08" West, a distance of 79.58 feet;
 South 14°05'00" West, a distance of 79.58 feet;
 South 15°53'29" West, a distance of 81.97 feet;
 South 17°38'39" West, a distance of 76.00 feet;
 South 13°54'11" West, a distance of 61.67 feet;
 South 06°55'46" West, a distance of 45.36 feet;
 South 00°55'40" West, a distance of 55.53 feet;
 South 00°23'16" East, a distance of 50.00 feet;
 South 89°36'44" West, a distance of 45.87 feet;
 South 00°23'16" East, a distance of 115.00 feet;
 South 89°36'44" West, a distance of 552.07 feet;
 South 00°23'16" East, a distance of 165.00 feet;
 South 89°36'44" West, a distance of 41.70 feet;
 South 00°23'16" East, a distance of 121.55 feet;
 And North 89°18'13" East, a distance of 1367.16 feet, said point being located on
 a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140,
 RPRDT;

THENCE South 00°41'45" West, with said line described in Boundary Line Agreement, a
 distance of 445.13 feet to a point for corner;

THENCE leaving said line described in Boundary Line Agreement, the following bearings and
 distances to points for corner:

South 89°18'13" West, a distance of 130.62 feet;
 South 00°41'47" East, a distance of 115.00 feet;
 South 89°18'13" West, a distance of 420.00 feet;
 South 00°41'47" East, a distance of 280.00 feet;
 And South 89°18'13" West, a distance of 1596.20 feet, said point being the beginning of
 a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 20°05'53", a radius of 1355.00
 feet, a chord which bears North 14°43'52" East, a chord distance of 472.87 feet, for an arc
 distance of 475.30 feet to the end of said curve, a point for corner;

THENCE North 65°13'12" West, a distance of 90.00 feet to a point for corner, said point being
 the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 01°50'33", a radius of 1445.00 feet, a chord which bears North 25°42'04" East, a chord distance of 46.46 feet, for an arc distance of 46.47 feet to the end of said curve, a point for corner;

THENCE the following bearings and distances to points for corner:

North 63°22'39" West, a distance of 51.93 feet;
 South 89°18'13" West, a distance of 618.59 feet;
 North 00°41'47" West, a distance of 5.00 feet
 And South 89°18'13" West, a distance of 129.75 feet, said point being located on the west line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT;

THENCE North 00°24'23" West, with said west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of that certain tract of land described in deed to Lee A. Brown recorded in Document No. 2003-122624, RPRDCT, a distance of 452.70 feet to a 5/8 inch iron rod found for corner at the southeast corner of the aforementioned Countryview Addition;

THENCE North 00°07'02" West, continuing with the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 588.61 feet to a point (located in tree) for corner, from which a 1/2 inch iron rod found bears South 89°26'31" West, a distance of 1.51 feet;

THENCE North 89°39'05" East, leaving the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 9.96 feet to a point for corner;

THENCE the following bearings and distances to points for corner:

North 00°18'36" West, a distance of 694.32 feet;
 South 89°41'24" West, a distance of 1254.90 feet;
 South 00°18'36" East, a distance of 54.57 feet;
 South 89°41'24" West, a distance of 115.02 feet;
 And South 00°18'36" East, a distance of 648.96 feet, said point being located on the south line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT;

THENCE South 89°15'45" West, with the south line of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, a distance of 464.36 feet to the POINT OF BEGINNING of herein described tract of land containing an area of 129.34 acres of land.

Exhibit C

Preliminary Project Plan and Finance Plan

PRELIMINARY PROJECT AND FINANCING PLAN **DRAFT**

City of Celina TIRZ Number Four
City of Celina Tax Increment Reinvestment Zone #4



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DRAFT

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5 Anticipated Development 9

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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

DRAFT**Creating a Reinvestment Zone**

Pursuant to Section 311.005 of the Texas Tax Code, to be designated a reinvestment zone, an area must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

(c) The reinvestment zone financing plan must include:

- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded indebtedness to be incurred;
- (5) the estimated time when related costs or monetary obligations are to be incurred;
- (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) the current total appraised value of taxable real property in the zone;
- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.

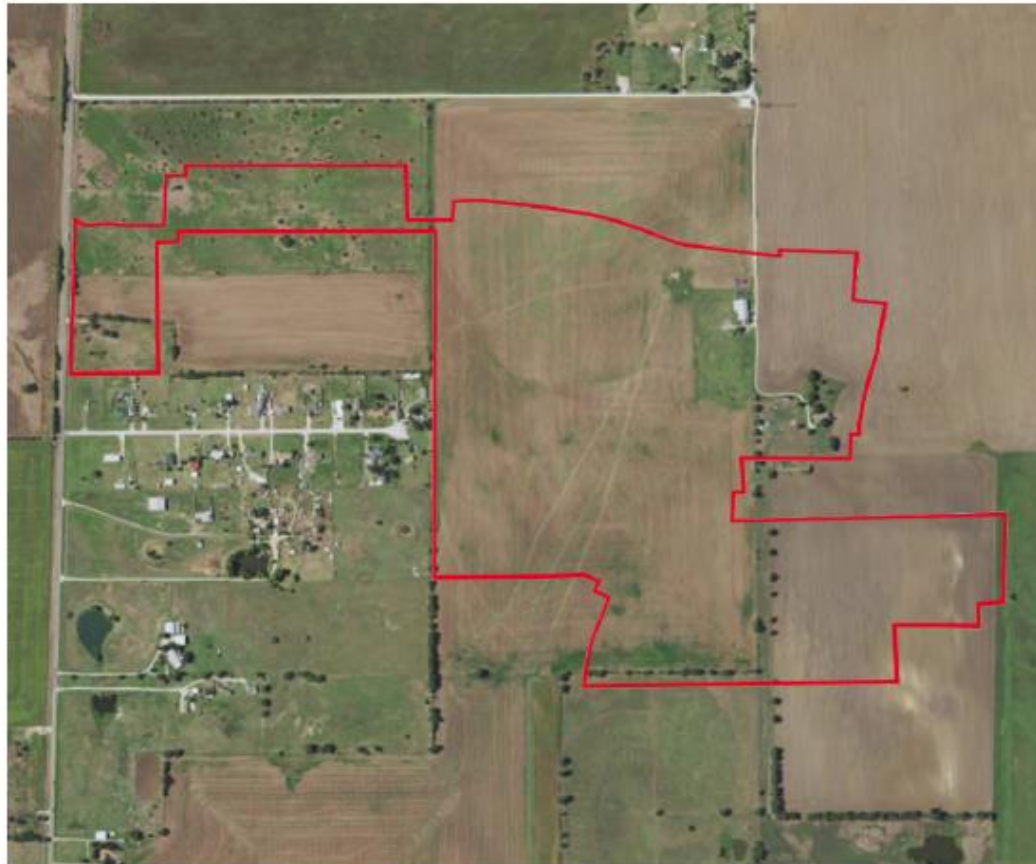


Every year hundreds of families are discovering the wholesome, country lifestyle; the excellent school system, and the warm, friendly community of Celina. Many retail and commercial businesses are considering Celina for their next location and development is moving fast. With a trade population of approximately 69,000 and an ideal location just north of Frisco, Texas, in the coveted 'Golden Corridor', Celina is Open for Business!



Introduction

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Tax Increment Reinvestment Zone Number Four, City of Celina

The City of Celina Tax Increment Reinvestment Zone Number Four (TIRZ #4) is approximately 129.34 acres and is located near the intersection of FM-185 and Crutchfield Road.

The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 32.56% of the City's real property increment generated within the Zone.

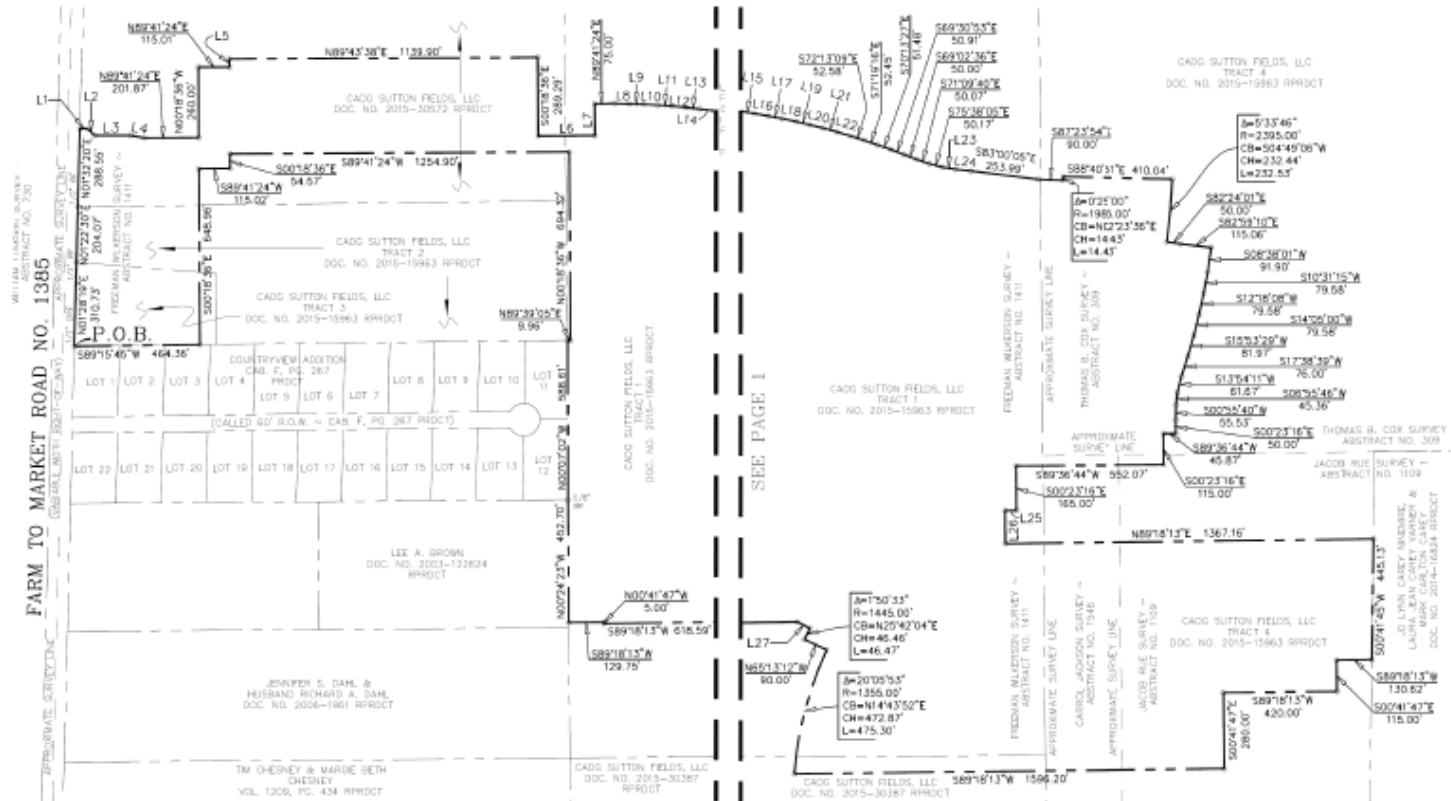
Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



TIRZ Legal Boundary

Legal TIRZ Boundary Map

DRAFT



Preliminary Project and Financing Plan

DRAFT**TIRZ Legal Boundary****SUTTON FIELDS PHASE 1**

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109, in Denton County, Texas, and being part of that certain tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, of the Real Property Records of Denton County, Texas (RPRDCT), being part of those certain tracts of land described in deeds to Mike A. Myers Investment Holdings, L.P. recorded in Document No. 2005-33384, RPRDCT, Document No. 2007-53939 RPRDCT, and Document No. 2005-93340, RPRDCT, part of that certain tract of land described in deed to The Amanda S. Myers Irrevocable Asset Trust recorded in Document No. 2011-125051, RPRDCT, and part of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and being more particularly described as follows;

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 North 89°41'24" East, a distance of 201.87 feet;
 North 00°18'36" West, a distance of 260.00 feet;
 North 89°41'24" East, a distance of 115.01 feet;
 North 00°18'36" West, a distance of 30.03 feet;
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South 00°18'36" East, a distance of 289.29 feet;
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 South 82°36'46" East, a distance of 53.09 feet;
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 South 71°19'16" East, a distance of 52.45 feet;
 South 70°13'27" East, a distance of 51.48 feet;
 South 69°30'53" East, a distance of 50.91 feet;
 South 69°02'36" East, a distance of 50.00 feet;
 South 71°09'40" East, a distance of 50.07 feet;
 South 75°38'05" East, a distance of 50.17 feet;
 South 81°08'40" East, a distance of 50.08 feet;
 South 82°56'19" East, a distance of 55.00 feet;
 South 83°00'05" East, a distance of 253.99 feet;
 And South 87°23'54" East, a distance of 90.00 feet, said point being the beginning of a non-tangent curve to the left;

THENCE with said curve to the left having a central angle of 00°25'00", a radius of 1985.00 feet, a chord which bears North 02°23'36" East, a chord distance of 14.43 feet, for an arc distance of 14.44 feet to the end of said curve, a point for corner;

THENCE South 88°40'51" East, a distance of 410.04 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 05°33'46", a radius of 2395.00 feet, a chord which bears South 04°49'06" West, a chord distance of 232.44 feet, for an arc distance of 232.53 feet to the end of said curve, a point for corner;

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 South 82°24'01" East, a distance of 50.00 feet;
 South 82°59'10" East, a distance of 115.06 feet;

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South 08°38'01" West, a distance of 91.90 feet;
 South 10°31'15" West, a distance of 79.58 feet;
 South 12°18'08" West, a distance of 79.58 feet;
 South 14°05'00" West, a distance of 79.58 feet;
 South 15°53'29" West, a distance of 81.97 feet;
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 South 06°55'46" West, a distance of 45.36 feet;
 South 00°55'40" West, a distance of 55.53 feet;
 South 00°23'16" East, a distance of 50.00 feet;
 South 89°36'44" West, a distance of 45.87 feet;
 South 00°23'16" East, a distance of 115.00 feet;
 South 89°36'44" West, a distance of 552.07 feet;
 South 00°23'16" East, a distance of 165.00 feet;
 South 89°36'44" West, a distance of 41.70 feet;
 South 00°23'16" East, a distance of 121.55 feet;
 And North 89°18'13" East, a distance of 1367.16 feet, said point being located on a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDCT;

THENCE South 00°41'45" West, with said line described in Boundary Line Agreement, a distance of 445.13 feet to a point for corner;

THENCE leaving said line described in Boundary Line Agreement, the following bearings and distances to points for corner:

South 89°18'13" West, a distance of 130.62 feet;
 South 00°41'47" East, a distance of 115.00 feet;
 South 89°18'13" West, a distance of 420.00 feet;
 South 00°41'47" East, a distance of 280.00 feet;
 And South 89°18'13" West, a distance of 1596.20 feet, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 20°05'53", a radius of 1355.00 feet, a chord which bears North 14°43'52" East, a chord distance of 472.87 feet, for an arc distance of 475.30 feet to the end of said curve, a point for corner;

THENCE North 65°13'12" West, a distance of 90.00 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 01°50'33", a radius of 1445.00 feet, a chord which bears North 25°42'04" East, a chord distance of 46.46 feet, for an arc distance of 46.47 feet to the end of said curve, a point for corner;

THENCE the following bearings and distances to points for corner:

North 63°22'39" West, a distance of 51.93 feet;
 South 89°18'13" West, a distance of 618.59 feet;

North 00°41'47" West, a distance of 5.00 feet

And South 89°18'13" West, a distance of 129.75 feet, said point being located on the west line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT;

THENCE North 00°24'23" West, with said west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of that certain tract of land described in deed to Lee A. Brown recorded in Document No. 2003-122624, RPRDCT, a distance of 452.70 feet to a 5/8 inch iron rod found for corner at the southeast corner of the aforementioned Countryview Addition;

THENCE North 00°07'02" West, continuing with the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 588.61 feet to a point (located in tree) for corner, from which a 1/2 inch iron rod found bears South 89°26'31" West, a distance of 1.51 feet;

THENCE North 89°39'05" East, leaving the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 9.96 feet to a point for corner;

THENCE the following bearings and distances to points for corner:

North 00°18'36" West, a distance of 694.32 feet;
 South 89°41'24" West, a distance of 1254.90 feet;
 South 00°18'36" East, a distance of 54.57 feet;
 South 89°41'24" West, a distance of 115.02 feet;
 And South 00°18'36" East, a distance of 648.96 feet, said point being located on the south line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT;

THENCE South 89°15'45" West, with the south line of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, a distance of 464.36 feet to the POINT OF BEGINNING of herein described tract of land containing an area of 129.34 acres of land.

Current Conditions

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Land Use
The majority of land within the TIRZ is currently vacant, with a few parcels containing single-family homes.

Method of Relocating Persons to be Displaced
It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Current Conditions

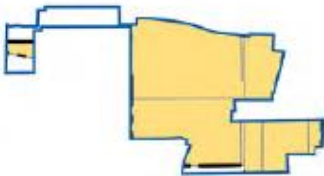
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Zoning

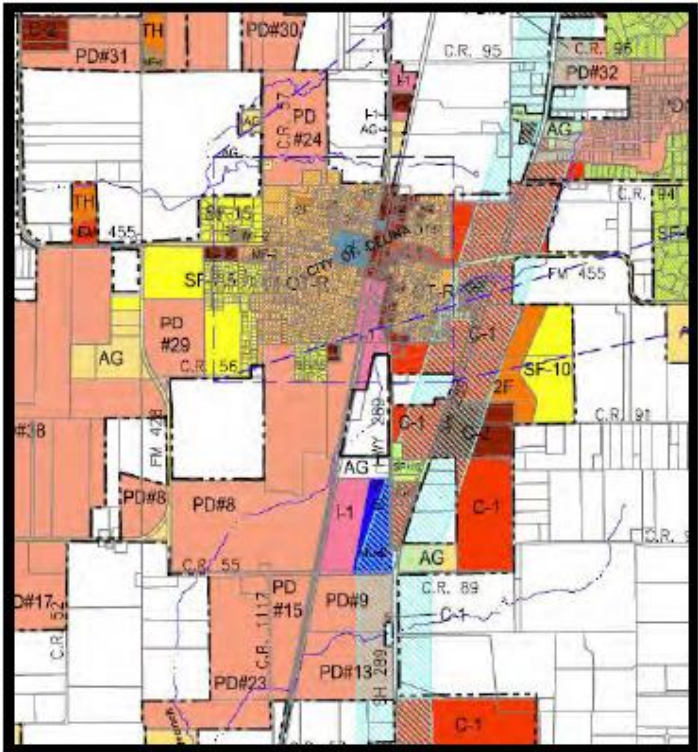
The proposed TIRZ is Zoned AG-Agriculture District. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes or other municipal ordinances as a result of the implementation of the TIRZ.

Zoning District Legend

- AG - Agriculture District
- SF-E - Single-Family Estate Residential District
- SF-15 - Single-Family Residential District
- SF-10 - Single-Family Residential District
- SF-9 - Single-Family Residential District
- SF-7.5 - Single-Family Residential District
- OT-R - Old Town Residential District
- PH - Patio Home Residential District
- TH - Townhouse Residential District
- 2F - Two-Family Residential District
- NF-1 - Multiple-Family Residential Medium Density District
- NF-2 - Multiple-Family Residential High Density District
- MH - Manufactured Home Park District
- HD - Historic Downtown District
- ONS - Office and Neighborhood Services District
- MU-1 - Mixed Use Suburban District
- MU-2 - Mixed Use Regional District
- RO - Retail and Office District
- C-1 - Retail District
- C-2 - General Commercial District
- B-1 - Rail Center Business District
- B-2 - Employment Center Business District
- B-3 - Technology Center Business District
- B-4 - Business Center District
- I-1 - Light Industrial District
- I-2 - Heavy Industrial District
- PD - Planned Development
- Preston Road Overlay District (PRO)
- Special District / Development Agreement
- Chapter 43 - Pre-Annexation Agreement

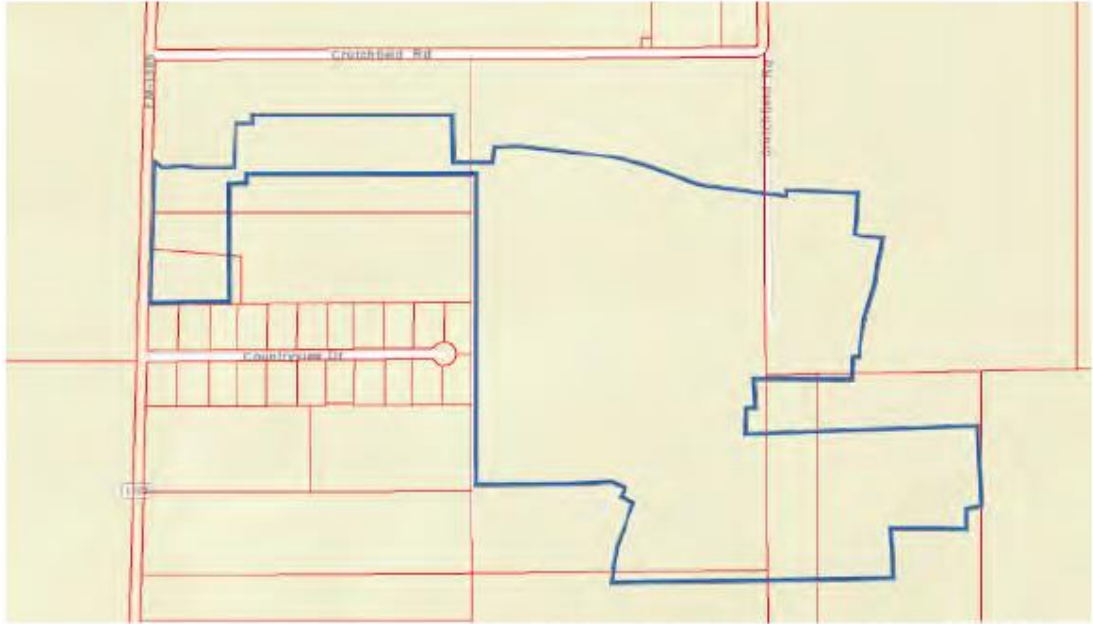


CENTRAL CELINA ZONING MAP



Current Conditions

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Current Ownership Information

There are 9 different parcels within TIRZ #4 which all have the same owner.
The TIRZ has a preliminary 2015 taxable base value of \$350,371.
For a full list of parcels included within the TIRZ see Exhibit A.

Project Plan

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

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Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #4 that will be financed by in part by incremental real property tax generated within the TIRZ.

Project Costs	
Water System	\$ 1,360,892
Sanitary Sewer System	\$ 1,422,400
Storm Drainage System	\$ 1,028,858
Roadway Improvements	\$ 1,077,849
TOTAL	\$ 4,889,999

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.



Anticipated Development

Anticipated Development

There are several projects consisting of single-family residences anticipated to be developed within TIRZ #4. The table below provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

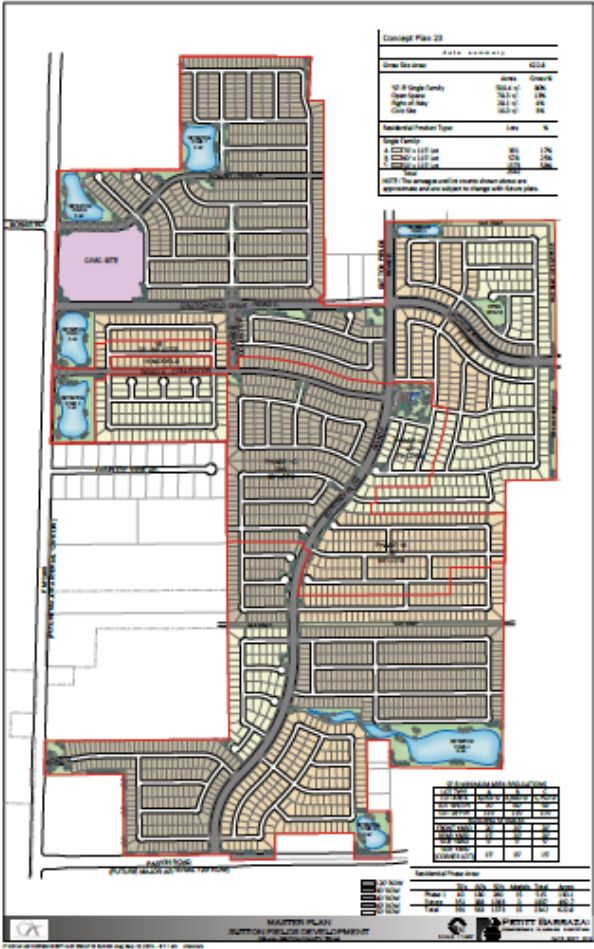
Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #4 over its 29 year life is \$9,925,906.

Lots	Name	Type	Lots	Taxable Value PSF/Unit	Incremental Value
515	PHASE ONE	FINISHED HOMES	515	\$351,657	\$181,103,355
					\$0
					\$0
			515	\$351,657	\$181,103,355
Total			515		\$181,103,355

PLAN YEARS	29
OUTPUT @ YEAR	2044
GROSS	9,925,906

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Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 32.56% of its real property increment for the duration of the TIRZ.

City of Celina TIRZ #4 Participation Overview

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.84600000	32.56%	0.21000000
DENTON COUNTY	0.26200000	0%	0.00000000
COLLEGE	0.00000000	0%	0.00000000
PROSPER	1.67000000	0%	0.00000000
	2.57700000		0.21000000

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the preliminary project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the previous page.

The taxable value analysis shows the estimated captured appraised value of the Zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.

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TAXABLE BASE YEAR GROWTH	0.00%
DISCOUNT RATE	0.00%

DAVID PETTIT
Economic Development

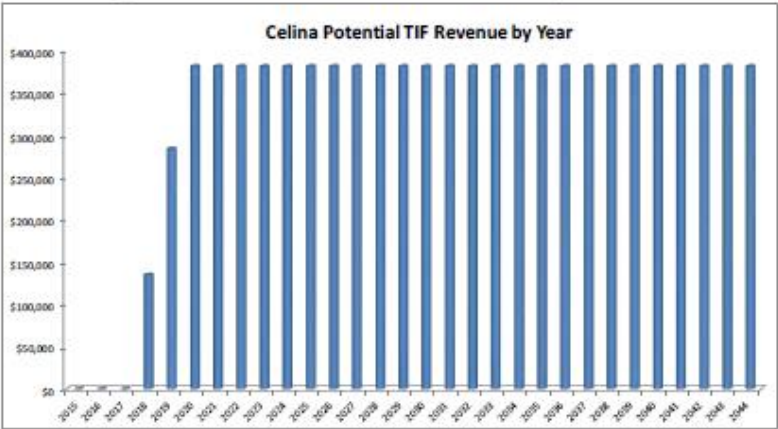
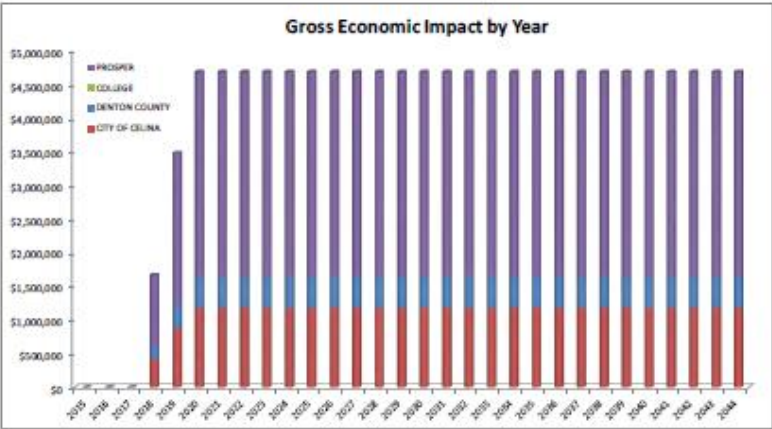
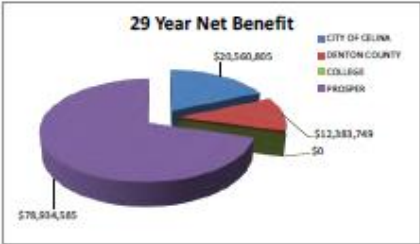
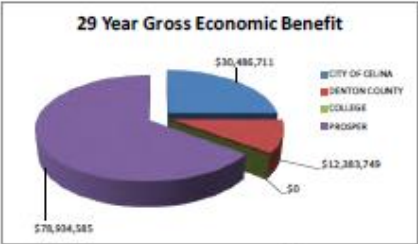
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DAVID PETTIT
Economic Development

TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	\$30,485,711	\$3,525,906	\$26,959,805
DENTON COUNTY	\$12,383,749	\$0	\$12,383,749
COLLEGE	\$0	\$0	\$0
PROSPER	\$78,934,585	\$0	\$78,934,585
Total	\$121,805,045	\$3,525,906	\$118,279,139



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TAXABLE BASE YEAR GROWTH	0.00%
DISCOUNT RATE	8.00%

Packet Pg. 54

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Packet Pg. 55

Financial Feasibility Analysis

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TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																						
Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
TOTAL TAX REVENUE		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Cumulative Taxable Value					64,353,261	134,604,693	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	
REAL PROPERTY	Taxable Value	-	-	-	64,353,261	134,604,693	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	
	PV	-	-	-	415,019	868,716	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	
CITY OF CELINA	12,136,332	-	-	-	415,019	868,716	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	
DENTON COUNTY	4,929,797	-	-	-	108,606	352,834	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	
COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PROSPER	31,422,783	-	-	-	1,074,699	2,246,234	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	
Total	48,486,925	-	-	-	1,686,304	3,470,828	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	
SUMMARY																						
	PV	-	-	-	415,019	868,716	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	
CITY OF CELINA	12,136,332	-	-	-	415,019	868,716	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	1,168,117	
DENTON COUNTY	4,929,797	-	-	-	108,606	352,834	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	
COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PROSPER	31,422,783	-	-	-	1,074,699	2,246,234	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	
Total	48,486,925	-	-	-	1,686,304	3,470,828	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	4,667,033	
PARTICIPATION																						
REAL PROPERTY	Taxable Value	-	-	-	64,353,261	134,604,693	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	181,103,355	
	PV	-	-	-	135,142	282,838	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	
CITY OF CELINA	3,961,584	-	-	-	135,142	282,838	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	
DENTON COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PROSPER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	3,961,584	-	-	-	135,142	282,838	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	
SUMMARY																						
	PV	-	-	-	135,142	282,838	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	
CITY OF CELINA	3,961,584	-	-	-	135,142	282,838	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	
DENTON COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PROSPER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	3,961,584	-	-	-	135,142	282,838	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	380,317	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY																						
	PV	-	-	-	279,877	585,878	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	
CITY OF CELINA	3,164,969	-	-	-	279,877	585,878	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	787,800	
DENTON COUNTY	4,929,797	-	-	-	108,606	352,834	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	474,401	
COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PROSPER	31,422,783	-	-	-	1,074,699	2,246,234	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	3,024,426	
Total	41,117,557	-	-	-	1,823,242	3,187,967	4,286,716	4,286,716	4,286,716	4,286,716	4,286,716	4,286,716	4,286,716	4,286,716	4,286,716	4,286,716	4,286,716					

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DAVID PETTIT
Economic Development

Financial Feasibility Analysis

DRAFT**Projects Cost Estimates:**

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #4 in Years:

The TIRZ has a 29-year term and is scheduled to end on December 31, 2044.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

EXHIBIT A - Ownership

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PROPERTY ID	OWNER	OWNER ADDRESS	SITUS	LEGAL	SQFT	Acres	LAND	IMPROVEMENT	AG	TOTAL	EXEMPTIONS
52680	Cadg Sutton Fields LI	1800 Valley View Lane Suite 300 Farmers Branch, TX 75234	Fm 1385 & Crutchfield Tx	A1411a Wilkerson, Tr 2, 36.74 Acres	1,600,394	36.74	\$ 1,598,190.00	\$ -	\$ 1,590,107.00	\$ 8,083.00	N
52690	Cadg Sutton Fields LI	1800 Valley View Lane Suite 300 Farmers Branch, TX 75234	Fm 1385 Tx	A1411a Wilkerson, Tr 4, 3.42 Acres, Old Dcad Tr #1a(1)	148,975	3.42	\$ 182,815.00	\$ -	\$ 182,063.00	\$ 752.00	N
122875	Cadg Sutton Fields LI	1801 Valley View Lane Suite 300 Farmers Branch, TX 75234	Fm 1385 Tx	A1411a Wilkerson, Tr 3, 18.0 Acres, Old Dcad Tr #1b(1)	784,080	18.00	\$ 962,184.00	\$ -	\$ 958,224.00	\$ 3,960.00	N
52721	Cadg Sutton Fields LI	1802 Valley View Lane Suite 300 Farmers Branch, TX 75234	Parvin Rd Tx	A1109a J. Rue, Tr 3, 57.41 Acres, Old Dcad Tr #1	2,500,780	57.41	\$ 3,068,831.00	\$ -	\$ 3,056,201.00	\$ 12,630.00	N
52751	Cadg Sutton Fields LI	1803 Valley View Lane Suite 300 Farmers Branch, TX 75234	Fm 1385 Tx	A1411a Wilkerson, Tr 1, 111.925 Acres, Old Dcad Tr #1	4,875,453	111.93	\$ 5,982,913.00	\$ 19,316.00	\$ 5,958,289.00	\$ 43,940.00	N
52760	Cadg Sutton Fields LI	1804 Valley View Lane Suite 300 Farmers Branch, TX 75234	Parvin Rd Tx	A1546a C. Jackson, Tr 1, 18.31 Acres, Old Dcad Tr #1	797,584	18.31	\$ 978,755.00	\$ -	\$ 976,741.00	\$ 2,014.00	N
52763	Cadg Sutton Fields LI	1805 Valley View Lane Suite 300 Farmers Branch, TX 75234		A1111a H. Rue, Tr 2, 6.75 Acres, Old Dcad Tr #1	294,030	6.75	\$ 360,820.00	\$ 1,582.00	\$ 306,100.00	\$ 56,302.00	N
52810	Cadg Sutton Fields LI	1806 Valley View Lane Suite 300 Farmers Branch, TX 75234	14738 Crutchfield Rd 76227-6433	A0309a T. Cox, Tr 7, 106.0 Acres, Old Dcad Tr #4	4,617,360	106.00	\$ 2,018,674.00	\$ 43,416.00	\$ 1,933,523.00	\$ 128,567.00	N
52744	Cadg Sutton Fields LI	1807 Valley View Lane Suite 300 Farmers Branch, TX 75234	Parvin Rd 76227	A1411a Wilkerson, Tr 12, 97.51 Acres, Old Dcad Tr #2 & 2a(4)	4,247,536	97.51	\$ 3,862,834.00	\$ 37,566.00	\$ 3,806,277.00	\$ 94,123.00	N
					29,866,192	456.07	\$ 29,016,016.00	\$ 101,880.00	\$ 18,767,525.00	\$ 350,371.00	

*Exhibit D**Costs*

CELINA

SUTTON FIELDS/CENTURION AMERICAN

	Project Cost	Phase One	Phase Two
1 Roads (Crutchfield Dr & Sutton)	\$ 784,400.00	\$ -	\$ 784,400.00
2 Water (pump Station/Storage)	\$ 6,272,000.00	\$ 998,800.00 *	\$ 5,273,200.00
3 Sewer	\$ 800,000.00	\$ 800,000.00	\$ -
4 CCN Certificate	\$ 3,300,000.00	\$ 3,300,000.00	\$ -
5 Municipal Site	\$ 1,080,000.00	\$ 1,080,000.00	\$ -
6 Park Donation	\$ 2,000,000.00	\$ 2,000,000.00	\$ -
	\$ 14,236,400.00	\$ 8,178,800.00	\$ 6,057,600.00

* Includes Pump Station construction cost and engineering for the EST



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: November 5, 2015
 Re: Denton County 128 (Mabrey) Annexation Ordinance

Action Requested:

The Celina City Council will consider and act upon an ordinance of the City of Celina, Texas, adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately ±127.897 acre tract of land located in the Thomas H. McIntyre Survey, Abstract Number 903, Denton County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located on the east side of FM 1385, north of Crutchfield Road and south of FM 428. (Denton County 128) (Liebman)

Background Information:

The property is contiguous to current city limits.

§ ~~July 14, 2015~~ ~~Council accepted voluntary petition to annex~~

§ ~~July 24, 2015~~ ~~Notice of public hearing published~~

§ ~~July 24, 2015~~ ~~Notice posted on City website~~

§ ~~July 31, 2015~~ ~~Notices sent to PISD and public utilities~~

§ ~~August 11, 2015~~ ~~Council held public hearings (2)~~

§ ~~September 8, 2015~~ ~~Council instituted annexation~~

§ November 5, 2015 Council to consider adoption of annexation ordinance

Board Review/Citizen Input:

N/A

Legal Review:

The City Attorney has reviewed the Ordinance and found it to be acceptable.

Supporting Documents:

- Ordinance

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2015-
DENTON COUNTY 128 ANNEXATION

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY CONTIGUOUS TO AND ADJOINING THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 127.897 ACRE TRACT OF LAND LOCATED IN THE THOMAS H. MCINTYRE SURVEY, ABSTRACT NUMBER 903, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT IS GENERALLY LOCATED ON THE EAST SIDE OF EAST SIDE OF FM 1385, NORTH OF CRUTCHFIELD ROAD AND SOUTH OF FM 428; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDING OF THE OFFICIAL CITY MAP; PROVIDING FOR A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, two separate public hearings were conducted in accordance with Section 43.052 of the Texas Local Government Code, the first hearing being held on the 11th day of August, 2015 and the second hearing being held on the 11th day of August, 2015 in the Council Chambers located in the First United Methodist Church, 112 N. Colorado in the City of Celina to consider the annexation of the property being more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the public hearings were conducted and held no more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the notice of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 24th day of July, 2015, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, the annexation was instituted on September 8, 2015 and the adoption of this ordinance is not more than ninety (90) days following the institution of annexation; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is contiguous to and adjoins the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other

incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, metes and bounds descriptions of the property to be annexed is attached hereto as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, the service plan for such territory is attached hereto as Exhibit "C" and incorporated herein for all purposes.

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

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **OFFICIAL CITY MAP AMENDED**

1. The official map and boundaries of the City are hereby amended so as to include the property being more particularly described in Exhibit "A", which is incorporated herein as if written word for word, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3 **SERVICE PLAN**

The municipal service plan for the herein annexed territory, attached hereto as Exhibit "C", was submitted in accordance with Chapter 43 of the Texas Local Government Code and is hereby approved as part of this ordinance, and is made a part hereof.

SECTION 4 **FILING OF ORDINANCE REQUIRED**

The Mayor shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of Denton County, Texas, and any other necessary agencies, including the United States Department of Justice.

SECTION 5 **EFFECT ON TERRITORY**

From and after the passage of this Ordinance, the territory referenced in Exhibit "A", attached hereto and incorporated herein for all purposes, shall be a part of the City of Celina, Texas, and subject to the municipal service plan referenced in Section 3 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6 **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the

provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 8
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this ____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Vicki Faulkner, City Secretary
City of Celina, Texas

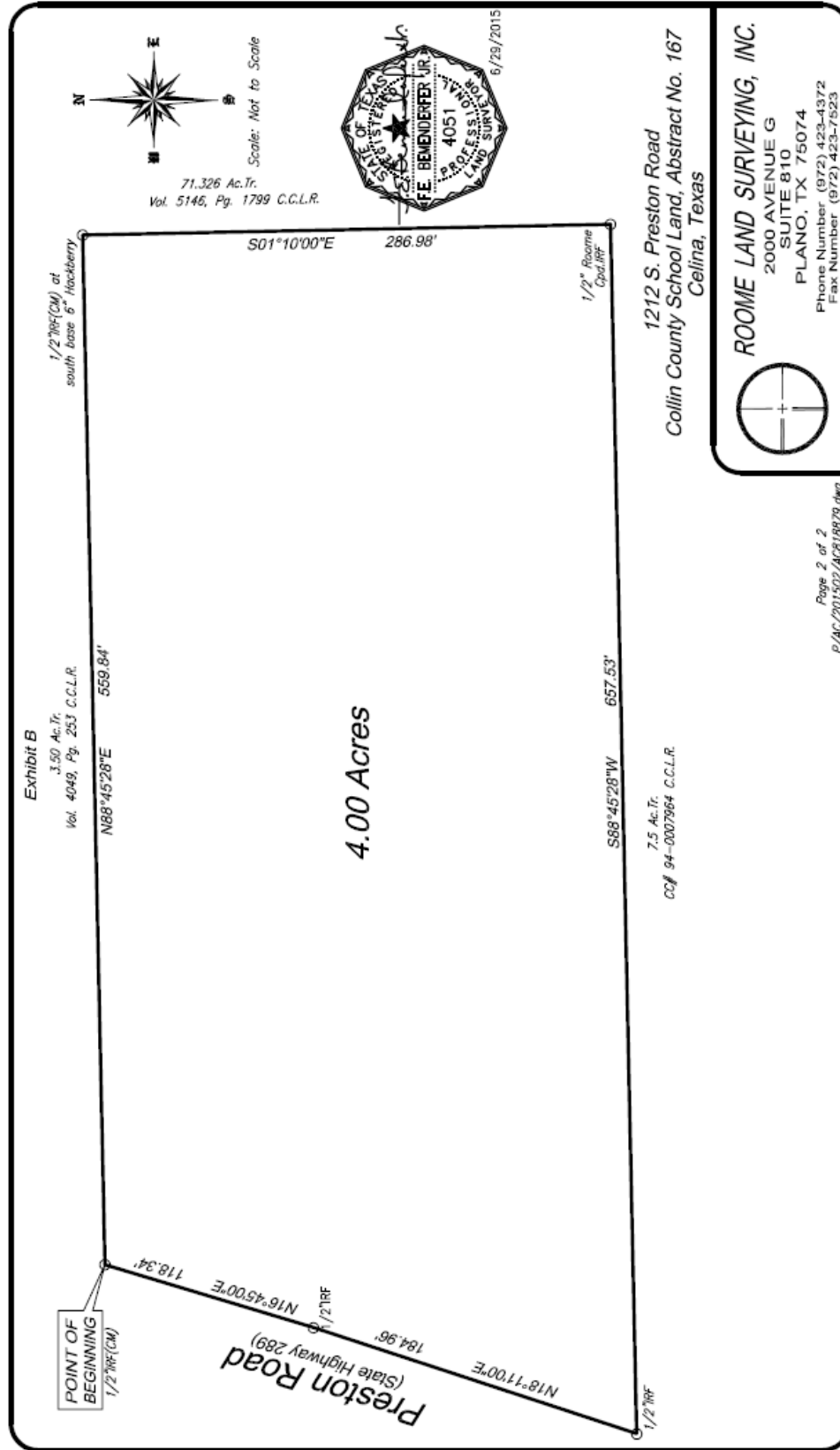
City Attorney
City of Celina, Texas

Exhibit “A”
Legal Description

Attachment: Denton County 128 Annexation Ordinance (1316 : Denton County 128 (Mabrey) Annexation Ordinance)

Exhibit “B”
Property Exhibit

Attachment: Denton County 128 Annexation Ordinance (1316 : Denton County 128 (Mabrey) Annexation Ordinance)



**Exhibit “C”
Service Plan**

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection
 - a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Constriction Plan Review and required inspections.

- b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient, fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.
 - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.
- 3) Emergency Medical Services
- a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response; and transport; and
 - iii) Medical rescue services.
 - b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas.
 - d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by city ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal

control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than

were in existence in the annexed area at the time immediately preceding the annexation process.

- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.