Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 10, 2021
5:00 PM

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Summer Reading Program 2021 recognitions. (Shaw)

B. Proclamations:

Samantha Scano-Palomino Horse Breeders of America World Championship

Vie Vie Blanchard-Texas High School Rodeo Association Queen 2021

Celina High School Cheerleaders-1st Place Cheer Camp All Categories

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New employee introductions. (Berry) (McAfee)(Cullison)

B. Discussion regarding Alcohol Ordinance. (McAfee)

C. Upper Trinity Regional Water District Update. (Howard)

D. Discussion regarding any and/or all agenda items.

V. OPEN FORUM:

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

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

VI. EXECUTIVE SESSION:

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

A. City Manager

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, pending or contemplated litigation

B. Discussion regarding negotiations on Creekpoint Estates (Herrin), generally located west of Custer road and approximately 1,800 feet north of Ousley Boulevard.

C. Discussion regarding negotiations on amendments to the Dynavest (Legacy Hills) development agreement.

D. Discussion regarding negotiations on amendments to the Parks at Wilson Creek development agreement.

E. Discussion regarding negotiations on the Belknap development agreement.

F. Discussion regarding negotiations on an agreement with Double Tap Entertainment LLC.

G. Discussion regarding Louisiana Street Phase IB Right of Way acquisition.

H. Discussion regarding a Memorandum of Understanding with Texas Department of Transportation (TxDOT) regarding FM 428 and FM 455. (Brawner)

Reconvene Into Open Session

I. Consider and act upon any items discussed in executive session.

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

A. Minutes Approval:

B. City Council - Regular Meeting - Jul 13, 2021 5:00 PM

C. City Council - Worksession - Jul 30, 2021 9:00 AM

D. Consider and act upon a service agreement for C-3 annexed Property between the City of Celina and the owner of approximately 508 acres within the Extraterritorial Jurisdiction, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road. (Villages of Uptown – Annexation Service Agreement) (Mohan)

E. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of improvements to be financed within Neighborhood Improvement Area #4 of the Wells South Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #4 Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #4 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on September 14, 2021, to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #4 of the Wells South Public Improvement District. (Wells South NIA#4 (Lilyana) PID - Pre-SAP) (Lopez)

F. Consider and act upon a resolution accepting a petition to create the Parks at Wilson Creek Annex Public Improvement District within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas; calling a public hearing; and authorizing the issuance of notices by the City Secretary of Celina, Texas regarding the public hearing. (Matusek - PID Petition) (Lopez)

G. Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas; authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan. (Legacy Hills (Dynavest) - TIRZ) (Lopez)

H. Consider and act upon a resolution accepting a petition to create the Legacy Hills Public Improvement District within the corporate limits of the City of Celina, Collin County, Texas; calling a public hearing; and authorizing the issuance of notices by the City Secretary of Celina, Texas regarding the public hearing. (Legacy Hills (Dynavest) – PID Petition) (Lopez)

I. Consider and act upon a resolution of the City Council of the City of Celina, Texas approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex division regarding the company's 2021 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel. (Atmos negotiated rate settlement) (Jenks)

J. Consider and act upon an ordinance altering the prima facie speed limits established for vehicles under the provisions of transportation code, section 545.356 upon Frontier Parkway, or parts thereof, within the incorporate limits of the City of Celina. (Frontier Parkway from Dallas Parkway to Preston Road to 30 MPH) (Glasgow)

K. Consider and act to authorize an agreement for engineering services for to complete a master hydrologic and hydraulic models for Little Elm Creek with Freese and Nichols, Inc., in an amount not to exceed $163,900.00. (Berry)

L. Consider and act to authorize an agreement for engineering services for the design of Frontier Parkway water line (Preston Hills to Lilyana) with Freese and Nichols, Inc., in an amount not to exceed $56,300.00. (Berry)

M. Consider and act to authorize the City Manager of the City of Celina to enter into an Agreement with GBT Celina for temporary use of their property as public parking in Downtown Celina. (Brawner)

N. Consider and act to authorize the City Manager to enter into an agreement with Republic Group, LLC to construct improvements to The Outer Loop and Light Farms Way (Brawner)

O. Consider and act upon an authorization for the City Manager to enter into an agreement with Triaco Land Development, and Rockhill Capital & Investments, LLC to complete flood study for a portion of Doe Branch (Brawner)

P. Consider and act to authorize the purchase of Sensus water meters from Aquametric Sales as the sole source provider in an amount not to exceed $287,160.00. (Berry)

Q. Consider and act to authorize the purchase of a vehicle for the Police Department from Caldwell Country Ford ($38,635) and outfitting equipment from Defender Supply ($5,016) in an amount not to exceed $43,651.00. (Berry)

R. Consider and act to authorize installation services for card access to various Public Works sites to Automation Integration through BuyBoard contract #638-21 in an amount not to exceed $76,039.82. (Berry)

S. Consider and act to authorize the purchase of a vehicle for Engineering from Grapevine Dodge Chrysler Jeep in an amount not to exceed $36,701.00. (Berry)

T. Consider and act to authorize the purchase of a vehicle for the Parks Department from Caldwell Country Chevrolet through a cooperative contract with BuyBoard (Contract 601-19) in an amount not to exceed $42,137.00. (Berry)

U. Consider and act to purchase a Pierce Custom Velocity PUC Engine 3 Fire Station 3 from Siddons Martin Emergency Group, LLC through a cooperative contract with HGAC in an amount not to exceed $873,057.00. (Berry)

V. Consider and act on the 2021-22 annual service plan update for the Cambridge Crossing Public Improvement District. (Stovall)

W. Consider and act on the 2021-2022 annual service plan update for the Lakes at Mustang Ranch Public Improvement District. (Stovall)

X. Consider and act on the 2021-22 annual service plan update for the Ownsby Farms Public Improvement District. (Stovall)

Y. Consider and act on the 2021-22 annual service plan update for the Glen Crossing Public Improvement District. (Stovall)

Z. Consider and act on the 2021-22 annual service plan update for the Chalk Hill Public Improvement District No. 2. (Stovall)

AA. Consider and act on the 2021-22 annual service plan update for the Glen Crossing West Public Improvement District. (Stovall)

AB. Consider and act on the 2021-22 annual service plan update for The Columns Public Improvement District. (Stovall)

AC. Consider and act on the 2021-22 annual service plan update for the Sutton Fields II Public Improvement District. (Stovall)

AD. Consider and act on the 2021-22 annual service plan update for the Wells North Public Improvement District. (Stovall)

AE. Consider and act on the 2021-22 annual service plan update for the Creeks of Legacy Public Improvement District. (Stovall)

AF. Consider and act on the 2021-22 annual service plan update for the Wells South Public Improvement District. (Stovall)

AG. Consider and act on the 2021-22 annual service plan update for the Ownsby Farms Public Improvement District. (Stovall)

AH. Consider and act upon an amendment to Exhibit A of Ordinance 2000-45 to modify for the change in school times for Prosper ISD. (Brawner)

AI. Consider and act upon a lease agreement between the City of Celina and the Celina Economic Development Corporation. (Vanzant)

AJ. Consider and act upon an agreement between the City of Celina and the Celina Economic Development Corporation related to Gigabit funding. (Vanzant)

AK. Consider and act upon an Interlocal Agreement for School Resource Officers between the City of Celina and Celina ISD. (Cullison)

AL. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A: Fee Schedule, Water Rates, providing a comprehensive fee authority update to enable the adoption of a master fee chart. (Master Fee Chart Revision Ordinance) (McAfee)

VIII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, for a Specific Use Permit (SUP) to allow for a Hospital use on an approximately 13 acre tract of land, generally located at the northeast corner of Dallas Parkway and Punk Carter Parkway, within the City Limits. (CRMC Hospital – Specific Use Permit) (McAfee)

B. Conduct the first of two public hearings on the annexation of an approximately 152 acre tract of land, Collin County, Texas, generally located west of Custer Road, east of Preston Road, north of Choate Parkway, and south of Glendenning Parkway. (Outer Loop 1st Public Hearing) (Lopez)

C. Conduct a public hearing and act upon an ordinance of the City of Celina, abandoning the rights-of-way totaling approximately 1.82 acres, as more particularly described and depicted in Exhibit "A", to the abutting owner; pursuant to the terms of a development agreement with the owner; and providing for the furnishing of a certified copy of this ordinance for recording in the real property records of Collin County, Texas, as a quit claim deed of the City; and providing an effective date; generally located south of Cherry Wood Lane and east of Oklahoma Drive. (ServPro ROW Abandonment) (Mohan)

D. Conduct a public hearing and act upon a Development Agreement for approximately 16 acres of land, generally located 1,650 feet east of Celina Parkway (County Road 52) and 300 feet south of Glendenning Parkway, within the City Limits. (Greenway Ph. 4 – Development Agreement) (Mohan)

E. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 16 acres to Planned Development (PD) with Single-Family Residential Estate District (SF-E) base zoning, generally located 1,650 feet east of Celina Parkway (County Road 52) and 300 feet south of Glendenning Parkway, within the City Limits. (Greenway Ph. 4 - PD Zoning) (Mohan)

F. Conduct a public hearing and act upon an ordinance on the voluntary annexation of approximately 508 acres within the Extraterritorial Jurisdiction, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road. (Villages of Uptown – Annexation) (Mohan)

G. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 564 acres to Planned Development (PD) with various uses, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road. (Villages of Uptown – Planned Development) (Mohan)

H. Conduct a public hearing and act upon an amendment to the Tuscany Estates Development Agreement; generally located at the southeast corner of CR 87 (future Coit Road) and CR 90 (future Glendenning Parkway), within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Tuscany Estates Phase 2 DA Amendment) (Lopez)

I. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Development Regulations of Planned Development (PD) No. 117 on approximately 3,237 acres, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within the City Limits. (Legacy Hills (Dynavest) – Planned Development Amendment) (McAfee)

J. Conduct a public hearing and act upon a Development Agreement for approximately 109 acres of land, generally located north of Parvin Road and 3,000 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction. (Sutton Fields East – Development Agreement) (McAfee)

K. Conduct a public hearing to consider testimony regarding the dissolution of the existing The Parks at Wilson Creek Public Improvement District and act upon a resolution dissolving the existing The Parks at Wilson Creek Public Improvement District. (Parks at Wilson Creek - PID Dissolution) (Lopez)

L. Conduct a public hearing to consider testimony regarding the creation of a new The Parks at Wilson Creek Public Improvement District and act upon a resolution creating a new The Parks at Wilson Creek Public Improvement District. (Parks at Wilson Creek - PID Creation) (Lopez)

M. Conduct a public hearing and act upon a resolution of the City of Celina, Texas authorizing and creating the Hillside Village Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date. (Hillside Village – PID Creation) (Lopez)

N. Conduct a public hearing and act upon a resolution of the City of Celina, Texas authorizing and creating the Tuscany Estates Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date. (Tuscany Estates – PID Creation) (Lopez)

O. Conduct the first of three public hearings to annex approximately 449 acres, describing the municipal services to be provided to the area and the time in which municipal services will be provided, calling a public hearing, directing notices to be provided, directing that a petition for annexation of the area be prepared and opportunity to sign provided, providing for matters related thereto for the following areas: (21-01 Annexation First Public Hearing) (Lopez)

1) Collin CAD Property ID 2120983, being an approximate 116.17 acre tract of land in Collin County, Texas, legally described as Abstract No. 357 in the German Emigration Co Survey, Tract 1; generally located on the southwest corner of Louisiana Drive and County Road 58,
2) Collin CAD Property ID 1014538 , being an approximate 36 acre tract of land in Collin County, Texas, legally described as Abstract No. 1072 in the G A Wilson Survey, Tract 1; generally located north of N Business 289 and approximately 3,000 feet west of Business 289,
3) Collin CAD Property ID 1014547, being an approximate 73.71 acre tract of land in Collin County, Texas, legally described as Abstract No. 1072 in the G A Wilson Survey, Tract 2; generally located approximately 4,000 feet west of Business 289 and at the terminus of N Business 289,
4) Collin CAD Property ID 985731, being an approximate 53 acre tract of land in Collin County, Texas, legally described as Abstract No. 730 in the W C Quigley Survey , Tract 3; generally located approximately 1,300 feet west of FM 2478 and approximately 550 feet north of County Road 129,
5) Collin CAD Property ID 986598, being an approximate 1.5 acre tract of land in Collin County, Texas, legally described as Abstract No. 836 in the B F Stapp Survey , Tract 2; generally located approximately 1,000 feet west of FM 2478 and approximately 1,500 feet North of County Road 129,
6) Collin CAD Property ID 995123, being an approximate 3 acre tract of land in Collin County, Texas, legally described as Abstract No. 443 in the A Huffstetler Survey, Tract 2; generally located approximately 1,100 feet west of FM 2478 and approximately 2,360 feet south of County Road 455,
7) Collin CAD Property ID 985777, being an approximate 81.63 acre tract of land in Collin County, Texas, legally described as Abstract No. 730 in the W C Quigley Survey, Tract 7; generally located east of County Road 127 and approximately 1,500 feet north of County Road 129,
8) Collin CAD Property ID 1498089, being an approximate 3.2 acre tract of land in Collin County, Texas, legally described as Preston 450 Addition, Lot 36; generally located west of Preston Road and approximately 320 feet south of Kathie Court,
9) Collin CAD Property ID 1498098, being an approximate 3.54 acre tract of land in Collin County, Texas, legally described as Preston 450 Addition, Lot 37; generally located west of Preston Road and approximately 790 feet south of Kathie Court,
10) Collin CAD Property ID 1585804, being an approximate 10.28 acre tract of land in Collin County, Texas, legally described as Abstract No. 168 in the Collin County School Land #16 Survey, Sheet 1, Tract 44; generally located east of Rawhide Road and approximately 1,900 feet north of County Road 8, and
11) Collin CAD Property ID 995748, being an approximate 66.9 acre tract of land in Collin County, Texas, legally described as Abstract No. 569 in the F L Meriwether Survey, Tract 2; generally located approximately 2,900 feet east of W FM 455 and approximately 1,600 feet north of County Road 946.

IX. ACTION ITEM:

A. Consider and act upon a resolution taking a record vote to place a proposal for adoption of the Fiscal Year 2021-2022 budget and tax rate on the September 14, 2021 agenda; specifying the proposed property tax rate; establishing date for public hearing on the proposed property tax rate; and providing for publication as provided by the Texas Property Tax Code. (Bromiley)

B. Consider and act to award RFQ 2021-0078 for CMAR (Construction Manager at Risk) Services to Crossland Construction and authorize pre-construction services in the amount $10,000 and a pre-construction fee of 2.5 % for Fire Station #3. (Berry)

X. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

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 Tarrant, TRMC Date Notice Removed
City Secretary, City of Celina, TX

Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 13, 2021
5:00 PM

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
Justin Steiner	City of Celina	Place 1	Present		
Jay Pierce	City of Celina	Place 2	Present		
Wendie Wigginton	City of Celina	Place 4	Present		
Andy Hopkins	City of Celina	Place 3	Present		6:30 PM
Mindy Koehne	City of Celina	Place 5	Present		
Chad Anderson	City of Celina	Place 6	Present		
Sean Terry	City of Celina	Mayor	Present		

Mayor Terry called the meeting to order at 5:00 p.m.

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Jake Patton with New Presbyterian gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Adele Clark Proclamation

B. National Parks Month Proclamation

C. Inaugural Fire Academy Proclamation

D. Life Connected recognitions

Mayor Terry recognized Donna Lynch for her life saving action helping local resident Tawnia King. Mayor Terry recognized Rob Hale for his life saving action helping a fellow passenger aboard an airplane. Mayor Terry recognized Fire Department Shift "C" for their life saving effort helping a new born calf at Glendenning Farms.

E. Tree City USA and Growth Award announcement (McAfee)

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

Minutes Acceptance: Minutes of Jul 13, 2021 5:00 PM (Consent Agenda)

A. New employee introductions (Metdker) (Hunn) (Stovall)

Fire Chief Mark Metdker introduced new firefighter Matt Harris. Director of Organizational Leadership Shain Hunn introduced new Life Connected Manager Jade Mizzell. Assistant City Manager Karla Stovall introduced new Human Resources Manager Shannon Gartner.

B. Presentation regarding Annual Downtown update (McAfee)

C. Splash and Blast and Cajun Fest update (Lynch)

D. Discussion regarding any and/or all agenda items

V. OPEN FORUM:

Dean Schickedanz of 412 S. Colorado Street raised concerns about saving trees along the streets during widening and about more and faster traffic. He suggests a traffic survey, school zones, stop signs and police monitoring.
David Hancock of 402 W. Ash Street raised concerns about sidewalks and the preservation of trees due to widening of the roads.
Tawnia King praised city employees for helping citizens and raised concerns about traffic on W. Ash Street.

VI. EXECUTIVE SESSION:

The Celina City Council convened into executive session at 5:45 p.m. with City Manager Jason Laumer, Assistant City Manager Karla Stovall, Executive Director of Public Services Kim Brawner and City Attorney Lance Vanzant. Mayor Terry recused himself from the discussion on item G and item H. Councilman Andy Hopkins left the executive session and meeting at 6:30 p.m.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, pending or contemplated litigation, and 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

A. Discussion regarding severence agreements.

B. Discussion of potential legal action related to Stover Creek Storage Phase II.

C. Discussion regarding the status of negotiations related to an interlocal agreement with Celina Independent School District for School Resource Officers.

D. Discussion regarding the status of negotiations related to a development agreement with Wynne/Jackson, Inc. (Hillside Village), generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane.

E. Discussion regarding the status of negotiations related to a development agreement with C & C Land LLC (Tuscany Estates), generally located at the southeast corner of CR 87 and CR 90.

F. Discussion regarding the status of negotiations related to a development agreement on the Ala Hubbard property, generally located at the southwest corner of Preston Road and future Legacy Drive.

Minutes Acceptance: Minutes of Jul 13, 2021 5:00 PM (Consent Agenda)

G. Discussion regarding a development agreement with CADG SUTTON FIELDS LLC (Sutton Fields East), generally located north of Parvin Road and approximately 2,200 feet east of Bothwell Blvd.

H. Discussion regarding a development agreement with Huffines Ranch and Jim Bray Sr (Bray and Carter tract) generally located south of Marilee Road, east of Preston Road and north of County Road 135.

I. Discussion regarding a development agreement with M/I HOMES OF DFW LLC (Greenway Ph 3 & 4), generally located approximately 1,650 feet east of Celina Parkway (County Road 52) and approximately 300 feet south of Glendening Parkway.

J. Discussion regarding purchase of two tracts of land totaling 51 acres for a future park generally located south of Choate Parkway, between Coit Road and Roseland Park.

K. Discussion regarding purchase of two tracts of land located at 201 S. Preston Road for municipal purposes. (Rasor Downtown Office).

Reconvene Into Open Session

The City Council reconvened into open session at 7:31.

L. Consider and act upon an ordinance amending the Celina Code of Ordinances, Article 1.07 Finances providing for City Council approval of severance agreements.

No action was taken on item L.

M. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving and authorizing the purchase of certain real property for public purposes.

(2021-51)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

N. Consider and act upon a resolution approving and authorizing the purchase of certain real property containing 1.222 acres for municipal purposes.

(2021-52)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

O. Consider and act upon any items discussed in executive session.

No other items were acted upon.

VII. CONSENT AGENDA:

Minutes Acceptance: Minutes of Jul 13, 2021 5:00 PM (Consent Agenda)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Justin Steiner, Place 1
SECONDER:	Wendie Wigginton, Place 4
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

A. Minutes Approval:

1. City Council - Regular Meeting - Jun 8, 2021 5:00 PM

2. City Council - Special Meeting - Jun 21, 2021 5:00 PM

B. Consider and act upon approval of the annual extension of a Jail Services Agreement by and between the City of Celina and Collin County. (Cullison)

C. Consider and act upon an interlocal agreement for law enforcement dispatch services by and between the City of Celina and Collin County. (Cullison)

D. Consider and act upon approval of an Interlocal Agreement for fire/ems dispatch services by and between the City of Celina and Collin County. (Metdker)

E. Consider and act upon approval of the annual Interlocal Agreement for animal services and the facility construction and use of an animal shelter by and between the City of Celina and Collin County. (Green)

F. Consider and act upon a request for a façade mural at 312 W. Walnut Street. (McAfee)

G. Consider and act upon a request for Economic Development Agreements for Dynavest; generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within the City Limits. (Dynavest 380 Economic Development Agreements) (Mohan)

H. Consider and act upon a resolution of the City Council of the City of Celina to rescind an incentive agreement between the City of Celina, Celina Economic Development Corporation, and Valley Vines Distribution, LLC, which has been replaced by a new agreement between the same. (Valley Vines Rescinding Resolution) (Mohan)

(2021-42R)

I. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Pecan Street, LLC for economic incentive funding of up to $50,000 under Chapter 380 of the Texas Local Government Code for Louisiana Street Drainage Improvements (Brawner)

J. Consider and act to authorize the execution of an agreement by and between the Celina Economic Development Corporation and Mangiamo Italian Market & Deli, LLC for economic incentive funding under the Development Corporation Act, Texas Local Government Code. (Mangiamo's – DIP Agreement) (Mohan)

K. Consider and act upon a resolution setting a date, time, and place for public hearings on the proposed annexation of approximately 152 acres tract of land, Collin County, Texas, and setting two public hearing dates for August 10, 2021 at 5:00 p.m. and September 14, 2021 at 5:00 p.m. This property is generally located west of Custer Road, east of Preston Road, north of Choate Parkway, and south of Glendenning Parkway. (Outer Loop Annexation Resolution) (Mohan)

(2021-43R)

L. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 19 acres within the Extraterritorial Jurisdiction, generally located west of Preston Road and 1,490 feet north of J Fred Smith Parkway. (Venya Gardens – Annexation Service Agreement) (Mohan)

M. Consider and act upon a resolution accepting a petition to create, and setting a public hearing under sec. 372.009 of the Texas Local Government Code for the creation of the Tuscany Estates Public Improvement District within the corporate limits of the City of Celina, Texas, and withdrawing a prior petition for the Tuscany Estates Public Improvement District; and authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing. (Tuscany Estates - PID Petition Withdrawal and Acceptance) (Lopez)

(2021-44R)

N. Consider and act upon a resolution accepting a petition to create the Hillside Village Public Improvement District within the corporate limits of the City of Celina, Collin County, Texas; calling a public hearing; and authorizing the issuance of notices by the City Secretary of Celina, Texas regarding the public hearing. (Hillside Village - PID Petition Acceptance) (Pouladi)

(2021-45R)

O. Consider and act to authorize the Mayor Pro-Tem to execute a Landowner Agreement, a Reimbursement Agreement, a Construction, Funding, and Acquisition Agreement, and a Release and Termination of Prior Agreements, each by and between the City of Celina and CADG Sutton Fields, LLC, in connection with the development of Neighborhood Improvement Area #5A of the Sutton Fields II Public Improvement District. (Sutton Fields NIA#5A PID - MISC Agreements) (Pouladi)

P. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the dissolution of the existing Parks at Wilson Creek Public Improvement District, and calling for a public hearing for the City Council's August 10, 2021 meeting. (Parks at Wilson Creek PID - Dissolution Petition) (Pouladi)

(2021-46R)

Q. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the creation of a new The Parks at Wilson Creek Public Improvement District, and calling for a public hearing for the City Council's August 10, 2021 meeting. (Parks at Wilson Creek PID – Creation Petition) (Pouladi)

(2021-47R)

R. Consider and act upon a resolution appointing the Home Rule Charter Review Commission. (Tarrant)

(2021-48R)

Minutes Acceptance: Minutes of Jul 13, 2021 5:00 PM (Consent Agenda)

S. Consider and act to authorize and execute a license agreement between the City of Celina and Star Real Estate for the occupation and usage of the City's alley adjacent to the property. (Glasgow)

T. Consider and act to authorize and execute a license agreement between the City of Celina and ABS Ward Real Estate for the occupation and usage of the City's alley adjacent to the property. (Glasgow)

U. Consider and act to authorize and execute a license agreement between the City of Celina and Kelt and Christy Gibson for the occupation and usage of the City's alley adjacent to the property. (Glasgow)

V. Consider and act to authorize the City Manager to execute a license agreement by and between the City of Celina and Celina Realty (Glasgow)

W. Consider and act to authorize amendment 2 to work order 2020-0004 with Halff & Associates, Inc. for design services at Old Celina Park for the Playground Improvements, Project P13 in an amount not to exceed $128,500.00. (Berry)

X. Consider and act to authorize and execute two license agreements between the City of Celina and Diego Matehuala for the occupation and usage of the City's alley adjacent to the properties. (Glasgow)

Y. Consider and act to authorize an agreement for engineering services to Freese & Nichols, Inc., for design of the Dallas Parkway Water Line in an amount not to exceed $685,800.00. (Berry)

Z. Review and Acceptance of the Quarterly Investment Report for the period end June 30, 2021 (Bromiley)

AA. Consider and act to authorize Change Order 2 for additional work on the 2021 Street Maintenance (Vest Lane (CR84) between CR 83 and CR 86) to Reliable Paving, Inc., in an amount not to exceed $83,589.00 (Berry)

AB. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2020-77 which adopted and approved the budget for fiscal year beginning October 1, 2020 and ending September 30, 2021, and make appropriations for each department, project and account, by adopting an amended 2020-2021 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Bromiley)

(2021-51)

AC. Consider and act to authorize the use of amendment 1 to the design agreement for the Public Works Service Center Improvements Phase 1 with Quorum Architecture in an amount not to exceed $13,700.00 (Berry)

AD. Consider and act upon a resolution creating the Special Events Advisory Committee (Lynch)

(2021-49R)

VIII. PUBLIC HEARING/ACTION:

Minutes Acceptance: Minutes of Jul 13, 2021 5:00 PM (Consent Agenda)

A. Conduct a public hearing and act upon a Development Agreement for approximately 19 acres of land, generally located west of Preston Road and 1,500 feet north of J Fred Smith Parkway. (Venya Gardens – Development Agreement) (Mohan)

Mayor Terry opened the hearing at 7:31. No public comment was received. The hearing was closed at 7:34 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

B. Conduct a public hearing and act upon an ordinance on the voluntary annexation of approximately 19 acres within the Extraterritorial Jurisdiction, generally located west of Preston Road and 1,400 feet north of J Fred Smith Parkway. (Venya Gardens - Annexation) (Mohan)

(2021-52) Mayor Terry opened the hearing at 7:34 p.m. No public comment was received. The hearing closed at 7:35 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Steiner, Place 1
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

C. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 19 acre tract of land to Commercial, Office, & Retail Zoning District (C) with the Preston Road Overlay (PRO), generally located west of Preston Road and 1,500 feet north of J Fred Smith Parkway. (Venya Gardens – Zoning) (Mohan)

(2021-53) Mayor Terry opened the hearing at 7:35 p.m. No public comment was received. The hearing was closed at 7:36 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

D. Conduct a public hearing and act upon a Development Agreement for approximately 72 acres of land, generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane, within the City Limits. (Hillside Village – Development Agreement) (Mohan)

Mayor Terry opened the hearing at 7:36 p.m. Dale Bainum of 3541 Heritage Trail said the plan looks to be laid out in a square grid. The hearing was closed at 7:40 p.m.

Minutes Acceptance: Minutes of Jul 13, 2021 5:00 PM (Consent Agenda)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Wendie Wigginton, Place 4
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

E. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Concept Plan and Development Regulations of Planned Development (PD) No. 66 on approximately 72 acres, generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane, within the City Limits. (Hillside Village – Planned Development Amendment) (Mohan)

(2021-54)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Chad Anderson, Place 6
SECONDER:	Jay Pierce, Place 2
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

F. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Development Regulations of Planned Development (PD) No. 117 on approximately 3,269 acres, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within the City Limits. (Dynavest – Planned Development Amendment) (McAfee)

RESULT:	**NO ACTION**

G. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Sutton Fields II Public Improvement District Amended and Restated Service and Assessment Plan, including the Neighborhood Improvement Area #5A assessment roll; making a finding of special benefit to property within Neighborhood Improvement Area #5A of the Sutton Fields II Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Neighborhood Improvement Area #5A assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Sutton Fields NIA#5A PID- SAP-Levy) (Pouladi)

(2021-56) Mayor Terry opened the hearing at 7:43 p.m. Marcia Dunn of 5932 Priory Drive in Sutton Fields what impact this new phase would have on police, fire, road infrastructure, and traffic.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Steiner, Place 1
SECONDER:	Jay Pierce, Place 2
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

H. Conduct a public hearing and act upon an ordinance amending the City's Master Thoroughfare and Map of the Comprehensive Plan. (Master Thoroughfare Plan) (Brawner)

Minutes Acceptance: Minutes of Jul 13, 2021 5:00 PM (Consent Agenda)

(2021-57) Mayor Terry opened the hearing at 7:50 p.m. No public comment was received. The hearing was closed.

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Chad Anderson, Place 6
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Pierce, Koehne, Anderson
NAYS:	Wigginton
ABSENT:	Hopkins

I. Conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 2: Water and Wastewater Facilities by adopting updated land use assumptions; adopting an updated water and wastewater capital improvement plan and impact fee analysis; adopting revised water and wastewater impact fees; adopting a revised schedule 1 assessment rates and schedule 2 collection rates for water and wastewater facilities. (Brawner)

(2021-58) Mayor Terry opened the hearing at 8:01 p.m. Freese & Nichols representatives gave a presentation on the final report. Dale Bainum of 3541 Heritage Trail asked to what extent we use these numbers (impact fees) to negotiate future development agreements. The hearing was closed at 8:14 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

J. Conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 3: Roadway Facilities by adopting updated land use assumptions; adopting an updated roadway capital improvement plan and impact fee analysis; adopting revised roadway impact fees; and adopting a revised schedule 1 assessment rates and schedule 2 collection rates for roadway facilities (Brawner)

(2021-59) Mayor Terry opened the hearing at 8:14 p.m. No public comment was received. The hearing was closed at 8:15 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Steiner, Place 1
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

IX. ACTION ITEM:

A. Consider and act upon a resolution of intent to annex approximately 449 acres, describing the municipal services to be provided to the area and the time in which municipal services will be provided, calling a public hearing, directing notices to be provided, directing that a petition for annexation of the area be prepared and opportunity to sign provided, providing for matters related thereto for the following areas: (21-01 Annexation Resolution) (McAfee)

Minutes Acceptance: Minutes of Jul 13, 2021 5:00 PM (Consent Agenda)

(2021-50R)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Steiner, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

B. Consider and act upon all matters incident and related to the issuance and sale of "City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2021A", including the adoption of an ordinance authorizing the issuance of such certificates of obligation. (Stovall)

(2021-60)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Chad Anderson, Place 6
SECONDER:	Jay Pierce, Place 2
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 8:21 p.m.

_____
Sean Terry, Mayor

_____
Secretary

_____
Date Minutes Approved

Minutes Acceptance: Minutes of Jul 13, 2021 5:00 PM (Consent Agenda)

Life Connected.

CITY COUNCIL WORKSESSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
FRIDAY, JULY 30, 2021
9:00 AM

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Justin Steiner	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Place 2	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 9:04 a.m. Councilwoman Wigginton attended via Zoom. She was able to be seen and heard by those in attendance.

II. WORKSESSION:

A. Discussion regarding governance policy

City Manager Jason Laumer introduced and reviewed a proposed governance policy to the City Council.

B. Discussion regarding FY 21 and FY 22 proposed budget

City Manager Jason Laumer, Assistant City Manager Karla Stovall and Finance Director Robin Bromiley presented the proposed FY 22 budget and an update on the current fiscal year budget.

III. ADJOURN:

There being no further comment Mayor Terry adjourned the meeting at 11:26 p.m.

_____
Sean Terry, Mayor

Minutes Acceptance: Minutes of Jul 30, 2021 9:00 AM (Consent Agenda)

_____ _____

Secretary Date Minutes Approved

Minutes Acceptance: Minutes of Jul 30, 2021 9:00 AM (Consent Agenda)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Madhuri Mohan AICP, Planning Manager
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Villages of Uptown - Annexation Service Agreement

Action Requested:
Consider and act upon a service agreement for C-3 annexed Property between the City of Celina and the owner of approximately 508 acres within the Extraterritorial Jurisdiction, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road. (Villages of Uptown – Annexation Service Agreement) (Mohan)

Applicant:
Rockhill Capital and Investments
9550 John W Elliott, Suite 106
Frisco, TX 75033

Background Information:
Attached is the annexation service agreement related to the annexation and zoning for the Villages of Uptown items. Please refer to the attached documents and the accompanying annexation agenda item for further information.

Supporting Documents:
- Location Map
- Annexation Service Agreement

Staff Recommendation:
Staff recommends approval.

CELINA TEXAS EST. 1876
Life Connected.

O'BRIEN DR
LEGACY DR
COX LN
CR 994
J FRED SMITH PWKY
BUS 289
FM 455
WALNUT
FLORIDA
PECAN
LOUISIANA
OKLAHOMA
MOBBERLY RD
MOBBERLY CONNECTOR
ASH ST
CELINA PKWY
SUNSET BLVD
DALLAS NORTH TOLLWAY
PRESTON

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Uptown - Annexation Location Map

City of Celina

7/26/2021

N W E S

0 1,000 2,000 Feet

Attachment: Location Map (Villages of Uptown – Annexation Service Agreement)

Service Agreement for C-3 Annexed Property

The undersigned parties have negotiated, and now enter into, this written Service Agreement for C-3 Annexed Property ("Agreement") pursuant to the authority provided by Section 43.0672, Texas Local Government Code ("LGC"). Pursuant to Section 43.056(l) of the LGC, this Agreement shall have a term of ten (10) years beginning on the date approved by the City Council of Celina. This Agreement is for the following property:

The Property is described in Exhibit A attached hereto and incorporated herein.

NOW THEREFORE, for and in consideration received and the mutual benefits contained herein, the undersigned parties agree to the following Service Plan:

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code, 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

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

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) Construction 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

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

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.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

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 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

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

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.

Entered into this 10th day of August 2021.

CITY OF CELINA

By: _____
Name: Jason Laumer
Title: City Manager
Date: _____

OWNER: UPTOWN CELINA PARTNERS, LP
a Texas Limited Partnership

By: Uptown Celina Partners GP, LLC
a Texas Limited Liability company general partner

By: _____
Name: Ryan Griffin
Title: Manager
Date: 8/3/21

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

Exhibit A
Legal Description

PROJECT NO. 210038
CROWN TRACT 1
143.995 ACRES

Part of Property ID's 2143113 and 2055089

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804 AND THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 16, ABSTRACT NO. 168, COLLIN COUNTY, TEXAS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953 AND 20011214001614880, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE WEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (FM) 455, A 90-FOOT RIGHT-OF-WAY, AT THE NORTHEAST CORNER OF SAID CROWN S LTD. TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "METROPLEX 1849" FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RAJU GADIRAJU AND FENG-TZU TSAI, RECORDED IN INSTRUMENT NO. 20047061400086243O, O.P.R.C.C.T. BEARS NORTH 00°13'52" WEST, A DISTANCE OF 377.52 FEET;

THENCE SOUTH 00°13'52" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 417.67 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 88°50'14" WEST, LEAVING SAID WEST RIGHT-OF-WAY LINE, PASSING A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND AT A DISTANCE OF 450.82 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 633.77 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 00°44'11" EAST, A DISTANCE OF 817.09 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 88°45'30" EAST, PASSING A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND AT A DISTANCE OF 120.60 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 633.26 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER IN SAID WEST RIGHT-OF-WAY LINE OF FM 455;

THENCE SOUTH 00°44'52" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 719.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "TXDOT" FOUND AT THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20170403000416890, O.P.R.C.C.T.;

THENCE SOUTH 06°54'50" WEST, ALONG THE WEST LINE OF SAID STATE OF TEXAS TRACT, A DISTANCE OF 55.27 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89°46'59" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 572.10 FEET TO A METAL FENCE POST FOR CORNER;

THENCE SOUTH 05°25'46" WEST, A DISTANCE OF 562.38 FEET TO A METAL FENCE POST FOR CORNER;

THENCE SOUTH 73°46'03" WEST, A DISTANCE OF 982.15 FEET TO A 5 METAL FENCE POST FOR CORNER;

THENCE SOUTH 84°55'10" WEST, A DISTANCE OF 805.07 FEET TO A METAL FENCE POST FOR CORNER;

THENCE NORTH 85°05'29" WEST, A DISTANCE OF 223.69 FEET TO A 1/2-INCH IRON ROD WITH FOUND FOR CORNER IN THE WEST LINE OF SAID CROWN S LTD. TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CROWN S LTD. TRACT BEARS SOUTH 00°31'56" EAST, A DISTANCE OF 852.38 FEET;

THENCE NORTH 00°31'56" WEST, ALONG THE WEST LINE OF SAID CROWN S LTD. TRACT, A DISTANCE OF 691.03 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00°31'53" WEST, CONTINUING ALONG SAID WEST LINE, PASSING AT A DISTANCE OF 1733.98 FEET A 1-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GREG MIMS AND PAM MIMS, RECORDED IN INSTRUMENT NO. 20150604000659940, O.P.R.C.C.T. AND A TRACT OF LAND DESCRIBED IN DEED TO W.G. CULLUM & COMPANY, LTD., RECORDED IN INSTRUMENT NO. 20151215001560240, O.P.R.C.C.T., AND CONTINUING FOR A TOTAL DISTANCE OF 1,739.11 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

THENCE NORTH 00°31'46" EAST, A DISTANCE OF 434.69 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "METROPLEX 1849" FOUND AT THE NORTHWEST CORNER OF SAID CROWN S LTD. TRACT;

THENCE NORTH 88°46'41" EAST, ALONG THE NORTH LINE OF SAID CROWN S LTD. TRACT, A DISTANCE OF 2,597.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,272,411 SQUARE FEET OR 143.995 ACRES OF LAND, MORE OR LESS.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

PROJECT NO. 210038
CROWN TRACT 2
3.205 ACRES

Part of Property ID's 2143113 and 2055089

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804 AND THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE WEST LINE OF SAID CROWN S LTD. TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CROWN S LTD. TRACT BEARS SOUTH 00°31'56" EAST, A DISTANCE OF 455.68 FEET;

THENCE NORTH 00°31'56" WEST, ALONG SAID WEST LINE, A DISTANCE OF 396.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE OF THE CROWN S LTD. TRACT BEARS NORTH 00°31'56" WEST, A DISTANCE OF 691.03 FEET;

THENCE SOUTH 85°05'29" EAST, A DISTANCE OF 223.69 FEET TO A METAL FENCE POST FOR CORNER FOR CORNER;

THENCE NORTH 84°55'10" EAST, A DISTANCE OF 644.73 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 50°38'02" WEST, A DISTANCE OF 154.60 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 79°14'54" WEST, A DISTANCE OF 331.44 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 59°43'30" WEST, A DISTANCE OF 287.68 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 52°17'38" WEST, A DISTANCE OF 212.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 139,590 SQUARE FEET OR 3.205 ACRES OF LAND, MORE OR LESS.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

PROJECT NO. 210038
CROWN TRACT 3
3.003 ACRES

Part of Property ID's 2143113 and 2055089

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20170403000416890, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "TXDOT" FOUND AT THE NORTH CORNER OF SAID STATE OF TEXAS TRACT BEARS NORTH 06°54'50" WEST, A DISTANCE OF 55.27 FEET;

THENCE SOUTH 06°54'50" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 218.27 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 71°30'57" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 144.40 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 65°17'11" WEST, A DISTANCE OF 183.52 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 87°43'55" WEST, A DISTANCE OF 116.47 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 60°36'39" WEST, A DISTANCE OF 85.53 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 26°02'46" WEST, A DISTANCE OF 94.84 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 76°09'55" WEST, A DISTANCE OF 42.18 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 05°25'46" EAST, A DISTANCE OF 331.27 FEET TO A 5 METAL FENCE POST FOR CORNER;

THENCE SOUTH 89°46'59" EAST, A DISTANCE OF 572.10 FEET THE POINT OF BEGINNING AND CONTAINING 130,829 SQUARE FEET OR 3.003 ACRES OF LAND, MORE OR LESS.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

PROJECT NO. 210018
MOODY TRACT
69.994 ACRES

Property ID's 2120490

BEING A TRACT OF LAND LOCATED IN THE BENJAMIN BREWTON SURVEY, ABSTRACT NO. 125, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO. 20140606000572850, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID MOODY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM WHICH A WOOD RIGHT-OF-WAY MARKER BEARS NORTH 58°16'44" WEST, A DISTANCE OF 1.45 FEET;

THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 498.59 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET FOR CORNER, FROM WHICH A WOOD RIGHT-OF-WAY MARKER BEARS NORTH 02°35'45" WEST, A DISTANCE OF 26.41 FEET;

THENCE NORTH 00°13'52" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 720.60 FEET TO A POINT FOR CORNER FROM WHICH A 3/4-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADY LEE, RECORDED IN VOLUME 4840, PAGE 1743, DEED RECORDS, COLLIN COUNTY, TEXAS, BEARS SOUTH 88°14'15" EAST, A DISTANCE OF 0.59 FEET AND FROM WHICH A 3/8-INCH IRON ROD FOUND NEAR THE NORTHWEST CORNER OF SAID MOODY TRACT BEARS SOUTH 01°58'05"WEST, A DISTANCE OF 8.20 FEET AND FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LEE TRACT BEARS NORTH 00°13'02" WEST, A DISTANCE OF 546.05 FEET;

THENCE SOUTH 88°14'15" EAST, ALONG THE SOUTH LINE OF SAID LEE TRACT, A DISTANCE OF 2,627.99 FEET TO A 3/4-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE SOUTHEAST CORNER OF SAID LEE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND NEAR THE NORTHEAST CORNER OF SAID MOODY TRACT BEARS NORTH 00°39'40" WEST, A DISTANCE OF 7.67 FEET AND FROM WHICH A 5/8-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND AT THE NORTHEAST CORNER OF SAID LEE TRACT BEARS NORTH 01°00'52" WEST, A DISTANCE OF 583.77 FEET;

THENCE SOUTH 00°07'00" WEST, ALONG THE COMMON LINE OF SAID MOODY TRACT AND SAID STELZER TRACT, A DISTANCE OF 1,107.25 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID MOODY TRACT AND SAID KIRAN TRACT;

THENCE SOUTH 89°21'36" WEST, ALONG THE COMMON LINE OF SAID MOODY TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,299.36 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 89°16'45" WEST, CONTINUING ALONG THE COMMON LINE OF SAID MOODY TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,315.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,048,952 SQUARE FEET OR 69.994 ACRES OF LAND, MORE OR LESS.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

PROJECT NO. 210010
KIRAN TRACT
19.971 ACRES

Part of Property ID's 990510; 990529; 2027949; 990244

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MARK A. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 332.65 FEET TO THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND AT THE NORTHWEST CORNER OF SAID MATTHEW DILLON KIRAN TRACT BEARS NORTH 00°45'03" WEST, A DISTANCE OF 499.27 FEET;

THENCE NORTH 89°18'24" EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID KIRAN TRACTS, A DISTANCE OF 2,614.87 FEET TO A CALCULATED POINT FOR CORNER IN THE WEST LINE OF A TRACT OF LAND IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE EAST COMMON CORNER OF SAID KIRAN TRACTS;

THENCE SOUTH 00°42'34" EAST, ALONG THE COMMON LINE OF SAID KIRAN TRACT AND SAID STELZER TRACT, A DISTANCE OF 332.85 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T., FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID HACKNEY TRACT BEARS SOUTH 00°31'51" EAST, A DISTANCE OF 479.09 FEET;

THENCE SOUTH 89°19'06" WEST, ALONG THE COMMON LINE OF SAID KIRAN TRACT AND SAID HACKNEY TRACT, A DISTANCE OF 900.24 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID HACKNEY TRACT AND SAID JOHNSON TRACT;

THENCE SOUTH 89°18'26" WEST, ALONG THE COMMON LINE OF SAID KIRAN TRACT AND SAID JOHNSON TRACT, A DISTANCE OF 1,714.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 869.915 SQUARE FEET OR 19.971 ACRES OF LAND, MORE OR LESS.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

PROJECT NO. 210010
KIRAN TRACT
29.983 ACRES

Part of Property ID's 990510; 990529; 2027949; 990244

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124 AND THE BENJAMIN BREWTON SURVEY, ABSTRACT NO. 125, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID MATTHEW D. KIRAN TRACT BEARS SOUTH 00°45'03" WEST, A DISTANCE OF 332.65 FEET;

THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 499.27 FEET TO A 5/8-INCH IRON WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE WEST COMMON CORNER OF SAID MATTHEW DILLON KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO. 20140606000572850, O.P.R.C.C.T., FROM WHICH A 3/4-INCH IRON ROD FOUND NEAR THE NORTHWEST CORNER OF SAID MOODY RHINOCEROS TRACT BEARS NORTH 00°24'57" WEST, A DISTANCE OF 1219.16 FEET;

THENCE NORTH 89°16'45" EAST, ALONG THE COMMON LINE OF SAID MATTHEW DILLON KIRAN TRACT AND SAID MOODY RHINOCEROS TRACT, A DISTANCE OF 1,315.87 FEET TO A 5/8-INCH IRON WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 89°21'36" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 1,299.36 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T., AT THE EAST COMMON CORNER OF SAID MATTHEW DILLON KIRAN TRACT AND SAID MOODY RHINOCEROS TRACT, FROM WHICH A 3/4-INCH IRON ROD FOUND NEAR THE NORTHEAST CORNER OF SAID MOODY RHINOCEROS TRACT BEARS NORTH 00°07'10" EAST, A DISTANCE OF 1107.23 FEET;

THENCE SOUTH 00°42'34" EAST, ALONG THE COMMON LINE OF SAID MATTHEW DILLON KIRAN TRACT AND SAID STELZER TRACT, A DISTANCE OF 498.69 FEET TO THE EAST COMMON CORNER OF SAID KIRAN TRACTS, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID MATTHEW D. KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T. BEARS SOUTH 00°42'34" EAST, A DISTANCE OF 332.85 FEET;

THENCE SOUTH 89°18'24" WEST, ALONG THE COMMON LINE OF SAID KIRAN TRACTS, A DISTANCE OF 2,614.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,306,067 SQUARE FEET OR 29.983 ACRES OF LAND, MORE OR LESS.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

PROJECT NO. 210001
JOHNSON TRACT
18.954 ACRES

Property ID 2120484

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MARK S. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EXISTING EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (FM) 455, A VARIABLE WIDTH RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID JOHNSON TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.);

THENCE NORTH 89°18'26" EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,714.40 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID JOHNSON TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND SAID HACKNEY TRACT BEARS NORTH 89°19'06" EAST, A DISTANCE OF 900.24 FEET;

THENCE SOUTH 00°39'47" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID HACKNEY TRACT, A DISTANCE OF 476.67 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T., AT THE SOUTH COMMON CORNER OF SAID JOHNSON TRACT AND SAID HACKNEY TRACT, FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND SAID OLD CELINA TRACT BEARS NORTH 89°28'43" EAST, A DISTANCE OF 910.17 FEET;

THENCE SOUTH 87°38'51" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND THE OLD CELINA TRACT, A DISTANCE OF 58.03 FEET TO A 1/2-IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID OLD CELINA TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO CELINA 428, L.P., RECORDED IN INSTRUMENT NO. 20070222000245920, O.P.R.C.C.T.;

THENCE SOUTH 88°35'59" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID CELINA 428 TRACT, A DISTANCE OF 589.16 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW CAP (ILLEGIBLE) FOUND AT THE NORTH COMMON CORNER OF SAID CELINA 428 TRACT AND TRACT OF LAND DESCRIBED IN DEED TO JC GOODMA NINVESTMENT GROUP, INC., RECORDED IN INSTRUMENT NO. 20200115000063450, O.P.R.C.C.T.;

THENCE SOUTH 88°39'24" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID JC GOODMAN INVESTMENT GROUP TRACT, A DISTANCE OF 1,015.89 FEET TO A 5/8 INCH IRON ROD WITH A PINK PLASTIC CAP STAMPED "TXDOT" FOUND IN THE NEW EAST RIGHT-OF-WAY LINE OF SAID FM 455 AS ESTABLISHED BY DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2017013000470220, O.P.R.C.C.T.;

THENCE NORTH 06°44'04" WEST, ALONG SAID NEW EAST RIGHT-OF-WAY LINE, A DISTANCE OF 381.29 FEET TO A 5/8 INCH IRON ROD WITH A PINK PLASTIC CAP STAMPED "TXDOT" FOUND FOR CORNER IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID FM 544;

THENCE NORTH 00°43'02" WEST, ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE, A DISTANCE OF 117.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 825,624 SQUARE FEET OR 18.954 ACRES OF LAND, MORE OR LESS.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

PROJECT NO. 210016
HACKNEY TRACT
9.929 ACRES

Property ID 990253 & 1976567

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, O.P.R.C.C.T., AT THE NORTH COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MARK A. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID JOHNSON TRACT AND AND SAID KIRAN TRACT BEARS SOUTH 89°18'26" WEST, A DISTANCE OF 1714.40 FEET;

THENCE NORTH 89°19'06" EAST, A DISTANCE OF 900.24 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND SAID KIRAN TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE KIRAN TRACT BEARS NORTH 00°42'34" WEST, A DISTANCE OF 831.54 FEET;

THENCE SOUTH 00°31'51" EAST, ALONG THE COMMON LINE OF SAID HACKNEY TRACT AND SAID STELZER TRACT, A DISTANCE OF 479.09 FEET TO A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T.;

THENCE SOUTH 89°28'43" WEST, A DISTANCE OF 910.17 FEET TO A 3/8-INCH IRON ROD FOUND AT THE WEST COMMON CORNER OF SAID HACKNEY TRACT AND SAID OLD CELINA TRACT, SAME BEING THE SOUTH COMMON CORNER OF SAID HACKENY TRACT AND SAID JOHNSON TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE OLD CELINA TRACT BEARS SOUTH 87°38'51" WEST, A DISTANCE OF 58.03 FEET;

THENCE NORTH 00°39'47" EAST, A DISTANCE OF 476.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 432,525 SQUARE FEET OR 9.929 ACRES OF LAND, MORE OR LESS.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

PROJECT NO. 200100
STELZER REVOCABLE TRUST TRACT
161.383 ACRES

Property ID 997942

BEING A TRACT OF LAND LOCATED IN THE T. & P. RAILWAY CO. SURVEY, ABSTRACT NO. 932, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 20141006001089690, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 8-INCH WOOD FENCE POST FOUND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T., AT THE SOUTHWEST CORNER OF SAID STELZER TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JARRELL DWAIN GRAY, RECORDED IN INSTRUMENT NO. 20090105000007700, O.P.R.C.C.T.;

THENCE NORTH 00°04'16" WEST, A DISTANCE OF 319.32 FEET TO A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID OLD CELINA TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T.;

THENCE NORTH 00°31'51" WEST, A DISTANCE OF 479.09 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, O.P.R.C.C.T.;

THENCE NORTH 00°42'34" WEST, ALONG THE EAST LINE OF SAID KIRAN TRACT AND ANOTHER TRACT DESCRIBED IN DEED TO MATTHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., A DISTANCE OF 831.54 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO. 20140606000572850, D.R.C.C.T.;

THENCE NORTH 00°07'00" EAST, ALONG THE EAST LINE OF SAID MOODY RHINOCEROS TRACT, PASSING AT A DISTANCE OF 1,107.23 FEET A 3/4-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADY LEE, RECORDED IN VOLUME 4840, PAGE 1743, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND CONTINUING FOR A TOTAL DISTANCE OF 1,120.03 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET NEAR THE SOUTHWEST EDGE OF PAVING OF COUNTY ROAD 57 AT THE NORTHWEST CORNER OF SAID STELZER TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO. 20140501000426500, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LEE TRACT BEARS NORTH 01°02'23"WEST, A DISTANCE OF 570.99 FEET;

THENCE NORTH 89°35'24" EAST, ALONG SAID COUNTY ROAD 57 AND THE NORTH LINE OF SAID STELZER TRACT, A DISTANCE OF 2,631.96 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA , LTD., RECORDED IN INSTRUMENT NO. 20060815001168150, O.P.R.C.C.T., AT THE NORTH COMMON CORNER OF SAID STELZER TRACT AND A TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO G BAR 7, LTD., RECORDED IN VOLUME 5850, PAGE 990, D.R.C.C.T., FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID OLD CELINA TRACT BEARS NORTH 89°35'24" EAST, A DISTANCE OF 682.05 FEET;

THENCE SOUTH 00°12'44" EAST, LEAVING THE SOUTH LINE OF SAID OLD CELINA TRACT AND ALONG SAID COUNTY ROAD 57 AND THE EAST LINE OF SAID STELZER TRACT, A DISTANCE OF 852.17 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF CELINA, TEXAS, RECORDED IN VOLUME 481, PAGE 230, D.R.C.C.T.;

THENCE NORTH 87°15'44" WEST, LEAVING SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT, A DISTANCE OF 450.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE NORTHWEST CORNER OF SAID CITY OF CELINA TRACT;

THENCE SOUTH 00°12'44" EAST, A DISTANCE OF 485.30 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST CORNER OF SAID CITY OF CELINA TRACT;

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

THENCE SOUTH 87°15'44" EAST, A DISTANCE OF 450.00 FEET TO A MAG NAIL SET IN SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT AT THE SOUTHEAST CORNER OF SAID CITY OF CELINA TRACT;

THENCE SOUTH 00°12'44" EAST, ALONG SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT, A DISTANCE OF 1,420.00 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF SAID STELZER TRACT;

THENCE SOUTH 89°56'13" WEST, LEAVING SAID COUNTY ROAD 57, PASSING AT A DISTANCE OF 205.83 FEET A 5/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO J.B. STELZER AND WIFE FRANCES B. STELZER, RECORDED IN INSTRUMENT NO. 19710125077403730, D.R.C.C.T., AND LOT 23 OF WILLOCK HILL ADDITION AMENDED PLAT, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 160, MAP RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 605.83 FEET TO THE NORTH COMMON CORNER OF LOTS 11 AND 23 OF SAID ADDITION, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "RPLS 2818" BEARS SOUTH 09°19'53" EAST, A DISTANCE OF 0.46 FEET;

THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 358.80 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE NORTH COMMON CORNER OF LOTS 10 AND 11 OF SAID ADDITION;

THENCE SOUTH 89°41'02" WEST, A DISTANCE OF 380.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2818" FOUND AT THE NORTH COMMON CORNER OF SAID ADDITION AND SAID GRAY TRACT;

THENCE SOUTH 89°39'42" WEST, A DISTANCE OF 1,284.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,029,841 SQUARE FEET OR 161.383 ACRES OF LAND, MORE OR LESS.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

Property ID 986320

LEGAL DESCRIPTION

BEING a tract of land situated in the Thomas Stayton Survey, Abstract No. 805 Collin county, Texas and being part of a called 54.809 acre tract conveyed to Lewis Dickerson as recorded in County Clerks No. 20100510004633340, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner in the west line of said 54.809 acre tract, said iron rod being S 00°02'11" W a distance of 185.72' from a 1/2" iron rod found for the northwest corner of said 54.809 acres;

THENCE N 89°04'55" E a distance of 1400.14' to a mag nail set for corner in the east line of said 54.809 acre tract, said nail being in Business No. 289;

THENCE S 00°44'54" W veering west from the road a distance of 1770.34' to a point for corner;

THENCE S 11°19'55" W a distance of 534.39' to a point for corner;

THENCE S 89°34'57" W a distance of 28.22' to a point for corner;

THENCE N 10°32'31" E a distance of 695.27' to a point for corner;

THENCE N 01°09'28" E a distance of 121.00' to a wood fence post found for corner;

THENCE S 89°10'28" W a distance of 1110.80' to a wood fence post found for corner;

THENCE N 57°00'00" W a distance of 300.66' to a wood fence post found for corner;

THENCE N 00°10'07" W a distance of 262.10' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

THENCE N 00°39'54" W a distance of 843.67' to a wood fence post found for corner;

THENCE N 00°02'11" E a distance of 213.97' to the POINT OF BEGINNING and containing 2,060,807 Square Feet or 47.310 Acres of land.

Attachment: Annexation Service Agreement (Villages of Uptown – Annexation Service Agreement)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Bella Lopez, Senior Planner
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Wells South NIA#4 (Lilyana) PID - Pre-SAP

Action Requested:
Consider and act upon a resolution of the City of Celina, Texas, determining the costs of improvements to be financed within Neighborhood Improvement Area #4 of the Wells South Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #4 Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #4 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on September 14, 2021, to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #4 of the Wells South Public Improvement District. (Wells South NIA#4 (Lilyana) PID - Pre-SAP) (Lopez)

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. 2021-__R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #4 OF THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN UPDATED FOR NEIGHBORHOOD IMPROVEMENT AREA #4, INCLUDING A PROPOSED NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR SEPTEMBER 14, 2021 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #4 OF THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “PID Act”) authorizes the City of Celina, Texas (the "City") to create a public improvement district within the corporate boundaries and the extraterritorial jurisdiction of the City; and

WHEREAS, on July 14, 2015, the City Council of the City (the "City Council") conducted a public hearing to consider a petition received by the City on May 21, 2015 titled "Petition for the Creation of a Public Improvement District Within the ETJ of the City of Celina, Texas, for the Wells South Development" requesting the creation of a public improvement district; and

WHEREAS, on July 14, 2015, the City Council adopted Resolution No. 2015-34R (the "Authorization Resolution"), authorizing, establishing, and creating the “Wells South Public Improvement District” (the “District”); and

WHEREAS, the City authorized the creation of the District and the issuance of up to $42,450,000.00 in bonds for the District to finance certain public improvements authorized by the PID Act for the benefit of the property within the District (the “Authorized Improvements”); and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, pursuant to ordinances adopted by the City Council on December 7, 2015, the City Council approved the Wells South Public Improvement District Service and Assessment

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Plan, including the Major Improvement Area Assessment Roll and the Neighborhood Improvement Area #1 Assessment Roll (the "Original SAP"), levied special assessments for the construction of the Major Improvements against property within the District, levied special assessments for the construction of the Neighborhood Improvement Area #1 Projects against property within Neighborhood Improvement Area #1 of the District, and established a lien on such property; and

WHEREAS, pursuant to an ordinance adopted by the City Council on July 10, 2018, the City Council approved the Wells South Public Improvement District Service and Assessment Plan, updated for Neighborhood Improvement Area #2, including the Neighborhood Improvement Area #2 Assessment Roll (the "NIA #2 SAP Update") which updated the Original SAP for the District, levied special assessments for the construction of the Neighborhood Improvement Area #2 Improvements against certain property within Neighborhood Improvement Area #2 of the District ("NIA #2A"), set forth the conditions for the collection of the assessments levied against NIA #2A, and established a lien on such property; and

WHEREAS, pursuant to an ordinance adopted by the City Council on September 8, 2020, the City Council approved the Wells South Public Improvement District Service and Assessment Plan updated for Neighborhood Improvement Area #3, including the Neighborhood Improvement Area #3 Assessment Roll (the "NIA #3 SAP Update") which updated the NIA #2 SAP Update for the District, levied special assessments for the construction of the Neighborhood Improvement Area #3 Improvements against certain property within Neighborhood Improvement Area #3 of the District, and established a lien on such property; and

WHEREAS, the City Council and the City staff have been presented a preliminary "Wells South Public Improvement District, City of Celina, Texas, Amended and Restated Service and Assessment Plan" updated for Neighborhood Improvement Area #4, including a proposed Neighborhood Improvement Area #4 Assessment Roll attached thereto (the "Preliminary Amended and Restated SAP"), which updates, amends, and restates the Original SAP, the NIA #2 SAP Update, and the NIA #3 SAP Update for the District to include assessments proposed to be levied against property within Neighborhood Improvement Area #4 of the District that benefit from the Neighborhood Improvement Area #4 Improvements. A copy of the Preliminary Amended and Restated SAP is (i) attached hereto as **Exhibit A,** (ii) is incorporated herein for all purposes, (iii) identifies the area constituting Neighborhood Improvement Area #4 of the District, (iv) identifies the costs of the Neighborhood Improvement Area #4 Improvements, and (v) sets

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

forth the proposed assessment roll for Neighborhood Improvement Area #4 (the "Proposed Neighborhood Improvement Area #4 Assessment Roll"); and

WHEREAS, the Preliminary Amended and Restated SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District at this time and the Proposed Neighborhood Improvement Area #4 Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in Neighborhood Improvement Area #4 of the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary Amended and Restated SAP; and

WHEREAS, the PID Act requires that the Proposed Neighborhood Improvement Area #4 Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the PID Act requires that a public hearing (the "Assessment Hearing") be called to consider proposed assessments against the benefitted property within Neighborhood Improvement Area #4 of the District and requires City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the PID Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

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

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary Amended and Restated SAP for the District, including the Proposed Neighborhood Improvement Area #4 Assessment Roll, in a form substantially similar to the attached **Exhibit A**, which final form shall be approved by the City Manager and the City's land use attorney, and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary Amended and Restated SAP.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

SECTION 3. The City Council hereby determines that the total costs of the Neighborhood Improvement Area #4 Improvements to be financed by the District are as set forth in Section III.F of the Preliminary Amended and Restated SAP.

SECTION 4. The City Council's final determination and approval of the costs of the Neighborhood Improvement Area #4 Improvements, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Amended and Restated Service and Assessment Plan which will include a final Neighborhood Improvement Area #4 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Neighborhood Improvement Area #4 Assessment Roll states the assessments and the projected annual installments proposed to be levied against each parcel of land in Neighborhood Improvement Area #4 of the District that benefits from the Neighborhood Improvement Area #4 Improvements, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary Amended and Restated SAP.

SECTION 6. The City Council hereby authorizes and directs the filing of the Proposed Neighborhood Improvement Area #4 Assessment Roll with the City Secretary and directs the City Secretary to make the same available for public inspection.

SECTION 7. The City Council expressly defers the levy of Special Assessments against property within Future Neighborhood Improvement Areas for Authorized Improvements that will benefit such property until such time as the costs of such Authorized Improvements can be determined with certainty as referenced in the Preliminary Amended and Restated SAP.

Section 8. The City Council hereby authorizes, and calls, a public hearing (the Assessment Hearing, as defined above) to be held on **September 14, 2021, at or after 5:00 p.m.** in the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, at which, the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property located within Neighborhood Improvement Area #4 of the District that benefits from the Neighborhood Improvement Area #4 Improvements and which ordinance shall specify the method of payment of the assessments.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

SECTION 9. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on **September 14, 2021**, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in the *Celina Record*, a newspaper of general circulation in the City, on or before **September 2, 2021**, as required by Section 372.016(b) of the PID Act.

SECTION 10. When the Proposed Neighborhood Improvement Area #4 Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before **September 2, 2021** to mail to owners of property liable for the proposed assessments notice of the Assessment Hearing to be held on **September 14, 2021**, as required by Section 372.016(c) of the PID Act.

SECTION 11. City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the **September 14, 2021** meeting of the City Council.

SECTION 12. This Resolution shall become effective from and after its date of passage in accordance with law.

[*Remainder of Page Intentionally Left Blank*]

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

ADOPTED, PASSED, AND APPROVED on this the 10th day of August, 2021.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

EXHIBIT A

PRELIMINARY AMENDED AND RESTATED SAP

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

December 7, 2015

As updated for Neighborhood Improvement Area #2 on July 10, 2018, Neighborhood Improvement Area #3 on September 8, 2020, and Neighborhood Improvement Area #4 on _____, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

RECITALS

WHEREAS, certain terms used herein are defined in Section I.B hereof; and

WHEREAS, on May 21, 2015, The George White Family Limited Partnership, a Texas limited partnership, and the owner of a majority of certain real property within the extraterritorial jurisdiction of the City, petitioned the City for the creation of a PID; and

WHEREAS, on July 14, 2015, after notice and a public hearing in the manner required by law, the City Council of the City, Texas approved a Resolution No. 2015-34R authorizing the creation of the Wells South Public Improvement District (the "District"); and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, on December 7, 2015, after notice and public hearings conducted in the manner required by law, the City Council adopted Ordinance Nos. 2015-65 and 2015-66 approving the Wells South Public Improvement District Service and Assessment Plan (the "Original SAP") and the Major Improvement Area Assessment Roll and Neighborhood Improvement Area #1 Assessment Roll and the levy of assessments on property in the Major Improvement Area and Neighborhood Improvement Area #1; and

WHEREAS, the City and the Developer entered that certain Wells South Public Improvement District Reimbursement Agreement, effective December 7, 2015 (the "PID Reimbursement Agreement"), in which the Developer agrees to fund certain Actual Costs of Authorized Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest, as permitted by the PID Act; and

WHEREAS, on July 10, 2018, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2018-31 approving an updated Wells South Public Improvement District Service and Assessment Plan (the "Updated SAP") and Neighborhood Improvement Area #2 Assessment Roll and levy of assessments for Neighborhood Improvement Area #2 Improvements on property in Neighborhood Improvement Area #2 in the District; and

WHEREAS, on August 27, 2019, the City Council approved an Annual Service Plan Update (the "2019 SAP Update") including reallocation of Neighborhood Improvement Area #2 Assessments in the amount of $954,263 for the Neighborhood Improvement Area #2 Improvements (from the initial total levy of $2,125,000) following subdivision of 99 Lots within Neighborhood Improvement Area #2; and

WHEREAS, the City and the Developer have determined that due to the change in the development plan, the Developer will no longer construct Neighborhood Improvement Area #2 Improvements related to the unallocated Neighborhood Improvement Area #2 Assessment amount of $1,170,737 (i.e. $2,125,000 - $954,263 = $1,170,737) and such unallocated Neighborhood Improvement Area #2 Assessment amount is no longer needed; and

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

WHEREAS, the City levied Assessments on the Major Improvement Area Assessed Property and Neighborhood Improvement Area #1 Assessed Property for those water and sewer Major Improvements described in Section III of the Original SAP, constructed and installed in accordance with the Original SAP, as amended or updated from time to time, (the "2015 CCMI Assessment"); and

WHEREAS, in an ordinance adopted by the City Council on August 11, 2020, approving an amended and restated Service and Assessment Plan (the "Original Amended and Restated Service and Assessment Plan"), which updated and replaced the Original SAP, the Updated SAP, and the 2019 SAP Update, and pursuant to direction from the Administrator that the conditions required for completely reducing the 2015 CCMI Assessments, the City has formally released the 2015 CCMI Assessment portion of the Major Improvement Area Assessment and the Neighborhood Improvement Area #1 Assessments, and the 2015 CCMI Assessment portion of the Major Improvement Area Assessment or the Neighborhood Improvement Area #1 Assessments will no longer be included in the Assessment Revenues which secure the Bonds; and

WHEREAS, on September 8, 2020 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 2020-75 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of September 8, 2020 (the "2020 Amended and Restated Service and Assessment Plan"), which updated and replaced the Original Amended and Restated Service and Assessment Plan, and the Neighborhood Improvement Area #3 Assessment Roll and levied assessments for the Neighborhood Improvement Area #3 Improvements and released that unallocated portion of the Neighborhood Improvement Area #2 Assessments;

WHEREAS, on September 14, 2021 after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. _____ approving this Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of September 14, 2021 (the "Service and Assessment Plan"), to update and replace the 2020 Amended and Restated Service and Assessment Plan, which ordinance also approved the Neighborhood Improvement Area #4 Assessment Roll and also levied assessments for the Neighborhood Improvement Area #4 Improvements.

NOW THEREFORE, the 2020 Amended and Restated Service and Assessment Plan is updated as follows:

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

Chapter 372 of the Texas Local Government Code (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Service and Assessment Plan (this "SAP") was prepared pursuant to the PID Act. The PID Act requires that a service plan "cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements." The PID Act also requires a service plan "be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan for the PID is described in more detail in Section V herein.

The Assessment Rolls for the PID are attached hereto as Appendix C, Appendix D, Appendix E, Appendix F, and Appendix G and are addressed in Section VII of this SAP. The Special Assessments as shown on the Assessment Rolls are based on the method for establishing and levying the Special Assessments described in Section IV and Section VI of this SAP.

B. Definitions

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"**Actual Cost(s)**" means, with respect to a Public Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Public Improvement as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Public Improvement, (b) the costs incurred in preparing the construction plans for such Public Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Public Improvement, (d) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes related to such Public Improvement (e) all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of such Public Improvement, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and (g) all payments for Administrative Expenses.

"Additional Interest Rate" means the 0.50% additional interest rate collected as part of the Special Assessments collected from Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4.

"Additional Interest Reserve" has the meaning set forth in Section IV.O of this SAP.

"**Administrative Expenses**" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

and operation of the PID, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the PID and preparing the Assessment Rolls, (iii) computing, levying, collecting and transmitting the Special Assessments or the Annual Installments thereof, (iv) maintaining the record of Special Assessments, including payments, reallocations and/or cancellations of the Special Assessments or Annual Installments thereof, (v) issuing, paying, and redeeming the PID Bonds, (vi) investing or depositing the Special Assessments or other monies, (vii) complying with the PID Act with respect to the PID Bonds, (viii) paying the paying agent/registrar's and trustee's fees and expenses (including the fees and expenses of its legal counsel) related to the PID Bonds, and (ix) administering the construction of the Public Improvements.

"Administrator" means the City or third party designee of the City who shall have the responsibilities provided for herein, in an Indenture relating to PID Bonds or in any other agreement approved by the City Council.

"Annual Installment" means, with respect to the Assessed Property and as applicable, each annual payment of: (i) the Special Assessment (including the principal of and interest on), as shown on the Assessment Rolls attached hereto as Appendix C, Appendix D, Appendix E, Appendix F, or Appendix G, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this SAP, (ii) Administrative Expenses, (iii) the portion of the interest on the Major Improvement Area Assessment and Neighborhood Improvement Area #1 Assessment designated for the Prepayment Reserve described in Section IV of this SAP, (iv) the portion of the interest on the Major Improvement Area Assessment and Neighborhood Improvement Area #1 Assessment designated for the Delinquency Reserve described in Section IV of this SAP, (iv) the portion of the interest on the Neighborhood Improvement Area #2 Assessment designated for the Additional Interest Reserve described in Section IV of this SAP, (v) the portion of the interest on the Neighborhood Improvement Area #3 Assessment designated for the Additional Interest Reserve described in Section IV of this SAP, and (vi) the portion of the interest on the Neighborhood Improvement Area #4 Assessment designated for the Additional Interest Reserve described in Section IV of this SAP.

"Annual Service Plan Update" has the meaning set forth in Section V of this SAP.

"**Assessed Property**" or **"Assessed Properties"** means property on which Special Assessments have been levied as shown on the Assessment Rolls attached hereto as Appendix C, Appendix D, Appendix E, Appendix F, or Appendix G (as each may be updated each year by the Annual Service Plan Update) and which includes any and all Parcels within the PID other than Non-Benefited Property.

"**Assessment Ordinance**" means each ordinance adopted by the City Council approving this SAP (or amendments or supplements to the SAP) and levying the Special Assessments.

"Assessment" means the assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel created by such subdivision or reduction according to the provisions hereof and the PID Act.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

"**Assessment Roll**" or "**Assessment Rolls**" means collectively or separately as applicable, the Major Improvement Area Assessment Roll, the Neighborhood Improvement Area #1 Assessment Roll, the Neighborhood Improvement Area #2 Assessment Roll, the Neighborhood Improvement Area #3 Assessment Roll, and the Neighborhood Improvement Area #4 Assessment Roll, included in this SAP as Appendix C, Appendix D, Appendix E, Appendix F, and Appendix G, respectively, as each may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act including those listed in Section III.A of this SAP.

"City" means the City of Celina, Texas.

"**City Council**" means the duly elected governing body of the City.

"**Commercial Parcel"** means a Parcel located within the PID which has been designated at the time of the adoption of the initial Assessment Rolls and approval of this SAP for the future development of commercial uses such as, but not limited to, office buildings, retail shopping centers, and multi-family residential projects.

"**County**" means Collin County, Texas.

"**Delinquency Reserve**" has the meaning set forth in Section IV.N of this SAP.

"Delinquent Collection Costs" means interest, penalties and expenses incurred or imposed with respect to any delinquent Special Assessment, or an Annual Installment thereof, in accordance with the PID Act which includes the costs related to pursuing collection of such delinquent Special Assessment, or an Annual Installment thereof, and the costs related to foreclosing the lien against the Assessed Property, including attorney's fees but excludes any amount collected as a Special Assessment or interest thereon.

"Developer" means Celina Development, LLC, a Texas limited liability company, including its successors and assigns.

"Development Agreement" means that certain "Development Agreement" by and between the City, the Owner and the George White Family Limited Partnership and related to the Property entered into as of April 28, 2015, as amended by that certain "Amended and Restated Development Agreement" by and between the City, the Owner and the George White Family Limited Partnership and related to the Property and approved by the City Council on September 8, 2015, as further amended by that certain "First Amendment to Amended and Restated Development Agreement" by and between the City and the Owner and related to the Property and approved by the City Council on February 13, 2018, and any future amendments thereto.

"Future Neighborhood Improvement Areas" means those Neighborhood Improvement Areas to be defined and developed after Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement

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Area #4, and within the boundaries of the PID but which are not subject to development at this time.

"Future Neighborhood Improvement Area Bonds" means bonds issued to fund Future Neighborhood Improvement Area Improvements (or a portion thereof) in a Future Neighborhood Improvement Area that are secured by Special Assessments levied on Assessed Property within such Future Neighborhood Improvement Area. In connection with Future Neighborhood Improvement Area Bonds, Special Assessments related to such Future Neighborhood Improvement Area Bonds will be levied only on property located within the applicable Future Neighborhood Improvement Area to finance Public Improvements which will only benefit such Future Neighborhood Improvement Area.

"Future Neighborhood Improvement Area Improvements" means those Public Improvements which will confer a special benefit on the related Future Neighborhood Improvement Area.

"Indenture" means an indenture of trust, trust agreement, or similar document between the City and Trustee setting forth the terms and other provisions relating to a series of PID Bonds, as modified, amended, and/or supplemented from time to time.

"Lot" means (i) for any portion of the Property for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a "lot" in such subdivision plat, and (ii) for any portion of the Property for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, or other uses), as determined by the Administrator and confirmed by the City Council. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential Lots based on the front footage of the Lot, as determined by the Administrator, and confirmed by the City Council.

"**Major Improvements**" means the Public Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

"**Major Improvement Area**" means the property within the PID as generally shown on Table II-B and described as the property legally described in Appendix B-1 save and accept for the approximately 93.2 acres within Neighborhood Improvement Area #1 legally described in Appendix B-2.

"Major Improvement Area Assessed Property" means, for any year, all Parcels within the Major Improvement Area other than Non-Benefited Property and listed in the Major Improvement Area Assessment Roll against which Special Assessments relating to the Major Improvement Area Projects are levied.

"Major Improvement Area Assessment Roll" means the document included in this SAP as Appendix C, as updated, modified or amended from time to time in accordance with the procedures

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set forth herein and in the PID Act, including updates prepared in connection with the issuance of the Major Improvement Area Bonds or in connection with any Annual Service Plan Update.

"Major Improvement Area Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project) that are secured by Special Assessments levied on Major Improvement Area Assessed Property.

"Major Improvement Area Projects" means the Major Improvement Area's proportionate share of the Major Improvements.

"Neighborhood Improvement Area" means one or more Parcels within the PID that are anticipated to be developed in the same general time period. The Parcels within a Neighborhood Improvement Area other than the Non-Benefited Property will be assessed in connection with the issuance of PID Bonds for the Public Improvements (or the portion thereof) designated in an update to the Assessment Plan that specially benefit the Assessed Property within said Neighborhood Improvement Area, but any Parcels outside of the Neighborhood Improvement Area will not be assessed.

"Neighborhood Improvement Area #1" means the property within the PID as depicted on the map on Table II-B consisting of approximately 93.2 acres within the PID and as specifically described in Appendix B-2 and as depicted in Appendix A.

"Neighborhood Improvement Area #1 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #1 other than Non-Benefited Property and listed in the Neighborhood Improvement Area #1 Assessment Roll against which Special Assessments relating to the Neighborhood Improvement Area #1 Improvements and Neighborhood Improvement Area #1's proportionate share of the Major Improvements are levied.

"**Neighborhood Improvement Area #1 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #1 included in this SAP as Appendix D, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #1 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) that are secured by Special Assessments levied on the Neighborhood Improvement Area #1 Assessed Property.

"**Neighborhood Improvement Area #1 Improvements**" means those Public Improvements that confer a special benefit solely on Neighborhood Improvement Area #1 and are described in Section III.D.

"**Neighborhood Improvement Area #1 Projects**" means the Neighborhood Improvement Area #1 Improvements and the portion of the Major Improvements described in Section III.B allocable to Neighborhood Improvement Area #1; and, were financed with Neighborhood Improvement Area #1 Bonds.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

"Neighborhood Improvement Area #2" means the property within the PID as depicted on the map on Table II-B consisting of approximately 21.347 acres within the PID and as specifically described in Appendix B-3 and as depicted in Appendix A.

"Neighborhood Improvement Area #2 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #2 other than Non-Benefited Property and listed in the Neighborhood Improvement Area #2 Assessment Roll against which Special Assessments relating to the Neighborhood Improvement Area #2 Improvements are levied.

"**Neighborhood Improvement Area #2 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #2 included in this SAP as Appendix E, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act..

"**Neighborhood Improvement Area #2 Improvements**" means those Public Improvements that confer a special benefit solely on Neighborhood Improvement Area #2 and are described in Section III.E; and, that are financed with the proceeds of the Neighborhood Improvement Areas #2-3 Bonds

"**Neighborhood Improvement Area #2 Projects**" means the Neighborhood Improvement Area #2 Improvements and the portion of the Major Improvements described in Section III.B allocable to Neighborhood Improvement Area #2.

"Neighborhood Improvement Areas #2-3 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells South Public Improvement District Neighborhood Improvement Areas #2-3 Project) that are secured by actual revenues received by or on behalf of the City from the collection of Special Assessments levied against Neighborhood Improvement Area #2 Assessed Property and Neighborhood Improvement Area #3 Assessed Property, or the Annual Installments thereof, for the Neighborhood Improvement Area #2 Improvements and Neighborhood Improvement Area #3 Improvements.

"Neighborhood Improvement Area #3" means the property within the PID as depicted on the map on Table II-B consisting of approximately 44.724 acres within the PID and as specifically described in Appendix B-4 and as depicted in Appendix A.

"Neighborhood Improvement Area #3 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #3 other than Non-Benefited Property and listed in the Neighborhood Improvement Area #3 Assessment Roll against which Special Assessments relating to the Neighborhood Improvement Area #3 Improvements are levied.

"**Neighborhood Improvement Area #3 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #3 included in this SAP as Appendix F, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

"**Neighborhood Improvement Area #3 Improvements**" means those Public Improvements that confer a special benefit solely on Neighborhood Improvement Area #3 and are described in Section III.F; and, that are to be financed with a PID Reimbursement Agreement and/or Neighborhood Improvement Areas #2-3 Bonds.

"**Neighborhood Improvement Area #3 Projects**" means the Neighborhood Improvement Area #3 Improvements and the portion of the Major Improvements described in Section III.B allocable to Neighborhood Improvement Area #3.

"Neighborhood Improvement Area #4" means the property within the PID as depicted on the map on Table II-B consisting of approximately 67.494 acres within the PID and as specifically described in Appendix B-5 and as depicted in Appendix A.

"Neighborhood Improvement Area #4 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #4 other than Non-Benefited Property and listed in the Neighborhood Improvement Area #4 Assessment Roll against which Special Assessments relating to the Neighborhood Improvement Area #4 Improvements are levied.

"**Neighborhood Improvement Area #4 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #4 included in this SAP as Appendix G, as the same may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Neighborhood Improvement Area #4 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells South Public Improvement District Neighborhood Improvement Area #4 Project) that are secured by Special Assessments levied on the Neighborhood Improvement Area #4 Assessed Property.

"**Neighborhood Improvement Area #4 Improvements**" means those Public Improvements that confer a special benefit solely on Neighborhood Improvement Area #4 and are described in Section III.G; and, that are to be financed with the Neighborhood Improvement Areas #4 Bonds.

"Non-Benefited Property" means Parcels within the boundaries of the PID that accrue no special benefit from the Public Improvements as determined by City Council, which may include Public Property. Property identified as Non-Benefited Property at the time the Special Assessments (i) are levied or (ii) are reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Special Assessments may not be reallocated pursuant to Section VI.E or Section VI.F, remains subject to the Special Assessments and requires the Special Assessments to be prepaid as provided for in Section VI.G.

"Owner" means Hillwood Enterprises, L.P., a Texas limited partnership, or other entity affiliated with Hillwood Enterprises, L.P.

"**Owner's Association**" means a homeowner's association or property owner's association.

"Owner's Association Special Assessment Allocation" means 1% of the total Special Assessment for a specific Parcel or Neighborhood Improvement Area as may be shown in an

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Assessment Roll that is allocated to cover the PID benefit received by the Owner's Association from the Public Improvements benefitting the Owner's Association Property.

"Owner's Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, to an Owner's Association established for the benefit of a group of homeowners or property owners within the PID.

"Parcel" means a property identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

"PID" means the Wells South Public Improvement District created by the City pursuant to Resolution No. 2015-34R approved July 14, 2015.

"PID Act" means Chapter 372 of the Texas Local Government Code, as amended.

"PID Bonds" means the Major Improvement Area Bonds, the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, and any Future Neighborhood Improvement Area Bonds which may be issued to finance Public Improvements in the Major Improvement Area, Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, or in the Future Neighborhood Improvement Areas.

"PID Reimbursement Agreement" means that certain PID Reimbursement Agreement – Wells South, dated December 7, 2015, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Authorized Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act.

"Prepayment Costs" mean interest and Administrative Expenses, to the extent not paid in an Annual Installment, plus any additional amounts due pursuant to the Indenture related to the PID Bonds, if any, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment and the PID Bonds secured by such Assessment, each to the date of prepayment and to the extent each is allowable by law.

"**Prepayment Reserve**" has the meaning set forth in Section IV.M of this SAP.

"Property" means the approximately 400.524 acres of property depicted and described by metes and bounds on Exhibit B to Resolution No. 2015-34R as adopted by City Council on July 14, 2015 and is legally described in Appendix B-1 to this SAP and is depicted in Table II-A of this SAP.

"Public Improvements" mean the Authorized Improvements designed, constructed, and installed in accordance with this SAP for which Special Assessments are levied against the Assessed Property that receives a special benefit from such improvement.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

"Public Property" means real property, right-of-way and easements located within the boundaries of the PID owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district, a public utility provider or any other political subdivision or public agency, whether in fee simple, through an easement, prescription, or by plat.

"**Residential Parcel"** means a Parcel located within the PID which has been designated at the time of the approval of this SAP for the future development of single family residential homes.

"**Service and Assessment Plan**" or **"SAP"** means this Wells South Public Improvement District Amended and Restated Service and Assessment Plan (as such plan is amended, supplemented or updated from time to time).

"Special Assessment" means the assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel created by such subdivision or reduction according to the provisions hereof and the PID Act.

"Trustee" means the trustee as specified in an Indenture, and any successor thereto permitted under such Indenture.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is comprised of the Property. The PID is currently located entirely within the City's corporate limits. The PID contains approximately 400.524 gross acres of which approximately 375.2 are developable acres planned for development to include a combination of residential and commercial development as well as the associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

A map of the property within the PID is shown in Table II-A. Legal descriptions for all Parcels within the PID are included in Appendix B-1.

Table II-A
Public Improvement District Boundaries

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

B. Property Located in the Major Improvement Area, Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4

The Property within the PID is approximately 400.524 gross acres of which approximately 375.2 will be developed. Neighborhood Improvement Area #1 consists of approximately 93.2 acres projected to consist of 293 single family residential units, to be developed in one phase and which will be specially benefitted by the Public Improvements described in Section III.D. Neighborhood Improvement Area #2 consists of approximately 21.347 acres currently projected to consist of 99 single family residential units, to be developed in one phase and which will be specially benefitted by the Public Improvements described in Section III.E. Neighborhood Improvement Area #3 consists of approximately 44.724 acres and projected to consist of 182 single family residential lots, to be developed in one phase and which will be specially benefitted by the Neighborhood Improvement Area #3 Improvements described in Section III.F. Neighborhood Improvement Area #4 consists of approximately 67.494 acres and projected to consist of 276 single family residential lots, to be developed in one phase and which will be specially benefitted by the Neighborhood Improvement Area #4 Improvements described in Section III.G.

The Major Improvement Area consists of all of the property within the PID excluding the property within Neighborhood Improvement Area #1 property at the time of the levy of the Special Assessments securing the Major Improvement Bonds. Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4 lie within the Major Improvement Area.

A map of the property within the PID, Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4 is shown in Table II-B on the following page. The legal description for all property within the PID is included in Appendix B-1. The legal description for all property within Neighborhood Improvement Area #1 is included in Appendix B-2. The legal description for all property within Neighborhood Improvement Area #2 is included in Appendix B-3. The legal description for all property within Neighborhood Improvement Area #3 is included in Appendix B-4. The legal description for all property within Neighborhood Improvement Area #4 is included in Appendix B-5.

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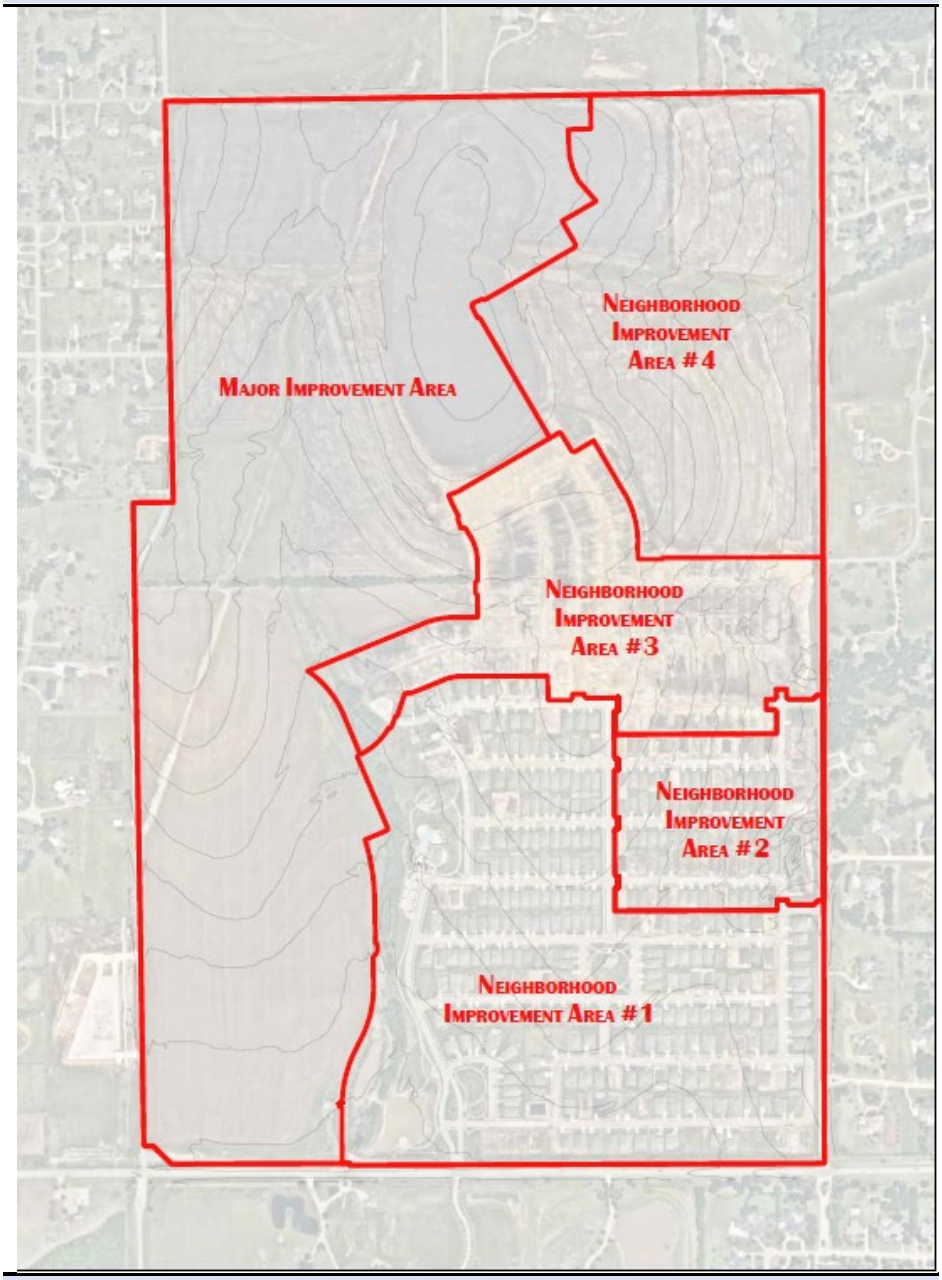
Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table II-B
Public Improvement District Boundaries



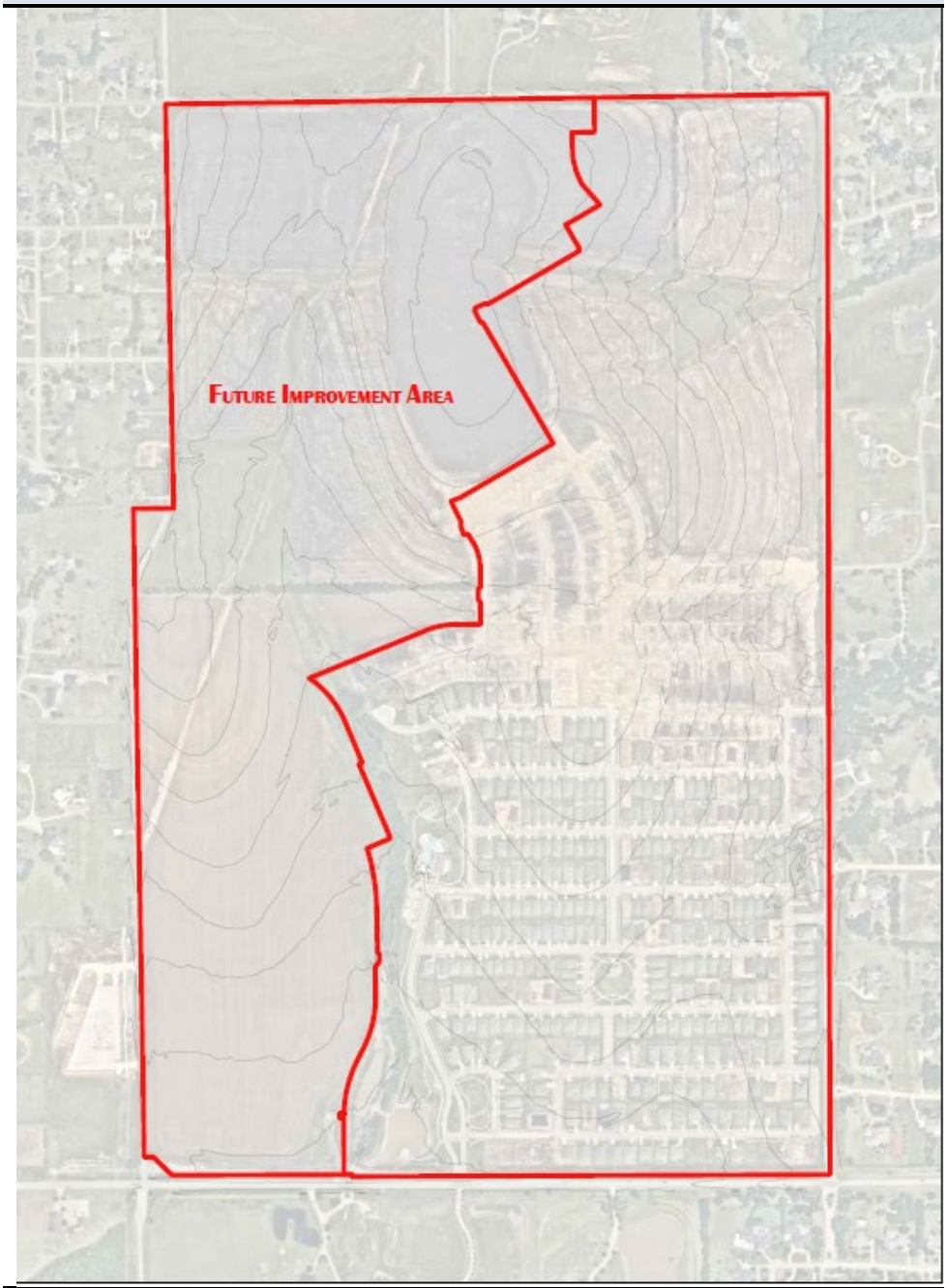
C. Property Included in Future Neighborhood Improvement Areas

As Future Neighborhood Improvement Areas are developed and in connection with the issuance of any Future Neighborhood Improvement Area Bonds, this Service and Assessment Plan will be amended to revise the table shown in Section II.B above (e.g. Table II-B will be revised to show the addition of such Future Neighborhood Improvement Area).

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

A map of the projected property within all Future Neighborhood Improvement Areas is shown in Table II-C below. The Future Neighborhood Improvement Area is shown for illustrative purposes only and is subject to adjustment in the future.

Table II-C
Proposed Future Neighborhood Improvement Areas



Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act identifies the authorized improvements that a City may choose to undertake with the establishment of a PID. The Authorized Improvements identified in the PID Act include:

(i) landscaping;
(ii) erection of fountains, distinctive lighting, and signs;
(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
(iv) construction or improvement of pedestrian mall;
(v) acquisition and installment of pieces of art;
(vi) acquisition, construction or improvement of libraries;
(vii) acquisition, construction or improvement of off-street parking facilities;
(viii) acquisition, construction or improvement of rerouting of mass transportation facilities;
(ix) acquisition, construction or improvement of water, wastewater, or drainage facilities or improvements;
(x) the establishment or improvement of parks;
(xi) projects similar to those listed in Subdivisions (i)-(x)
(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development recreation and cultural enhancement;
(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
(xv) development, rehabilitation, or expansion of affordable housing.

The City has determined that of the improvements authorized under the PID Act, it will undertake at this time only those Public Improvements more particularly described in Section III.B, Section III.C, Section III.D, Section III.E, and Section III.F. Any change to the list of Public Improvements, including any Future Neighborhood Improvement Area Improvements as described in Section III.G, will require the approval of the City.

B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. However, Major Improvement Area Assessed Property does not include Neighborhood Improvement Area #1 Assessed Property; therefore, the costs of the Major Improvements are allocated proportionally between Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property based on the costs of neighborhood improvements planned within their respective boundaries. Major Improvement Area Bonds fund the Major Improvement Area Projects; and, Neighborhood

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Improvement Area #1 Bonds fund the Neighborhood Improvement Area #1 Projects. This cost allocation between the Major Improvement Area and Neighborhood Improvement Area #1 is shown in more detail on Table IV-A.

The Major Improvements are described below. Table III-A shows the updated Actual Costs of the Major Improvements. The Actual Cost to construct the Major Improvements is $6,734,569. The costs shown in Table III-A may be revised in Annual Service Plan Updates.

The Actual Costs for Major Improvements are to be funded from (i) the proceeds of the Major Improvement Area Bonds, (ii) a portion of the proceeds of the Neighborhood Improvement Area #1 Bonds, and (iii) from funds contributed by the Developer, all as described herein.

A description of the Major Improvements follows:

Road Improvements

The road improvement portion of the Major Improvements consists of the construction of perimeter road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Major Improvement Area Assessed Property. The City has determined that the acquisition of rights-of-way related to road improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The road improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consists of the construction of two detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The wastewater improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Major Improvements consists of construction and installation of waterlines, mains, pipes, valves and appurtenances, necessary for the water distribution system that services the Assessed Property. The water improvements have been constructed according to City standards.

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Open Space/Trail System Improvements

The open space and trail system improvement portion of the Major Improvements consists of certain public open space and trail systems as described in the Development Agreement. The public open space and trail system improvements have been constructed according to City standards.

Table III-A
Major Improvement Costs

Authorized Improvements	NIA #1	MIA	Total
Road Improvements	$291,826	$3,586,681	$3,878,507
Storm Drainage Improvements	$89,128	$712,575	$801,703
Wastewater Improvements	$49,695	$391,877	$441,572
Water Improvements	$54,130	$430,735	$484,865
Open Space/Trail System Improvements	$0	$188,000	$188,000
Soft Costs	$103,422	$836,500	$939,922
Total Authorized Improvements	**$588,201**	**$6,146,368**	**$6,734,569**

Original cost estimates provided by Huitt-Zollars Engineering. Updated actual costs provided in the 1Q20 developer quarterly disclosure.

C. Descriptions and Costs of Neighborhood Improvement Area #1 Improvements

The Neighborhood Improvement Area #1 Improvements are described below. Table III-B shows the updated Actual Costs to construct the Neighborhood Improvement Area #1 Improvements as $5,733,903, which are distinct from Neighborhood Improvement Area #1's allocable share of the Major Improvements described above in Section III.B. The proceeds of the Neighborhood Improvement Area #1 Bonds only fund the Neighborhood Improvement Area #1 Projects which benefit Neighborhood Improvement Area #1 Assessed Property. The Actual Costs shown in Table III-B may be revised through Annual Service Plan Updates.

The Actual Costs for Neighborhood Improvement Area #1 Improvements are funded both from the proceeds of the Neighborhood Improvement Area #1 Bonds as described herein and from funds contributed by the Developer.

A description of the Neighborhood Improvement Area #1 Improvements follows:

Road Improvements

The road improvement portion of the Neighborhood Improvement Area #1 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #1 Assessed Property. The City has determined that the acquisition of rights-of-way related to road improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The road improvements have been constructed according to City standards.

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Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction of detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements have been constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #1 Assessed Property. The wastewater improvements have been constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #1 Assessed Property. The water improvements have been constructed according to City standards.

Table III-B
Neighborhood Improvement Area #1 Costs

Authorized Improvements	NIA #1's Proportionate Share of Major Improvements	NIA #1 Direct Costs	Total
Road Improvements	$291,826	$2,741,495	$3,033,321
Storm Drainage Improvements	$89,128	$557,644	$646,772
Wastewater Improvements	$49,695	$444,583	$494,278
Water Improvements	$54,130	$587,046	$641,176
Soft Costs	$103,422	$814,934	$918,356
Total Authorized Improvements	**$588,201**	**$5,145,702**	**$5,733,903**

Original cost estimates provided by Huitt-Zollars Engineering. Updated actual costs provided in the 1Q19 developer quarterly disclosure.

D. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #2 IMPROVEMENTS

The Neighborhood Improvement Area #2 Improvements are described below. Table III-C shows the Actual Costs to construct the Neighborhood Improvement Area #2 Improvements as $3,492,146 and are distinct from Neighborhood Improvement Area #2's allocable share of the Major Improvements. A portion of the proceeds of the Neighborhood Improvement Areas #2-3 Bonds will fund and/or reimburse the Developer for the Actual Costs of the Neighborhood Improvement Area #2 Improvements which benefit Neighborhood Improvement Area #2 Assessed

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Property. The Actual Costs shown in Table III-C may be revised through Annual Service Plan Updates.

The Actual Costs for Neighborhood Improvement Area #2 Improvements were initially funded from funds contributed by the Developer under the terms of the PID Reimbursement Agreement. A portion of the amount due to the Developer under the PID Reimbursement Agreement to reimburse the Developer for costs relating to the Neighborhood Improvement Area #2 Improvements has been paid from the proceeds of the Neighborhood Improvement Areas #2-3 Bonds as described herein.

A description of the Neighborhood Improvement Area #2 Improvements follows:

Road Improvements

The road improvement portion of the Neighborhood Improvement Area #2 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #2 Assessed Property. The City has determined that the acquisition of rights-of-way related to road improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The road improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of Neighborhood Improvement Area #2 Improvements consists of the construction of erosion control improvements to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #2 Assessed Property. The storm drainage improvements have been constructed according to City standards.

Wet Utility Improvements

The wet utility improvements portion of the Neighborhood Improvement Area #2 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service and construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #2 Assessed Property. The wet utilities improvements have been constructed according to City standards.

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Table III-C
Neighborhood Improvement Area #2 Costs

Authorized Improvements	NIA #2 Direct Costs
Road Improvements	$1,822,022
Wet Utilities	$861,273
Storm Drainage Improvements	$58,120
Soft Costs	$750,731
Total Authorized Improvements	**$3,492,146**

Costs provided by the Developer. The figures shown in Table III-C may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Authorized Improvements amount does not change.

E. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #3 IMPROVEMENTS

The Neighborhood Improvement Area #3 Improvements are described below. Table III-D shows the Actual Costs to construct the Neighborhood Improvement Area #3 Improvements for only the benefit of the Neighborhood Improvement Area #3 and are distinct from Neighborhood Improvement Area #3's allocable share of the Major Improvements. A portion of the proceeds of the Neighborhood Improvement Areas #2-3 Bonds will fund and/or reimburse the Developer for the Actual Costs of the Neighborhood Improvement Area #3 Improvements which benefit Neighborhood Improvement Area #3 Assessed Property. The Actual Costs shown in Table III-D may be revised through Annual Service Plan Updates.

The Actual Costs for Neighborhood Improvement Area #3 Improvements are to be funded from the proceeds of the Neighborhood Improvement Areas #2-3 Bonds and from funds contributed by the Developer as described herein.

A description of the Neighborhood Improvement Area #3 Improvements follows:

Road Improvements

The road improvement portion of the Neighborhood Improvement Area #3 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #3 Assessed Property. The City has determined that the acquisition of rights-of-way related to road improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The road improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of Neighborhood Improvement Area #3 Improvements consists of the construction of erosion control improvements to appropriately control and convey storm water for the benefit of Neighborhood Improvement Area #3 Assessed Property. The storm drainage improvements have been constructed according to City standards.

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Wet Utility Improvements

The wet utility improvements portion of the Neighborhood Improvement Area #3 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service and construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #3 Assessed Property. The wet utilities improvements have been constructed according to City standards.

Table III-D
Neighborhood Improvement Area #3 Costs

Authorized Improvements	NIA #3 Direct Costs
Road Improvements	$1,409,003
Wet Utilities	$1,651,648
Storm Drainage Improvements	$107,163
Soft Costs	$342,128
Total Authorized Improvements	**$3,509,942**

Note: Costs provided by the Developer. The figures shown in Table III-D may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Authorized Improvements amount does not change.

F. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #4 IMPROVEMENTS

The Neighborhood Improvement Area #4 Improvements are described below. Table III-E shows the Actual Costs to construct the Neighborhood Improvement Area #4 Improvements for only the benefit of the Neighborhood Improvement Area #4 and are distinct from Neighborhood Improvement Area #4's allocable share of the Major Improvements. A portion of the proceeds of the Neighborhood Improvement Area #4 Bonds will fund the Actual Costs of the Neighborhood Improvement Area #4 Improvements which benefit Neighborhood Improvement Area #4 Assessed Property. The Actual Costs shown in Table III-E may be revised through Annual Service Plan Updates.

The Actual Costs for Neighborhood Improvement Area #4 Improvements are to be funded from the proceeds of the Neighborhood Improvement Area #4 Bonds and from funds contributed by the Developer as described herein.

A description of the Neighborhood Improvement Area #4 Improvements follows:

Road Improvements

The road improvement portion of the Neighborhood Improvement Area #4 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #4 Assessed Property. The City has determined that the acquisition of rights-of-way related to road improvements as described in the Development Agreement meets the requirements of its

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current policy on the financing of roadway rights-of-way through public improvement district assessments. The road improvements will be constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #4 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #4 Assessed Property. The water improvements will be constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #4 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #4 Assessed Property. The wastewater improvements will be constructed according to City standards.

Storm Drainage Improvements

The storm drainage improvement portion of the Neighborhood Improvement Area #4 Improvements consists of construction of detention ponds and appurtenances thereto to appropriately control and covey storm water. The storm drainage improvements will be constructed according to City standards.

Table III-E
Neighborhood Improvement Area #4 Costs

Authorized Improvements	NIA #4 Direct Costs
Road Improvements	$2,046,664
Water Improvements	$945,538
Wastewater Improvements	$834,416
Storm Drainage Improvements	$1,317,644
Soft Costs and Contingency	$1,593,479
Total Authorized Improvements	**$6,737,742**

Note: Costs provided by the Developer. The figures shown in Table III-E may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Authorized Improvements amount does not change.

G. FUTURE NEIGHBORHOOD IMPROVEMENT AREA IMPROVEMENTS

As Future Neighborhood Improvement Areas are developed and Future Neighborhood Improvement Area Bonds are issued, this SAP will be amended to identify the specific Future Neighborhood Improvement Area Improvements that confer a special benefit to the property inside each Future Neighborhood Improvement Area (e.g. a Table III-F will be added to show the costs for the specific Future Neighborhood Improvement Area Improvements financed within the specific Future Neighborhood Improvement Area being developed.)

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IV. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the cost of the Public Improvements based on the special benefits conferred to each Parcel from the Public Improvements. The PID Act provides that the Actual Costs may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the City Council may establish the methods of assessing the special benefits for various classes of improvements.

Table IV-A details the allocation of costs of the Major Improvements between the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property. Table IV-B details the allocation of costs of the Neighborhood Improvement Area #1 Projects which consist of Neighborhood Improvement Area #1's proportionate share of the costs of the Major Improvements and all of the costs of the Neighborhood Improvement Area #1 Improvements. Table IV-C details the allocation of costs of the Neighborhood Improvement Area #2 Improvements benefitting Neighborhood Improvement Area #2. Table IV-D details the allocation of costs of the Neighborhood Improvement Area #3 Improvements benefitting Neighborhood Improvement Area #3. Table IV-E details the allocation of costs of the Neighborhood Improvement Area #4 Improvements benefitting Neighborhood Improvement Area #4.

This section of this Service and Assessment Plan is intended to describe the special benefit conferred to each Parcel within the PID as a result of the Major Improvements, the Neighborhood Improvement Area #1 Improvements, the Neighborhood Improvement Area #2 Improvements, the Neighborhood Improvement Area #3 Improvements, and the Neighborhood Improvement Area #4 Improvements, to provide the basis and justification for the determination that this special benefit exceeds the amount of the Special Assessments, and to explain the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvements, the Neighborhood Improvement Area #1 Improvements, the Neighborhood Improvement Area #2 Improvements, the Neighborhood Improvement Area #3 Improvements, and the Neighborhood Improvement Area #4 Improvements to Parcels or Lots so that there is an equal share of the Actual Cost being apportioned to Parcels or Lots similarly benefited. The determination by the City Council of the assessment methodology set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owners and all future owners and developers of any Assessed Property.

The timetable for the development of Future Neighborhood Improvement Areas are difficult to establish at this time and, as such, the special benefit conferred by Future Neighborhood Improvement Area Improvements, if any, cannot be determined with absolute certainty. Accordingly, it is hereby understood and acknowledged by the City and the Owner that only the Special Assessments associated with the Major Improvement Area Bonds, the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds, and the Neighborhood Improvement Area #4 Bonds have been levied and will not change.

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B. SPECIAL BENEFIT

The Assessed Property must receive a direct and special benefit from the Public Improvements, which must be equal to or greater than the amount of the Special Assessments. The Major Improvements are provided for the benefit of the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property. The Neighborhood Improvement Area #1 Improvements are provided solely for the benefit of the Neighborhood Improvement Area #1 Assessed Property. The Neighborhood Improvement Area #2 Improvements are provided solely for the benefit of the Neighborhood Improvement Area #2 Assessed Property. The Neighborhood Improvement Area #3 Improvements are provided solely for the benefit of the Neighborhood Improvement Area #3 Assessed Property. The Neighborhood Improvement Area #4 Improvements are provided solely for the benefit of the Neighborhood Improvement Area #4 Assessed Property.

When the City Council approved the Original SAP, the Owner owned 100% of the Major Improvement Area Assessed Property and Neighborhood Improvement Area #1 Assessed Property. At that time, the Owner acknowledged that the Major Improvements and Neighborhood Improvement Area #1 Improvements confer a special benefit on the Major Improvement area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property and consented to the imposition of the Special Assessments to pay for the Actual Costs associated therewith. When the City Council approved an update to the SAP relating to Neighborhood Improvement Area #2 Improvements, the Owner owned 100% of the Neighborhood Improvement Area #2 Assessed Property. The Owner acknowledged that the Neighborhood Improvement Area #2 Improvements confer a special benefit on the Neighborhood Improvement Area #2 Assessed Property and consented to the imposition of the Special Assessments to pay for the Actual Costs associated therewith. When the City Council approved an updated SAP for Neighborhood Improvement Area #3, the Owner owned 100% of the Neighborhood Improvement Area #3 Assessed Property. The Owner acknowledged that the Neighborhood Improvement Area #3 Improvements confer a special benefit on the Neighborhood Improvement Area #3 Assessed Property and consented to the imposition of the Special Assessments to pay for the Actual Costs associated therewith. When the City Council approved this Service and Assessment Plan, the Owner owned 100% of the Neighborhood Improvement Area #4 Assessed Property. The Owner acknowledged that the Neighborhood Improvement Area #4 Improvements confer a special benefit on the Neighborhood Improvement Area #4 Assessed Property and consented to the imposition of the Special Assessments to pay for the Actual Costs associated therewith. The Owner has ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the applicable previous Assessment Ordinance; (ii) this SAP update and the applicable Assessment Ordinance, and (iii) the levying of Special Assessments on the Major Improvement Area Assessed Property, the Neighborhood Improvement Area #1 Assessed Property, the Neighborhood Improvement Area #2 Assessed Property, the Neighborhood Improvement Area #3 Assessed Property, and the Neighborhood Improvement Area #4 Assessed Property.

The City Council determined that funding the Actual Costs for the Major Improvements, the Neighborhood Improvement Area #1 Improvements, the Neighborhood Improvement Area #2 Improvements, the Neighborhood Improvement Area #3 Improvements, and the Neighborhood Improvement Area #4 Improvements through the PID is beneficial to the City and the Assessed

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Property. Accordingly, the Major Improvements, the Neighborhood Improvement Area #1 Improvements, the Neighborhood Improvement Area #2 Improvements, the Neighborhood Improvement Area #3 Improvements, and the Neighborhood Improvement Area #4 Improvements confer a special benefit to the respective Assessed Property, and such special benefit exceeds the amount of the Special Assessment levied on the Major Improvement Area Assessed Property, the Neighborhood Improvement Area #1 Assessed Property, the Neighborhood Improvement Area #2 Assessed Property, the Neighborhood Improvement Area #3 Assessed Property, and the Neighborhood Improvement Area #4 Assessed Property, as applicable. This conclusion is supported by the evidence, information, and testimony provided to the City Council.

C. Allocation of Actual Costs of Major Improvements

The Major Improvements will provide a special benefit to the Property, other than the Non-Benefited Property, in the Major Improvement Area and the Property, other than the Non-Benefited Property, in the Neighborhood Improvement Area #1. The Actual Costs of the Major Improvements are, therefore, allocated to the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property, as shown in Table IV-A. The costs detailed in Table IV-A are subject to revision through the Annual Service Plan Updates but may not result in increased Special Assessments except as authorized under this SAP or the PID Act.

Table IV-A
Cost Allocation of Major Improvements

		NIA #1 Major Improvements		MIA Major Improvement	
Authorized Improvements	**Total Cost (a)**	**% Allocation**	**Share of Costs**	**% Allocation**	**Share of Co**
Road Improvements	$3,878,507	8%	$291,826	92%	$3,586,6
Storm Drainage Improvements	$801,703	11%	$89,128	89%	$712,5
Wastewater Improvements	$441,572	11%	$49,695	89%	$391,8
Water Improvements	$484,865	11%	$54,130	89%	$430,7
Open Space/Trail System Improvements	$188,000	0%	$0	100%	$188,0
Soft Costs	$939,922	11%	$103,422	89%	$836,5
Total Authorized Improvements	**$6,734,569**		**$588,201**		**$6,146,3**

(a) See Table III-A for details.

D. Allocation of Actual Costs of Neighborhood Improvement Area #1 Projects

The Neighborhood Improvement Area #1 Projects include the Neighborhood Improvement Area #1 Improvements which will provide a special benefit only to the Property, other than the Non-Benefited Property, in Neighborhood Improvement Area #1, plus an allocable share of the Major Improvements as described in Section IV.C above. The Actual Costs of the Neighborhood Improvement Area #1 Projects are, therefore, allocated entirely to Neighborhood Improvement Area #1 Assessed Property, as shown in Table IV-B on the following page. The costs detailed in Table IV-B are subject to revision through the Annual Service Plan Updates but may not result in increased Special Assessments except as authorized under this SAP or the PID Act.

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Table IV-B
Cost Allocation of Neighborhood Improvement Area #1 Improvements

Authorized Improvements	Total Cost (a)	NIA #1 Major Improvements		NIA #1 Onsite Improvements	
		% Allocation	Share of Costs	% Allocation	Share of Costs
Road Improvements	$3,033,321	10%	$291,826	90%	$2,741,495
Storm Drainage Improvements	$646,772	14%	$89,128	86%	$557,644
Wastewater Improvements	$494,278	10%	$49,695	90%	$444,583
Water Improvements	$641,176	8%	$54,130	92%	$587,046
Soft Costs	$918,356	11%	$103,422	89%	$814,934
Total Authorized Improvements	**$5,733,903**		**$588,201**		**$5,145,702**

(a) See Table III-B for details. Any public improvement that is allocated 100% to the Assessed Property would be required to be built on a stand-alone basis

E. Allocation of Actual Costs of Neighborhood Improvement Area #2 Improvements

The Neighborhood Improvement Area #2 Improvements shown below will provide a special benefit only to the Property, other than the Non-Benefited Property, in Neighborhood Improvement Area #2 as described in Table IV-C. The Actual Costs of the Neighborhood Improvement Area #2 Improvements below are, therefore, allocated entirely to Neighborhood Improvement Area #2 Assessed Property, as shown in Table IV-C. The costs detailed in Table IV-C are subject to revision through the Annual Service Plan Updates but may not result in increased Special Assessments except as authorized under this SAP or the PID Act.

Table IV-C
Cost Allocation of Neighborhood Improvement Area #2 Improvements

Authorized Improvements	Total Cost (a)	NIA #2 Onsite Improvements	
		% Allocation	Share of Costs
Road Improvements	$1,822,022	100%	$1,822,022
Wet Utilities	$861,273	100%	$861,273
Storm Drainage Improvements	$58,120	100%	$58,120
Soft Costs	$750,731	100%	$750,731
Total Authorized Improvements	**$3,492,146**	**100%**	**$3,492,146**

(a) See Table III-C for details. Any public improvement that is allocated 100% to the Assessed Property would be required to be built on a stand-alone basis

F. Allocation of Actual Costs of Neighborhood Improvement Area #3 Improvements

The Neighborhood Improvement Area #3 Improvements include the Neighborhood Improvement Area #3 Improvements which will provide a special benefit only to the Property, other than the Non-Benefited Property, in Neighborhood Improvement Area #3. The Actual Costs of the Neighborhood Improvement Area #3 Improvements are, therefore, allocated entirely to Neighborhood Improvement Area #3 Assessed Property, as shown in Table IV-D. The costs detailed in Table IV-D are subject to revision through the Annual Service Plan Updates but may not result in increased Special Assessments except as authorized under this SAP or the PID Act.

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Table IV-D
Cost Allocation of Neighborhood Improvement Area #3 Improvements

		NIA #3 Onsite Improvements	
Authorized Improvements	**Total Cost (a)**	**% Allocation**	**Share of Costs**
Road Improvements	$1,409,003	100%	$1,409,003
Wet Utilities	$1,651,648	100%	$1,651,648
Storm Drainage Improvements	$107,163	100%	$107,163
Soft Costs	$342,128	100%	$342,128
Total Authorized Improvements	**$3,509,942**	**100%**	**$3,509,942**

(a) See Table III-D for details. Any Public Improvement that is allocated 100% to the Assessed Property would be required to be built on a stand-alone basis.

G. Allocation of Actual Costs of Neighborhood Improvement Area #4 Improvements

The Neighborhood Improvement Area #4 Improvements include the Neighborhood Improvement Area #4 Improvements which will provide a special benefit only to the Property, other than the Non-Benefited Property, in Neighborhood Improvement Area #4. The Actual Costs of the Neighborhood Improvement Area #4 Improvements are, therefore, allocated entirely to Neighborhood Improvement Area #4 Assessed Property, as shown in Table IV-E. The costs detailed in Table IV-E are subject to revision through the Annual Service Plan Updates but may not result in increased Special Assessments except as authorized under this SAP or the PID Act.

Table IV-E
Cost Allocation of Neighborhood Improvement Area #4 Improvements

		NIA #4 Onsite Improvements	
Authorized Improvements	**Total Cost (a)**	**% Allocation**	**Share of Costs**
Road Improvements	$2,046,664	100%	$2,046,664
Water Improvements	$945,538	100%	$945,538
Wastewater Improvements	$834,416	100%	$834,416
Storm Drainage Improvements	$1,317,644	100%	$1,317,644
Soft Costs and Contingency	$1,593,479	100%	$1,593,479
Total Authorized Improvements	**$6,737,742**	**100%**	**$6,737,742**

(a) See Table III-E for details. Any Public Improvement that is allocated 100% to the Assessed Property would be required to be built on a stand-alone basis.

H. Allocation of Actual Costs of Future Improvement Area Improvements

As Future Neighborhood Improvement Areas are developed and Future Neighborhood Improvement Area Bonds are issued, this SAP will be amended to identify the specific Future Neighborhood Improvement Area Improvements that confer a special benefit to the property inside such Future Neighborhood Improvement Areas (e.g. a table will be created to show the allocation of Actual Costs for Future Neighborhood Improvement Area Improvements.)

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

I. SPECIAL ASSESSMENT METHODOLOGY

The City Council may assess Actual Costs against Assessed Property so long as the special benefit conferred upon the Assessed Property by the Public Improvements equals or exceeds the amount of the Special Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

Assessment Methodology for the Major Improvement Area

For purpose of this SAP, the City Council has determined that the Actual Costs of the Major Improvements to be financed with the Major Improvement Area Bonds shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Special Assessment across all Parcels and Lots within the Major Improvement Area based on the ratio of the estimated build out value of each Lot to the total build out value for all Parcels. Table IV-E.1 summarizes the allocation of the original Special Assessments relating to the Major Improvement Area Bonds for the Assessed Property. Table IV-E.2 summarizes the allocation of the outstanding Special Assessments relating to the Major Improvement Area Bonds for the Assessed Property.

Based on the costs provided by the Developer for the Public Improvements, the City Council has determined that the benefit to the Assessed Property from the Public Improvements is at least equal to the Special Assessments levied on the Assessed Property.

The Special Assessments and Annual Installments for each Parcel or Lot located in the Major Improvement Area is shown on the Assessment Roll, attached as Appendix C, and no Special Assessment shall be changed except as authorized by this SAP or the PID Act. Table IV-E.1 summarizes the updated allocation of the original Special Assessment relating to the Major Improvement Area Bonds for the Major Improvement Area Assessed Property. Table IV-E.2 summarizes the allocation of the outstanding Special Assessment relating to the Major Improvement Area Bonds for the Major Improvement Area Assessed Property This SAP will be modified by the City Council as appropriate based on the actual Lot count and other applicable inputs as each Future Improvement Area is developed.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table IV-E.1
Major Improvement Area
Updated Special Assessment Allocation – Original Total

Lot Size	Units/SF	Estimated Buildout Value	Total Special Assessment	Annual Installment (1st Full Year After Cap I)[1]	Special Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (Pe $100/AV)
NIA #2							
50'	92	$30,360,000	$498,633	$46,788	$5,420	$509	$0.1
70'	7	$3,010,000	$49,436	$4,639	$7,062	$663	$0.1
HOA	-	-	$5,536	$519	-	-	
Subtotal	*99*	*$33,370,000*	*$553,606*	*$51,946*			
NIA #3							
50'	80	$28,000,000	$459,873	$43,151	$5,748	$539	$0.1
60'	94	$37,600,000	$617,543	$57,946	$6,570	$616	$0.1
70'	8	$3,600,000	$59,126	$5,548	$7,391	$693	$0.1
HOA	-	-	$11,480	$1,077	-	-	
Subtotal	*182*	*$69,200,000*	*$1,148,023*	*$107,722*			
NIA #4							
50'	156	$70,200,000	$1,152,967	$108,186	$7,391	$693	$0.1
60'	100	$50,000,000	$821,201	$77,055	$8,212	$771	$0.1
70'	20	$11,000,000	$180,664	$16,952	$9,033	$848	$0.1
HOA	-	-	$21,766	$2,042	-	-	
Subtotal	*276*	*$131,200,000*	*$2,176,598*	*$204,235*			
NIA #5							
50'	139	$66,025,000	$1,084,396	$101,751	$7,801	$732	$0.1
60'	68	$35,700,000	$586,338	$55,017	$8,623	$809	$0.1
HOA	-	-	$16,876	$1,584	-	-	
Subtotal	*207*	*$101,725,000*	*$1,687,610*	*$158,352*			
NIA #6							
50'	100	$50,000,000	$821,201	$77,055	$8,212	$771	$0.1
HOA	-	-	$8,295	$778	-	-	
Subtotal	*100*	*$50,000,000*	*$829,496*	*$77,834*			
NIA #7							
50'	107	$53,500,000	$878,685	$82,449	$8,212	$771	$0.1
60'	8	$4,400,000	$72,266	$6,781	$9,033	$848	$0.1
70'	35	$20,125,000	$330,534	$31,015	$9,444	$886	$0.1
HOA	-	-	$12,944	$1,215	-	-	
Subtotal	*150*	*$78,025,000*	*$1,294,429*	*$121,459*			
NIA #8							
Townhome	50	$15,000,000	$246,360	$23,117	$4,927	$462	$0.1
Area F	53,143	$6,111,468	$100,375	$9,418	$1.89	$0.18	$0.1
HOA	-	-	$3,502	$329	-	-	
Subtotal	*-*	*$21,111,468*	*$350,238*	*$32,864*			
Total	**1,014**	**$484,631,468**	**$8,040,000**	**$754,412**			

Note: Estimates in Table IV-E.1 are based on updated Lot counts and estimated buildout values provided by the Developer as part of this SAP update. Although the actual u counts and estimated unimproved land value may vary from the estimates shown, the original assessment allocation for each Lot Type will not change unless modified in a Serv Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds. The above allocations are calcula based on 7.50% interest rate and a 30-year term for the PID Bonds and an annual administrative expense of $30,000 increasing at 2.0% per year.
1- Represents original annual installment first year after capitalized interest.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table IV-E.2
Major Improvement Area
Outstanding Special Assessment Allocation

Lot Size	Units/SF	Estimated Buildout Value	Total Outstanding Special Assessment	Average Outstanding Annual Installment[1]	Outstanding Special Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Pe $100/AV)
NIA #2							
50'	92	$30,360,000	$482,508	$46,834	$5,245	$509	$0.1
70'	7	$3,010,000	$47,838	$4,643	$6,834	$663	$0.1
HOA	-	-	$5,357	$520	-	-	
Subtotal	*99*	*$33,370,000*	*$535,703*	*$51,998*			
NA #3							
50'	80	$28,000,000	$445,001	$43,194	$5,563	$540	$0.1
60'	94	$37,600,000	$597,573	$58,003	$6,357	$617	$0.1
70'	8	$3,600,000	$57,214	$5,553	$7,152	$694	$0.1
HOA	-	-	$11,109	$1,078	-	-	
Subtotal	*182*	*$69,200,000*	*$1,110,898*	*$107,828*			
NIA #4							
50'	156	$70,200,000	$1,115,682	$108,293	$7,152	$694	$0.1
60'	100	$50,000,000	$794,645	$77,131	$7,946	$771	$0.1
70'	20	$11,000,000	$174,822	$16,969	$8,741	$848	$0.1
HOA	-	-	$21,062	$2,044	-	-	
Subtotal	*276*	*$131,200,000*	*$2,106,211*	*$204,437*			
NIA #5							
50'	139	$66,025,000	$1,049,329	$101,852	$7,549	$733	$0.1
60'	68	$35,700,000	$567,377	$55,072	$8,344	$810	$0.1
HOA	-	-	$16,330	$1,585	-	-	
Subtotal	*207*	*$101,725,000*	*$1,633,036*	*$158,509*			
NIA #6							
50'	100	$50,000,000	$794,645	$77,131	$7,946	$771	$0.1
HOA	-	-	$8,027	$779	-	-	
Subtotal	*100*	*$50,000,000*	*$802,672*	*$77,911*			
NIA #7							
50'	107	$53,500,000	$850,270	$82,531	$7,946	$771	$0.1
60'	8	$4,400,000	$69,929	$6,788	$8,741	$848	$0.1
70'	35	$20,125,000	$319,845	$31,045	$9,138	$887	$0.1
HOA	-	-	$12,526	$1,216	-	-	
Subtotal	*150*	*$78,025,000*	*$1,252,569*	*$121,579*			
NIA #8							
Townhome	50	$15,000,000	$238,394	$23,139	$4,768	$463	$0.1
Area F	53,143	$6,111,468	$97,129	$9,428	$1.83	$0.18	$0.1
HOA	-	-	$3,389	$329	-	-	
Subtotal	*-*	*$21,111,468*	*$338,912*	*$32,896*			
Total	**1,014**	**$484,631,468**	**$7,780,000**	**$755,158**			

Note: Estimates in Table IV-E.2 are based on updated Lot counts and estimated buildout values provided by the Developer as part of this SAP update. Although the actual u counts and estimated unimproved land value may vary from the estimates shown, the outstanding assessment allocation for each Lot Type will not change unless modified i Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds. The above allocations calculated based on 7.50% interest rate and a 30-year term for the PID Bonds and an annual administrative expense of $30,000 increasing at 2.0% per year.
1- Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Assessment Methodology for Neighborhood Improvement Area #1

For purpose of this SAP, the City Council has determined that the Actual Costs of the portion of the Neighborhood Area #1 Projects to be financed with the Neighborhood Improvement Area #1 Bonds shall be allocated to the Neighborhood Improvement Area #1 Assessed Property by spreading the entire Special Assessment across all Lots within the Neighborhood Improvement Area #1 based on the ratio of the estimated build out value of each Lot to the total build out value for the Neighborhood Improvement Area #1. Table IV-F.1 summarizes the allocation of the original Special Assessments relating to PID Bonds for the Neighborhood Improvement Area #1 Assessed Property. Table IV-F.2 summarizes the current allocation of the Special Assessments relating to PID Bonds for the Neighborhood Area #1 Assessed Property.

Based on the costs provided by the Developer for the Neighborhood Improvement Area #1 Projects, the City Council has determined that the benefit to the Neighborhood Area #1 Assessed Property from the Neighborhood Improvement Area #1 Projects is at least equal to the Special Assessments levied on the Neighborhood Improvement Area #1 Assessed Property.

The Special Assessments and Annual Installments for each Parcel or Lot located in Neighborhood Improvement Area #1 are shown on the Assessment Roll, attached as Appendix D, and no Special Assessment shall be changed except as authorized by this SAP or the PID Act. Table IV-F.1 summarizes the allocation of the original Special Assessment relating to the Neighborhood Improvement Area #1 Bonds for the Neighborhood Improvement Area #1 Assessed Property at the time the Assessment Ordinance relating to the Neighborhood Improvement Area #1 Bonds was adopted by the City Council. Table IV-F.2 summarizes the allocation of the outstanding Special Assessment relating to the Neighborhood Improvement Area #1 Bonds for the Neighborhood Improvement Area #1 Assessed Property.

Table IV-F.1
Neighborhood Improvement Area #1
Original Special Assessment Allocation

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Special Assessment	Average Annual Installment	Special Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #1							
50'	97	$33,920,027	$1,566,997	$134,517	$16,155	$1,387	$0.40
60'	111	$46,411,431	$2,144,060	$184,055	$19,316	$1,658	$0.40
70'	85	$43,748,565	$2,021,044	$173,495	$23,777	$2,041	$0.40
HOA	-	-	$57,900	$4,970	-	-	-
Total	**293**	**$124,080,023**	**$5,790,000**	**$497,037**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
Note: Estimates are based on information available as of the date the original SAP was adopted by the City Council. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown above, the original assessment allocation for each Lot Type will not change unless modified in an Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds. The above allocations are calculated based on 6.25% interest rate and a 30-year term for the PID Bonds and annual administrative expense of $30,000 increasing at 2.0% per year.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table IV-F.2
Neighborhood Improvement Area #1
Outstanding Special Assessment Allocation

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Outstanding Special Assessment	Average Outstanding Annual Installment	Outstanding Special Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #1							
50'	97	$33,920,027	$1,477,686	$134,241	$15,234	$1,384	$0.40
60'	111	$46,411,431	$2,021,859	$183,677	$18,215	$1,655	$0.40
70'	85	$43,748,565	$1,905,855	$173,139	$22,422	$2,037	$0.40
HOA	-	-	$54,600	$4,960	-	-	-
Total	**293**	**$124,080,023**	**$5,460,000**	**$496,018**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
Note: Estimates are based on information available as of the date the original SAP was adopted by the City Council. Although the actual unit count and estimated unimproved land value may vary from the estimates shown above, the current Special Assessment allocation for each Lot Type will not change unless modified in an Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds. The above allocations are calculated based on 6.25% interest rate and a 30-year term for the PID Bonds and annual administrative expense of $30,000 increasing at 2.0% per year.

Assessment Methodology for Neighborhood Improvement Area #2

For purpose of this SAP, the City Council has determined that the Actual Costs of the portion of the Neighborhood Area #2 Improvements initially financed with the PID Reimbursement Agreement relating to Neighborhood Improvement Area #2 that have been repaid with the proceeds of the Neighborhood Improvement Areas #2-3 Bonds and shall be allocated to the Neighborhood Improvement Area #2 Assessed Property by spreading the entire Special Assessment across all Lots within the Neighborhood Improvement Area #2 based on the ratio of the estimated build out value of each Lot to the total build out value for the Neighborhood Improvement Area #2. Table IV-G.1 summarizes the allocation of the original Special Assessments relating to PID Bonds for the Neighborhood Improvement Area #2 Assessed Property. Table IV-G.2 summarizes the allocation of the outstanding Special Assessments relating to PID Bonds for the Neighborhood Improvement Area #2 Assessed Property.

Based on the costs provided by the Developer for the Neighborhood Area #2 Improvements benefitting Neighborhood Improvement Area #2, the City Council has determined that the benefit to the Neighborhood Area #2 Assessed Property from the Neighborhood Area #2 Improvements is at least equal to the Special Assessments levied on the Neighborhood Improvement Area #2 Assessed Property.

The Special Assessments and Annual Installments for each Parcel or Lot located Neighborhood Improvement Area #2 are shown on the Assessment Roll, attached as Appendix E, and no Special Assessment shall be changed except as authorized by this SAP or the PID Act. Table IV-G.1 summarizes the allocation of the original Special Assessment relating to the Neighborhood Improvement Area #2 Assessed Property at the time the Assessment Ordinance approving the Service and Assessment Plan relating to the levy of the Special Assessments against the Neighborhood Improvement Area #2 Assessed Property was adopted by the City Council. Table IV-G.2 summarizes the outstanding special assessments relating to the Neighborhood Improvement Area #2 Assessed Property.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table IV-G.1
Neighborhood Improvement Area #2
Original Special Assessment Allocation

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Special Assessment	Average Annual Installment[2]	Special Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #2							
50'	92	$30,360,000	$851,163	$71,679	$9,252	$779	$0.24
70'	7	$3,010,000	$84,387	$7,107	$12,055	$1,015	$0.24
HOA	-	-	$9,450	$796	-	-	-
Total	**99**	**$33,370,000**	**$945,000**	**$79,582**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
Note: Estimates are based on information provided by the Developer as part of this update to the SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown above, the initial Special Assessment allocation for each Lot Type will not change unless modified in a Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with the Neighborhood Improvement Areas #2-3 Bonds . The above amounts are calculated based on 5.0% interest rates and a 30-year term for the applicable Neighborhood Improvement Areas #2-3 Bonds and annual administrative expense of $15,000 increasing at 2.0% per year.
2 – Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Table IV-G.2
Neighborhood Improvement Area #2
Outstanding Special Assessment Allocation

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Outstanding Special Assessment	Average Outstanding Annual Installment[2]	Outstanding Special Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #2							
50'	92	$30,360,000	$806,128	$71,512	$8,762	$777	$0.24
70'	7	$3,010,000	$79,922	$7,090	$11,417	$1,013	$0.24
HOA	-	-	$8,950	$794	-	-	-
Total	**99**	**$33,370,000**	**$895,000**	**$79,396**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
Note: Estimates are based on information provided by the Developer as part of this update to the SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown above, the initial assessment allocation for each Lot Type will not change unless modified in a Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with the Neighborhood Improvement Areas #2-3 Bonds. The above amounts are calculated based on an interest rate of 2.50% for years 2021 through 2025, 3.125% for years 2026 through 2030, and 4.0% thereafter and a 30-year term for the applicable Neighborhood Improvement Areas #2-3 Bonds and annual administrative expense of $15,000 increasing at 2.0% per year.
2 – Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Neighborhood Improvement Area #2 Assessed Property is part of the Major Improvement Area Assessed Property. As shown in Table IV-E.1, the original Special Assessments related to the Major Improvement Area Bonds have been allocated to Neighborhood Improvement Area #2 and the remaining Future Neighborhood Improvement Areas. As shown in Table IV-E.2, the outstanding Special Assessments related to the Major Improvement Area Bonds have been allocated to Neighborhood Improvement Area #2 and the remaining Future Neighborhood Improvement Areas. The original Special Assessments related to the Neighborhood Improvement

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Area #2 Improvements for the benefit of the Neighborhood Improvement Area #2 Assessed Property are shown in Table IV-G.1. The outstanding Special Assessments related to the Neighborhood Improvement Area #2 Improvements for the benefit of the Neighborhood Improvement Area #2 Assessed Property are shown in Table IV-G.2. As a result, the combined original Special Assessment on the Neighborhood Improvement Area #2 Assessed Property, representing the proportional share of the Special Assessments for Major Improvement Area Bonds and the Special Assessments for the Neighborhood Improvement Area #2 Improvements or the benefit of the Neighborhood Improvement Area #2 Assessed Property is shown in Table IV-H.1. The combined outstanding Special Assessment on the Neighborhood Improvement Area #2 Assessed Property, representing the proportional share of the Special Assessments for Major Improvement Area Bonds and the Special Assessments for the Neighborhood Improvement Area #2 Improvements or the benefit of the Neighborhood Improvement Area #2 Assessed Property is shown in Table IV-H.2.

Table IV-H.1
Neighborhood Improvement Area #2
Original Special Assessment Allocation (Combined)

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Special Assessment	Average Annual Installment	Special Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #2							
50'	92	$30,360,000	$1,349,796	$118,467	$14,672	$1,288	$0.39
70'	7	$3,010,000	$133,824	$11,745	$19,118	$1,678	$0.39
HOA	-	-	$14,986	$1,315	-	-	-
Total	**99**	**$33,370,000**	**$1,498,606**	**$131,528**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
Note: The combined amounts show the Neighborhood Improvement Area #2 proportional share of the original Special Assessment for Major Improvement Area Bonds shown in Table IV-E.1 and the original Special Assessments for the Neighborhood Improvement Area #2 shown in Table IV-H.1. Estimates based on updated information provided by the Developer as part of this update to the SAP.

Table IV-H.2
Neighborhood Improvement Area #2
Outstanding Special Assessment Allocation (Combined)

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Outstanding Special Assessment	Average Outstanding Annual Installment	Outstanding Special Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #2							
50'	92	$30,360,000	$1,288,636	$118,346	$14,007	$1,286	$0.39
70'	7	$3,010,000	$127,760	$11,733	$18,251	$1,676	$0.39
HOA	-	-	$14,307	$1,314	-	-	-
Total	**99**	**$33,370,000**	**$1,430,703**	**$131,393**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
Note: The combined amounts show the Neighborhood Improvement Area #2 proportional share of the current Special Assessment for Major Improvement Area Bonds shown in Table IV-E.2 and the current Special Assessments for the Neighborhood Improvement Area #2 shown in Table IV-H.2. Estimates based on updated information provided by the Developer as part of this update to the SAP.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Assessment Methodology for Neighborhood Improvement Area #3

For purpose of this SAP, the City Council has determined that the Actual Costs of the portion of the Neighborhood Area #3 Improvements to be financed with a portion of the Neighborhood Improvement Areas #2-3 Bonds shall be allocated to the Neighborhood Improvement Area #3 Assessed Property by spreading the entire Special Assessment for the Neighborhood Improvement Area #3 Improvements across all Lots within the Neighborhood Improvement Area #3 based on the ratio of the estimated build out value of each Lot to the total build out value for the Neighborhood Improvement Area #3. Table IV-I.1 summarizes the allocation of the original Special Assessments relating to PID Bonds for the Neighborhood Improvement Area #3 Assessed Property. Table IV-I.2 summarizes the current allocation of the Special Assessments relating to PID Bonds for the Neighborhood Improvement Area #3 Assessed Property.

Based on the costs provided by the Developer for the Neighborhood Improvement Area #3 Improvements benefitting Neighborhood Area #3, the City Council has determined that the benefit to the Neighborhood Improvement Area #3 Assessed Property from the Neighborhood Improvement Area #3 Improvements is at least equal to the Special Assessments levied on the Neighborhood Improvement Area #3 Assessed Property.

The Special Assessments and Annual Installments for each Parcel or Lot located in Neighborhood Improvement Area #3 are shown on the Assessment Roll, attached as Appendix F, and no Special Assessment shall be changed except as authorized by this SAP or the PID Act. Table IV-I.1 summarizes the allocation of the original Special Assessment relating to the Neighborhood Improvement Area #3 Assessed Property at the time the Assessment Ordinance approving the Service and Assessment Plan relating to the levy of the Special Assessments against the Neighborhood Improvement Area #3 Assessed Property was adopted by the City Council. Table IV-I.2 summarizes the allocation of the original Special Assessment relating to the Neighborhood Improvement Area #3 Assessed Property.

Table IV-I.1
Neighborhood Improvement Area #3
Original Special Assessment Allocation

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Special Assessment	Average Annual Installment	Special Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #3							
50'	80	$28,000,000	$911,315	$73,320	$11,391	$917	$0.26
60'	94	$37,600,000	$1,223,766	$98,458	$13,019	$1,047	$0.26
70'	8	$3,600,000	$117,169	$9,427	$14,646	$1,178	$0.26
HOA	-	-	$22,750	$1,830	-	-	-
Total	**182**	**$69,200,000**	**$2,275,000**	**$183,036**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
Note: Estimates are based on information provided by the Developer as part of this update to the SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown above, the original assessment allocation for each Lot Type will not change unless modified in a Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with the Neighborhood Improvement Areas #2-3 Bonds. The above amounts are calculated based on an interest rate of 2.50% for years 2021 through 2025, 3.125% for years 2026 through 2030, and 4.0% thereafter, and a 30-year term for the applicable Neighborhood Improvement Areas #2-3 Bonds and annual administrative expense of $25,000 increasing at 2.0% per year.
2 – Represents average Annual Installment excluding first year amount paid from capitalized interest.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table IV-J.2
Neighborhood Improvement Area #3
Outstanding Special Assessment Allocation

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Outstanding Special Assessment	Average Outstanding Annual Installment[2]	Outstanding Special Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #3							
50'	80	$28,000,000	$911,315	$73,320	$11,391	$917	$0.26
60'	94	$37,600,000	$1,223,766	$98,458	$13,019	$1,047	$0.26
70'	8	$3,600,000	$117,169	$9,427	$14,646	$1,178	$0.26
HOA	-	-	$22,750	$1,830	-	-	-
Total	**182**	**$69,200,000**	**$2,275,000**	**$183,036**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
Note: Estimates are based on information provided by the Developer as part of this update to the SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown above, the current assessment allocation for each Lot Type will not change unless modified in a Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with the Neighborhood Improvement Areas #2-3 Bonds. The above amounts are calculated based on an interest rate of 2.50% for years 2021 through 2025, 3.125% for years 2026 through 2030, and 4.0% thereafter, and a 30-year term for the applicable Neighborhood Improvement Areas #2-3 Bonds and annual administrative expense of $25,000 increasing at 2.0% per year.
2 – Represents average Annual Installment excluding first year amount paid from capitalized interest.

Neighborhood Improvement Area #3 Assessed Property is part of the Major Improvement Area Assessed Property. As shown in Table IV-E, the Special Assessments related to the Major Improvement Area Bonds have been allocated to Neighborhood Improvement Area #3 and the remaining Future Neighborhood Improvement Areas. The original Special Assessments related to the Neighborhood Improvement Area #3 Improvements for the benefit of the Neighborhood Improvement Area #3 Assessed Property are shown in Table IV-J.1. The outstanding Special Assessments related to the Neighborhood Improvement Area #3 Improvements for the benefit of the Neighborhood Improvement Area #3 Assessed Property are shown in Table IV-J.2. As a result, the combined original Special Assessment on the Neighborhood Improvement Area #3 Assessed Property, representing the proportional share of the Special Assessments for Major Improvement Bonds and the Special Assessments for the Neighborhood Improvement Area #3 Improvements or the benefit of the Neighborhood Improvement Area #3 Assessed Property is shown in Table IV-J.1. The combined outstanding Special Assessment on the Neighborhood Improvement Area #3 Assessed Property, representing the proportional share of the Special Assessments for Major Improvement Bonds and the Special Assessments for the Neighborhood Improvement Area #3 Improvements or the benefit of the Neighborhood Improvement Area #3 Assessed Property is shown in Table IV-J.2.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table IV-J.1
Neighborhood Improvement Area #3
Original Special Assessment Allocation (Combined)

Lot Size	Units/SF	Estimated Buildout Value	Total Special Assessment	Average Annual Installment	Special Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #3							
50'	80	$28,000,000	$1,371,188	$116,471	$17,140	$1,456	$0.42
60'	94	$37,600,000	$1,841,309	$156,404	$19,588	$1,664	$0.42
70'	8	$3,600,000	$176,296	$14,975	$22,037	$1,872	$0.42
HOA	-	-	$34,230	$2,908	-	-	-
Total	**182**	**$69,200,000**	**$3,423,023**	**$290,758**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
Note: The combined amounts show the Neighborhood Improvement Area #3 proportional share of the Special Assessment for Major Improvement Area Bonds shown in Table IV-E and the Special Assessments for the Neighborhood Improvement Area #3 show in Table IV-J.1 above. Estimates based on updated information provided by the Developer as part of this update to the SAP.

Table IV-J.2
Neighborhood Improvement Area #3
Outstanding Special Assessment Allocation (Combined)

Lot Size	Units/SF	Estimated Buildout Value	Total Outstanding Special Assessment	Average Outstanding Annual Installment	Outstanding Special Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #3							
50'	80	$28,000,000	$1,356,316	$116,514	$16,954	$1,456	$0.42
60'	94	$37,600,000	$1,821,339	$156,461	$19,376	$1,664	$0.42
70'	8	$3,600,000	$174,384	$14,980	$21,798	$1,873	$0.42
HOA	-	-	$33,859	$2,909	-	-	-
Total	**182**	**$69,200,000**	**$3,385,898**	**$290,864**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
Note: The combined amounts show the Neighborhood Improvement Area #3 proportional share of the Special Assessment for Major Improvement Area Bonds shown in Table IV-E and the Special Assessments for the Neighborhood Improvement Area #3 show in Table IV-J.2 above. Estimates based on updated information provided by the Developer as part of this update to the SAP.

Assessment Methodology for Neighborhood Improvement Area #4

For purpose of this SAP, the City Council has determined that the Actual Costs of the portion of the Neighborhood Area #4 Improvements to be financed the Neighborhood Improvement Area #4 Bonds shall be allocated to the Neighborhood Improvement Area #4 Assessed Property by spreading the entire Special Assessment for the Neighborhood Improvement Area #4 Improvements across all Lots within the Neighborhood Improvement Area #4 based on the ratio of the estimated build out value of each Lot to the total build out value for the Neighborhood Improvement Area #4. Table IV-K.1 summarizes the allocation of the original Special Assessments relating to PID Bonds for the Neighborhood Improvement Area #4 Assessed Property. Table IV-K.2 summarizes the current allocation of the Special Assessments relating to PID Bonds for the Neighborhood Improvement Area #4 Assessed Property.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Based on the costs provided by the Developer for the Neighborhood Improvement Area #4 Improvements benefitting Neighborhood Area #4, the City Council has determined that the benefit to the Neighborhood Improvement Area #4 Assessed Property from the Neighborhood Improvement Area #4 Improvements is at least equal to the Special Assessments levied on the Neighborhood Improvement Area #4 Assessed Property.

The Special Assessments and Annual Installments for each Parcel or Lot located in Neighborhood Improvement Area #4 are shown on the Assessment Roll, attached as Appendix G, and no Special Assessment shall be changed except as authorized by this SAP or the PID Act. Table IV-K.1 summarizes the allocation of the original Special Assessment relating to the Neighborhood Improvement Area #4 Assessed Property at the time the Assessment Ordinance approving this Service and Assessment Plan update was adopted by the City Council. Table IV-K.2 summarizes the allocation of the original Special Assessment relating to the Neighborhood Improvement Area #4 Assessed Property. This SAP will be modified by the City Council as appropriate based on the actual amount of Neighborhood Improvement Area #4 Bonds that are sold.

Table IV-K.1
Neighborhood Improvement Area #4
Original Special Assessment Allocation

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Special Assessment	Average Annual Installment	Special Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #4							
50'	156	$70,200,000	$2,783,628	$192,494	$17,844	$1,234	$0.27
60'	100	$50,000,000	$1,982,641	$137,104	$19,826	$1,371	$0.27
70'	20	$11,000,000	$436,181	$30,163	$21,809	$1,508	$0.27
HOA	-	-	$52,550	$3,634	-	-	-
Total	**276**	**$131,200,000**	**$5,255,000**	**$363,395**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
Note: Estimates are based on information provided by the Developer as part of this update to the SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown above, the original assessment allocation for each Lot Type will not change unless modified in a Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with the Neighborhood Improvement Area #4 Bonds. The above amounts are calculated based on an estimated interest rate of 4.25% and a 30-year term for the Neighborhood Improvement Area #4 Bonds and annual administrative expense of $25,000 increasing at 2.0% per year.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table IV-K.2
Neighborhood Improvement Area #4
Outstanding Special Assessment Allocation

Lot Size[1]	Units/SF	Estimated Buildout Value	Total Outstanding Special Assessment	Average Outstanding Annual Installment	Outstanding Special Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #4							
50'	156	$70,200,000	$2,783,628	$192,494	$17,844	$1,234	$0.27
60'	100	$50,000,000	$1,982,641	$137,104	$19,826	$1,371	$0.27
70'	20	$11,000,000	$436,181	$30,163	$21,809	$1,508	$0.27
HOA	-	-	$52,550	$3,634	-	-	-
Total	**276**	**$131,200,000**	**$5,255,000**	**$363,395**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
Note: Estimates are based on information provided by the Developer as part of this update to the SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown above, the original assessment allocation for each Lot Type will not change unless modified in a Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with the Neighborhood Improvement Area #4 Bonds. The above amounts are calculated based on an estimated interest rate of 4.25% and a 30-year term for the Neighborhood Improvement Area #4 Bonds and annual administrative expense of $25,000 increasing at 2.0% per year.

Neighborhood Improvement Area #4 Assessed Property is part of the Major Improvement Area Assessed Property. As shown in Table IV-E, the Special Assessments related to the Major Improvement Area Bonds have been allocated to Neighborhood Improvement Area #4 and the remaining Future Neighborhood Improvement Areas. The original Special Assessments related to the Neighborhood Improvement Area #4 Improvements for the benefit of the Neighborhood Improvement Area #4 Assessed Property are shown in Table IV-K.1. The outstanding Special Assessments related to the Neighborhood Improvement Area #4 Improvements for the benefit of the Neighborhood Improvement Area #4 Assessed Property are shown in Table IV-K.2. As a result, the combined original Special Assessment on the Neighborhood Improvement Area #4 Assessed Property, representing the proportional share of the Special Assessments for Major Improvement Bonds and the Special Assessments for the Neighborhood Improvement Area #4 Improvements or the benefit of the Neighborhood Improvement Area #4 Assessed Property is shown in Table IV-L.1. The combined outstanding Special Assessment on the Neighborhood Improvement Area #4 Assessed Property, representing the proportional share of the Special Assessments for Major Improvement Bonds and the Special Assessments for the Neighborhood Improvement Area #4 Improvements or the benefit of the Neighborhood Improvement Area #4 Assessed Property is shown in Table IV-L.2.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table IV-L.1
Neighborhood Improvement Area #4
Original Special Assessment Allocation (Combined)

Lot Size	Units/SF	Estimated Buildout Value	Total Special Assessment	Average Annual Installment	Special Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #4							
50'	156	$70,200,000	$3,936,595	$300,680	$25,235	$1,927	$0.43
60'	100	$50,000,000	$2,803,842	$214,159	$28,038	$2,142	$0.43
70'	20	$11,000,000	$616,845	$47,115	$30,842	$2,356	$0.43
HOA	-	-	$74,316	$5,676	-	-	-
Total	**276**	**$131,200,000**	**$7,431,598**	**$567,630**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
Note: The combined amounts show the Neighborhood Improvement Area #4 proportional share of the Special Assessment for Major Improvement Area Bonds shown in Table IV-E and the Special Assessments for the Neighborhood Improvement Area #4 show in Table IV-K.1 above. Estimates based on updated information provided by the Developer as part of this update to the SAP.

Table IV-L.2
Neighborhood Improvement Area #4
Outstanding Special Assessment Allocation (Combined)

Lot Size	Units/SF	Estimated Buildout Value	Total Outstanding Special Assessment	Average Outstanding Annual Installment	Outstanding Special Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
NIA #4							
50'	156	$70,200,000	$3,899,310	$300,787	$24,996	$1,928	$0.43
60'	100	$50,000,000	$2,777,286	$214,235	$27,773	$2,142	$0.43
70'	20	$11,000,000	$611,003	$47,132	$30,550	$2,357	$0.43
HOA	-	-	$73,612	$5,678	-	-	-
Total	**276**	**$131,200,000**	**$7,361,211**	**$567,832**			

1 - 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are anticipated to be 74 ft.
Note: The combined amounts show the Neighborhood Improvement Area #4 proportional share of the Special Assessment for Major Improvement Area Bonds shown in Table IV-E and the Special Assessments for the Neighborhood Improvement Area #4 show in Table IV-K.2 above. Estimates based on updated information provided by the Developer as part of this update to the SAP.

Assessment Methodology for Future Neighborhood Improvement Areas

When and if the Future Neighborhood Improvement Areas are developed and the issuance of Future Neighborhood Improvement Area Bonds are contemplated, this SAP will be amended to determine the assessment methodology necessary to apply equal shares of the Actual Costs of Future Neighborhood Improvement Area Improvements on Assessed Property similarly benefited within that Future Neighborhood Improvement Area.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

J. SPECIAL ASSESSMENT AND ANNUAL INSTALLMENTS

The Special Assessments for the Major Improvement Area Bonds, the Neighborhood Improvement Area #1 Bonds, and the Neighborhood Improvement Areas #2-3 Bonds have been levied on each Parcel or Lot according to the Major Improvement Area Assessment Roll, the Neighborhood Improvement Area #1 Assessment Roll, the Neighborhood Improvement Area #2 Assessment Roll, the Neighborhood Improvement Area #3 Assessment Roll, and the Neighborhood Improvement Area #4 Assessment Roll, as applicable. The Annual Installments for the Major Improvement Area Bonds, the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds, and Neighborhood Improvement Area #4 Bonds will be collected on the dates and in the amounts shown on the Major Improvement Area Assessment Roll, the Neighborhood Improvement Area #1 Assessment Roll, the Neighborhood Improvement Area #2 Assessment Roll, the Neighborhood Improvement Area #3 Assessment Roll, and the Neighborhood Improvement Area #4 Assessment Roll subject to revisions made during an Annual Service Plan Update.

K. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel or Lot based on the amount of outstanding assessment remaining on the Parcel or Lot. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Major Improvement Area Assessment Roll, the Neighborhood Improvement Area #1 Assessment Roll, the Neighborhood Improvement Area #2 Assessment Roll, the Neighborhood Improvement Area #3 Assessment Roll, and the Neighborhood Improvement Area #4 Assessment Roll shown on Appendix C, Appendix D, Appendix E, Appendix F, and Appendix G, respectively, which are subject to revision through Annual Service Plan Updates.

L. ADDITIONAL INTEREST RATE

Pursuant to the PID Act, the interest rate for Special Assessments may exceed the actual interest rate per annum paid on bonds issued by a PID by no more than one half of one percent (0.50%) per annum, (the “Additional Interest Rate”).

M. PREPAYMENT RESERVE – MAJOR IMPROVEMENT AREA BONDS & NEIGHBORHOOD IMPROVEMENT AREA #1 BONDS

As described above, a portion of the funds generated by the Additional Interest Rate will be allocated to fund the associated interest charged between the date of prepayment of a Special Assessment levied against the Major Improvement Area and Neighborhood Improvement Area #1 and the date on which related PID Bonds are actually redeemed (the "Prepayment Reserve”). The Prepayment Reserve shall be funded each year until it reaches 1.5% of the par amount of the related PID Bonds, but in no event will the annual collections be more than 0.20% per annum higher than the actual interest rate paid on the related PID Bonds. If the PID Act is subsequently amended to allow a prepayment of a Special Assessment levied against the Major Improvement Area and Neighborhood Improvement Area #1 to include all applicable interest from the date of prepayment through and including the date of the regularly scheduled PID Bond payments to be charged upon

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

the prepayment of the Special Assessment levied against the Major Improvement Area and Neighborhood Improvement Area #1, the 0.20% per annum allocated to fund the associated interest charged between the date of prepayment of the Special Assessment levied against the Major Improvement Area and Neighborhood Improvement Area #1 and the date on which the related PID Bonds are actually prepaid may be eliminated at the election of the City. If the Prepayment Reserve requirement is so eliminated or in a given year the additional reserve is fully funded at 1.5% of the par amount of the related PID Bonds, the City can allocate the Prepayment Reserve component of the Additional Interest Rate collected during that year to the Delinquency Reserve or to pay Administrative Expenses as set forth in the Indentures related to such PID Bonds.

N. DELINQUENCY RESERVE – MAJOR IMPROVEMENT AREA BONDS & NEIGHBORHOOD IMPROVEMENT AREA #1 BONDS

As described above, a portion of the funds generated by the Additional Interest Rate will be allocated to offset any possible delinquent payments. This additional reserve (the "Delinquency Reserve") shall be funded each year up to 4.0% of the par amount of the related PID Bonds, but in no event will the annual collection of the Delinquency Reserve be more than 0.30% per annum higher than the actual interest rate paid on the related PID Bonds. If in a given year the additional reserve is fully funded at 4.0% of the par amount of the related PID Bonds, the City can allocate the Delinquency Reserve component of the Additional Interest Rate collected during that year to redeem PID Bonds as set forth in the Indenture.

O. ADDITIONAL INTEREST RESERVE – NEIGHBORHOOD IMPROVEMENT AREAS #2-3 BONDS & NEIGHBORHOOD IMPROVEMENT AREA #4 BONDS

A portion of the funds generated by the Additional Interest Rate will be allocated to fund the associated interest charged between the date of prepayment of a Special Assessment levied against Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, or Neighborhood Improvement Area #4 and the date on which Neighborhood Improvement Areas #2-3 Bonds or Neighborhood Improvement Area #4 Bonds are actually redeemed and to offset any possible delinquent payments. To the extent funds are available under the applicable Indenture, this additional reserve for Neighborhood Improvement Areas #2-3 Bonds and Neighborhood Improvement Area #4 Bonds (each, the "Delinquency and Prepayment Reserve") shall be funded each year up to 5.5% of the respective par amount of the Neighborhood Improvement Areas #2-3 Bonds and Neighborhood Improvement Area #4 Bonds. If in a given year the additional reserve is fully funded at 5.5% of the par amount of the Neighborhood Improvement Areas #2-3 Bonds or Neighborhood Improvement Area #4 Bonds, as applicable, the City shall designate such Additional Interest Rate collected for the redemption of Neighborhood Improvement Areas #2-3 Bonds or Neighborhood Improvement Area #4 Bonds as set forth in the applicable Indenture.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

V. SERVICE PLAN

A. INTRODUCTION

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Major Improvements, the Neighborhood Improvement Area #1 Projects, the Neighborhood Improvement Area #2 Improvements, and the Neighborhood Improvement Area #3 Improvements have been constructed and accepted by the City. It is anticipated construction of the Neighborhood Improvement Area #4 Improvements will be complete by the end of March 2022. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Rolls. Any update to this Service and Assessment Plan is herein referred as an "Annual Service Plan Update."

The projected Annual Installments for the Major Improvement Area Bonds, the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds (relating to Neighborhood Improvement Area #2), the Neighborhood Improvement Areas #2-3 Bonds (relating to Neighborhood Improvement Area #3), and the Neighborhood Improvement Area #4 Bonds are shown on Appendix C, Appendix D, Appendix E, Appendix F, and appendix G, respectively. The projected annual installments are subject to revision and shall be updated in the Annual Service Plan Update as necessary.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

The Actual Costs for the Major Improvement Area Projects plus costs related to the issuance of the Major Improvement Area Bonds, and payment of expenses incurred in the establishment, administration and operation of the PID is $8,471,369 as shown in Table V-A. The sources and uses of funds shown in Table V-A shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs and additional PID Bond issues, if any.

Table V-A
Major Improvement Area Bonds
Sources and Uses of Funds

Sources of Funds	**Amount**
Gross Bond Amount	$8,040,000
Owner Contribution (a)	$431,369
Total Sources of Funds	**$8,471,369**
Uses of Funds	
Project Fund Deposits:	
Authorized Improvements (b)	$6,146,368
Developers Counsel/SAP/Appraisal	$98,829
Subtotal	*$6,245,197*
Other Fund Deposits	
Debt Service Reserve Fund (c)	$653,930
Capitalized Interest (d)	$1,020,075
Additional Proceeds	$2,448
Cost of Issuance	$336,598
Underwriters Discount/Underwriters Counsel (e)	$213,121
Total Uses of Funds	**$8,471,369**

(a) Developers funded all costs not covered by the PID Bonds.
(b) See Table III-A and Table IV-A for details.
(c) The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
(d) The PID Bonds include 21 months of capitalized interest.
(e) The PID Bonds had a 2.65% Underwriter's Discount, which included Underwriter's Counsel Fee.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

The Actual Costs for the Neighborhood Improvement Area #1 Projects plus costs related to the issuance of the Neighborhood Improvement Area #1 Bonds, and payment of expenses incurred in the establishment, administration, and operation of the PID is $6,978,903 as shown in Table V-B. The sources and uses of funds shown in Table V-B shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs and additional PID Bond issues, if any.

Table V-B
Neighborhood Improvement Area #1 Bonds
Sources and Uses of Funds

Sources of Funds	**Amount**
Gross Bond Amount	$5,790,000
Owner Contribution[(a)]	$1,188,903
Total Sources of Funds	**$6,978,903**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[(b)]	$5,733,903
Developers Counsel/SAP/Appraisal	$71,171
Subtotal	*$5,805,074*
Other Fund Deposits	
Debt Service Reserve Fund[(c)]	$412,100
Capitalized Interest[(d)]	$357,247
Additional Proceeds	$0
Cost of Issuance	$251,003
Underwriters Discount/Underwriters Counsel[(e)]	$153,479
Total Uses of Funds	**$6,978,903**

(a) Developers funded all costs not covered by the PID Bonds.
(b) See Table III-B and Table IV-B for details.
(c) The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
(d) The PID Bonds include 12 months of capitalized interest.
(e) The PID Bonds had a 2.65% Underwriter's Discount, which included Underwriter's Counsel Fee.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

The Actual Costs for the Neighborhood Improvement Area #2 Improvements plus costs related to financing such improvements, and payment of expenses incurred in the administration and operation of the PID and issuing the Neighborhood Improvement Areas #2-3 Bonds is $3,649,490 as shown in Table V-C. The sources and uses of funds shown in Table V-C shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs and additional PID Bond issues, if any.

Table V-C
Neighborhood Improvement Area #2
Sources and Uses of Funds

Sources of Funds	**Amount**
Gross Bond Amount	$920,000
Reimbursement Agreement Payment[(a)]	$25,000
Owner Contribution[(b)]	$2,704,490
Total Sources of Funds	**$3,649,490**
Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[(c)]	$3,492,146
Other Fund Deposits	
Debt Service Reserve Fund[(d)]	$69,738
Cost of Issuance	$60,006
Underwriters Discount/Underwriters Counsel[(e)]	$27,600
Total Uses of Funds	**$3,649,490**

(a) Represents payments made under the PID Reimbursement Agreement.
(b) Developers will fund all costs not covered by the PID Bonds.
(c) See Table III-C and Table IV-C for details.
(d) The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
(e) The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

The Actual Costs for the Neighborhood Improvement Area #3 Projects plus costs related to the issuance of the Neighborhood Improvement Areas #2-3 Bonds, and payment of expenses incurred in the establishment, administration and operation of the PID is $4,003,840 as shown in Table V-D. The sources and uses of funds shown in Table V-D shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs and additional PID Bond issues, if any.

Table V-D
Neighborhood Improvement Area #3
Sources and Uses of Funds

Sources of Funds	**Amount**
Gross Bond Amount	$2,275,000
Owner Contribution[(a)]	$1,728,840
Total Sources of Funds	**$4,003,840**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[(b)]	$3,509,942
Other Fund Deposits	
Debt Service Reserve Fund[(c)]	$172,451
Administrative Fund	$25,000
Capitalized Interest[(d)]	$79,814
Cost of Issuance	$148,384
Underwriters Discount/Underwriters Counsel[(e)]	$68,250
Total Uses of Funds	**$4,003,840**

(a) Developers will fund all costs not covered by the PID Bonds.
(b) See Table III-D and Table IV-D for details.
(c) The PID Bonds include a debt service reserve fund calculated in accordance with IRS rules.
(d) The PID Bonds include 12 months of capitalized interest.
(e) The PID Bonds have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

The estimated Actual Costs for the Neighborhood Improvement Area #4 Improvements plus costs related to the issuance of the Neighborhood Improvement Area #4 Bonds, and payment of expenses incurred in the establishment, administration, and operation of the PID is $7,577,529 as shown in Table V-E. The sources and uses of funds shown in Table V-E shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs and additional PID Bond issues, if any.

Table V-E
Neighborhood Improvement Area #4
Projected Sources and Uses of Funds

Sources of Funds	**Amount**
Gross Bond Amount	$5,255,000
Owner Contribution[(a)]	$2,322,529
Total Sources of Funds	**$7,577,529**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[(b)]	$6,737,742
Other Fund Deposits	
Debt Service Reserve Fund[(c)]	$315,563
Administrative Fund	$25,000
Capitalized Interest	$0
Cost of Issuance	$341,575
Underwriters Discount/Underwriters Counsel[(d)]	$157,650
Total Uses of Funds	**$7,577,529**

(a) Developers will fund all costs not covered by the PID Bonds.
(b) See Table III-E and Table IV-E for details.
(c) The PID Bonds will include a debt service reserve fund calculated in accordance with IRS rules.
(d) The PID Bonds will have a 3.0% Underwriter's Discount, which includes Underwriter's Counsel Fee.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

The projected Annual Installments for the first five years after the approval of the Original SAP for the Major Improvement Area Bonds are presented in Table V-E. The projected Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year.

Table V-E
Major Improvement Area
Projected Annual Installments

Period Ending 9/30	Principal Payments	Interest Expense	Administrative Expenses	Prepayment Reserve & Delinquency Reserve	Capitalized Interest/Other Credits	Annual PID Installments
2020 & Prior	$424,555	$1,908,314	$142,103	$187,380	($417,075)	$2,564,457
2021	$100,000	$583,500	$33,122	$38,900	($603,000)	$755,522
2022	$105,000	$576,000	$33,785	$38,400	($20,336)	$753,185
2023	$115,000	$568,125	$34,461	$37,875	($14,849)	$755,461
2024	$125,000	$559,500	$35,150	$37,300	($174,381)	$756,950
2025	$135,000	$550,125	$35,853	$36,675	$0	$757,653
Total	**$1,004,555**	**$4,745,564**	**$314,474**	**$376,530**	**($1,229,641)**	**$6,343,228**

Note: The projected Annual Installments are the expenditures associated with the formation of the PID, the costs of issuance and repayment of the PID Bonds and the administration of the PID. The debt service estimates are based on 5.38% interest rate, 0.50% additional interest for the Prepayment Reserve and Delinquency Reserve and a 30-year term for the initial series of PID Bonds. Administrative Expenses are estimated to increase at a rate of 2% per year.

The projected Annual Installments for the first five years after the approval of the Original SAP for the Neighborhood Improvement Area #1 Bonds are presented in Table V-F. The projected Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year.

Table V-F
Neighborhood Improvement Area #1
Projected Annual Installments

Period Ending 9/30	Principal Payments	Interest Expense	Administrative Expenses	Prepayment Reserve & Delinquency Reserve	Capitalized Interest/Other Credits	Annual PID Installments
2020 & Prior	$290,170	$1,748,613	$144,969	$134,316	($250,297)	$1,854,980
2021	$90,000	$346,875	$33,122	$27,750	($106,951)	$497,747
2022	$95,000	$341,250	$33,785	$27,300	($6,234)	$497,335
2023	$100,000	$335,313	$34,461	$26,825	($35,250)	$496,599
2024	$105,000	$329,063	$35,150	$26,325	($64,356)	$495,538
2025	$110,000	$322,500	$35,853	$25,800	$0	$494,153
Total	**$790,170**	**$3,423,614**	**$317,340**	**$268,316**	**($463,088)**	**$4,336,352**

Note: The projected Annual Installments are the expenditures associated with the formation of the PID, the costs of issuance and repayment of the PID Bonds and the administration of the PID. The debt service estimates are based on 5.13% interest rate, 0.50% additional interest for the Prepayment Reserve and Delinquency Reserve and a 30 year term for the initial series of PID Bonds. Administrative Expenses are estimated to increase at a rate of 2% per year.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

The projected Annual Installments for the first five years after the approval of the version of the SAP approved for the Neighborhood Improvement Area #2 Improvements are presented in Table V-G. The projected Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year.

Table V-G
Neighborhood Improvement Area #2
Projected Annual Installments

Period Ending 9/30	Principal Payments	Interest Expense	Administrative Expenses	Additional Interest Reserve	Capitalized Interest/Other Credits	Annual PID Installments
2020 & Prior	$25,000	$54,322	$13,337	$0	$0	$92,659
2021	$25,000	$31,704	$15,000	$0	$0	$71,704
2022	$20,000	$33,856	$15,300	$4,475	$0	$73,631
2023	$20,000	$33,356	$15,606	$4,375	$0	$73,337
2024	$20,000	$32,856	$15,918	$4,275	$0	$73,049
2025	$20,000	$32,356	$16,236	$4,175	$0	$72,768
Total	**$130,000**	**$218,451**	**$91,398**	**$17,300**	**$0**	**$457,148**

Note: The projected Annual Installments are the expenditures associated with the formation of the PID, the costs of issuance and repayment of the PID Bonds and the administration of the PID. The debt service is based on 2.50% interest rate for years 2021 through 2025, 3.125% for years 2026 through 2030, and 4.0% thereafter, 0.50% additional interest for the Additional Interest Reserve and a 30 year term for the initial series of PID Bonds. Administrative Expenses are estimated to increase at a rate of 2% per year.

The projected Annual Installments for the first five years after the approval of the version of the SAP approved for the Neighborhood Improvement Area #3 Improvements are presented in Table V-H. The projected Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year.

Table V-H
Neighborhood Improvement Area #3
Projected Annual Installments

Period Ending 9/30	Principal Payments	Interest Expense	Administrative Expenses	Additional Interest Reserve	Capitalized Interest/Other Credits	Annual PID Installments
2021	$0	$79,814	$0	$0	($79,814)	$0
2022	$40,000	$86,806	$25,500	$11,375	$0	$163,681
2023	$40,000	$85,806	$26,010	$11,175	$0	$162,991
2024	$40,000	$84,806	$26,530	$10,975	$0	$162,311
2025	$40,000	$83,806	$27,061	$10,775	$0	$161,642
Total	**$160,000**	**$421,039**	**$105,101**	**$44,300**	**($79,814)**	**$650,626**

Note: The projected Annual Installments are the expenditures associated with the formation of the PID, the costs of issuance and repayment of the PID Bonds and the administration of the PID. The debt service is based on 2.50% interest rate for years 2021 through 2025, 3.125% for years 2026 through 2030, and 4.0% thereafter, 0.50% additional interest for the Additional Interest Reserve and a 30 year term for the initial series of PID Bonds. Administrative Expenses are estimated to increase at a rate of 2% per year.

The projected Annual Installments for the first five years after the approval of this SAP for the Neighborhood Improvement Area #4 Improvements are presented in Table V-I. The projected Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Table V-I
Neighborhood Improvement Area #4
Projected Annual Installments

Period Ending 9/30	Principal Payments	Interest Expense	Administrative Expenses	Additional Interest Reserve	Capitalized Interest/Other Credits	Annual PID Installments
2022	$90,000	$223,338	$0	$26,275	$0	$339,613
2023	$95,000	$219,513	$25,500	$25,825	$0	$365,838
2024	$100,000	$215,475	$26,010	$25,350	$0	$366,835
2025	$100,000	$211,225	$26,530	$24,850	$0	$362,605
2026	$105,000	$206,975	$27,061	$24,350	$0	$363,386
Total	**$490,000**	**$1,076,525**	**$105,101**	**$126,650**	**$0**	**$1,798,276**

Note: The projected Annual Installments are the expenditures associated with the costs of issuance and repayment of the PID Bonds and the administration of the PID. The debt service is based on an estimated 4.25% interest rate, 0.50% additional interest for the Additional Interest Reserve and a 30 year term for the initial series of PID Bonds. Administrative Expenses are estimated to increase at a rate of 2% per year.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

VI. TERMS OF THE SPECIAL ASSESSMENTS

A. AMOUNT OF SPECIAL ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE MAJOR IMPROVEMENT AREA

The Special Assessments and Annual Installments for the Major Improvement Area Assessed Property are shown on the Major Improvement Area Assessment Roll in Appendix C. The Special Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act. The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Major Improvement Area Bonds, (ii) to fund the Prepayment Reserve for the Major Improvement Area Bonds, (iii) to fund the Delinquency Reserve for the Major Improvement Area Bonds, and (iv) to cover the Administrative Expenses of the Major Improvement Area.

B. AMOUNT OF SPECIAL ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #1, NEIGHBORHOOD IMPROVEMENT AREA #2, NEIGHBORHOOD IMPROVEMENT AREA #3, AND NEIGHBORHOOD IMPROVEMENT AREA #4

The Special Assessments and Annual Installments for each Neighborhood Improvement Area #1 Assessed Property are shown on the Neighborhood Improvement Area #1 Assessment Roll in Appendix D.

The Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act. The Annual Installments shall be collected from Neighborhood Improvement Area #1 Assessed Property in an amount sufficient to pay (i) the principal and interest on the Neighborhood Improvement Area #1 Bonds, (ii) to fund the Prepayment Reserve for the Neighborhood Improvement Area #1 Bonds, (iii) to fund the Delinquency Reserve for the Neighborhood Improvement Area #1 Bonds, and (iv) to cover the Administrative Expenses of Neighborhood Improvement Area #1.

The Special Assessment and Annual Installments for each Assessed Property located within Neighborhood Improvement Area #2 are shown on the Neighborhood Improvement Area #2 Assessment Roll, attached as Appendix E. The Special Assessment and Annual Installments shall not be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) Neighborhood Improvement Area #2's portion of the principal and interest on the Neighborhood Improvement Areas #2-3 Bonds, (ii) to fund the Additional Interest Reserve for the Neighborhood Improvement Areas #2-3 Bonds, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #2.

The Special Assessment and Annual Installments for each Assessed Property located within Neighborhood Improvement Area #3 are shown on the Neighborhood Improvement Area #3 Assessment Roll, attached as Appendix F. The Special Assessment and Annual Installment shall not be changed except as authorized by this Service and Assessment Plan and the PID Act.

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The Annual Installments shall be collected in an amount sufficient to pay (i) Neighborhood Improvement Area #3's portion of the principal and interest on the Neighborhood Improvement Areas #2-3 Bonds, (ii) to fund the Additional Interest Reserve for the Neighborhood Improvement Areas #2-3 Bonds, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #3.

The Special Assessment and Annual Installments for each Assessed Property located within Neighborhood Improvement Area #4 are shown on the Neighborhood Improvement Area #4 Assessment Roll, attached as Appendix G. The Special Assessment and Annual Installment shall not be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Neighborhood Improvement Area #4 Bonds, (ii) to fund the Additional Interest Reserve for the Neighborhood Improvement Area #4 Bonds, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #4.

C. Amount of Special Assessments and Annual Installments for Parcels Located Within Future Neighborhood Improvement Areas

When and if Future Neighborhood Improvement Areas are developed, this SAP will be amended to determine the Special Assessment and Annual Installments associated with the costs of Future Neighborhood Improvement Area Improvements for each Parcel or Lot located within a Future Neighborhood Improvement Area. The Special Assessment shall not exceed the benefit received by the Assessed Property.

D. Reallocation of Assessments for Parcels Located Within the PID

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the new divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the estimated build out value of the new divided Assessed Property
D = the sum of the estimated build out value for all of the new divided Assessed Properties

The calculation of the estimated build out value of an Assessed Property shall be performed by the Administrator based on information from the City, the Developer, third party consultants, the Official Public Records of Collin County, Texas, and any other relevant source

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

of information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated build out value of all new subdivided Lots with same Lot Type
D = the sum of the estimated build out value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated build out value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated as-built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Denton County, Texas regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

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3. Upon Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

4. Upon Change from a Commercial Parcel to a Residential Parcel

Should an owner of an Assessed Property choose to change the intended land use for all or a portion of a Commercial Parcel to a Residential Parcel, the owner will, upon approval for the initial single family residential home building permit from the City, be required to pay down the Special Assessment and all Prepayment Costs for each Lot on the affected Assessed Property to a level equal to the average Special Assessment that a Lot within its similar Lot type is assessed.

E. Reallocation of Assessments for Parcels Located Within Future Neighborhood Improvement Areas

As Future Neighborhood Improvement Areas are developed, this SAP will be amended to determine the assessment reallocation methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within each Future Neighborhood Improvement Area.

F. Mandatory Prepayment of Assessments

If Assessed Property or a portion thereof is transferred to a party that is exempt from the payment of the Special Assessment under applicable law, or if an owner causes a Parcel or portion thereof to become Non-Benefited Property, the owner of such Parcel or portion thereof shall pay to the City the full amount of the Special Assessment, plus all Prepayment Costs, for such Parcel, Lot or portion thereof prior to any such transfer or act.

G. Reduction of Special Assessments

1. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Special Assessments securing such series of PID Bonds, resulting in excess PID Bond proceeds being available to redeem PID Bonds of such series, then the Special Assessment securing such series of PID Bonds for each Parcel of Assessed Property shall be reduced by the City Council (in accordance with the applicable Indenture or pro rata if no Indenture) such that the sum of the resulting reduced Special Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem PID Bonds of such series. The Special Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds. If all

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of the Authorized Improvements are not completed, the City may reduce the Special Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess PID Bond proceeds being available to redeem PID Bonds, then the Special Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the PID Bonds, including interest on the PID Bonds and Collection Costs, and such excess Bond proceeds shall be applied to redeem PID Bonds. The City Council may reduce the Special Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on estimated build out value of each Parcel or Lot, if determined by the City Council to be the most fair and practical means of reducing the Special Assessments for each Parcel, such that the sum of the resulting reduced Special Assessments equals the amount required to repay the PID Bonds, including interest on the PID Bonds and Collection Costs. The Principal Portion of the Special Assessment for each Parcel shall be reduced pro rata to the reduction in the Special Assessments for each Parcel such that the sum of the resulting reduced Principal Portion of the PID Bonds is equal to the outstanding principal amount of the PID Bonds.

3. If after all Authorized Improvements to be funded with a series of PID Bonds have been completed and the Actual Costs for the Authorized Improvements are less than the Budgeted Costs used to calculate the Special Assessments securing the PID Bonds, resulting in excess Bond proceeds, then the City Council may reduce the Special Assessment securing the PID Bonds for each Assessed Property on a pro rata basis such that the sum of the resulting reduced Special Assessments for all Assessed Properties equals the reduced Actual Costs. The Special Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds.

4. Similarly, if the City does not undertake some of the Authorized Improvements with the PID Bonds then the City Council may reduce the Special Assessment securing the PID Bonds for each Assessed Property pro-rata to reflect only the Actual Costs that were expended. The Special Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds.

5. The City Council may apply excess PID Bond proceeds to the redemption of the respective PID Bonds.

H. PAYMENT OF SPECIAL ASSESSMENTS

1. Payment in Full

The Special Assessment for any Parcel or Lot may be paid in full at any time in accordance the PID Act. The Payment shall include all Prepayment Costs, if any. If prepayment in full will result in redemption of PID Bonds, the payment amount shall be reduced by the applicable portion of the proceeds from a debt service reserve fund applied to the redemption pursuant to the related Indenture, net of any other costs applicable to the redemption of PID Bonds.

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

Upon payment in full of a Special Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the related Indenture; whereupon the Special Assessment for the Parcel or Lot shall be reduced to zero, and the Parcel or Lot owner's obligation to pay the Special Assessment and Annual Installments thereof shall automatically terminate. The City shall provide the owner of the affected Assessed Property a recordable "Notice of PID Assessment Termination."

At the option of a Parcel or Lot owner, the Special Assessment on any Parcel or Lot may be paid in part in an amount equal to the amount of prepaid Special Assessments plus Prepayment Costs, if any, with respect thereto. Upon the payment of such amount for a Parcel or Lot, the Special Assessment for the Parcel or Lot shall be reduced by the amount of such partial payment, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel or Lot shall be reduced to the extent the partial payment is made.

2. Payment of Annual Installments

If a Special Assessment is not paid in full, the PID Act authorizes the City to collect interest and collection costs on the outstanding Special Assessment. A Special Assessment for a Parcel or Lot that is not paid in full will be collected in Annual Installments each year in the amounts shown in the applicable Assessment Roll and which includes interest on the outstanding Special Assessment and Administrative Expenses.

The Annual Installments as listed on the Major Improvement Area Assessment Roll and the Neighborhood Improvement Area #1 Assessment Roll have been calculated assuming the interest rate on the Major Improvement Area Bonds of 7.5% and the interest rate on the Neighborhood Improvement Area #1 Bonds of 6.25%, respectively. The Annual Installments as listed on the Neighborhood Improvement Area #2 Assessment Roll and the Neighborhood Improvement Area #3 Assessment Roll have been calculated using an interest rate on the Neighborhood Improvement Areas #2-3 Bonds of 2.50% for years 2021 through 2025, 3.125% for years 2026 through 2030, and 4.0% for years 2031 and after. The Annual Installments as listed on the Neighborhood Improvement Area #4 Assessment Roll have been calculated using an estimated interest rate on the Neighborhood Improvement Area #4 Bonds of 4.25%.The Annual Installments may not exceed the amounts shown on the Major Improvement Area Assessment Roll, the Neighborhood Improvement Area #1 Assessment Roll, the Neighborhood Improvement Area #2 Assessment Roll, the Neighborhood Improvement Area #3 Assessment Roll, or the Neighborhood Improvement Area #4 Assessment Roll except pursuant to any amendment or update to this SAP.

The Annual Installments shall be reduced to equal the actual costs of repaying the related series of PID Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

The City reserves and shall have the right and option to refund PID Bonds in accordance with Section 372.027 of the PID Act and the Indenture related to such PID Bonds. In the event of issuance of refunding bonds, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Special Assessments will be produced in annual amounts that are required to pay the debt service on the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute "PID Bonds" for purposes of this SAP.

I. COLLECTION OF ANNUAL INSTALLMENTS

The Administrator shall, no less frequently than annually, prepare and submit to the City for its approval, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Assessed Property. Administrative Expenses shall be allocated among Assessed Properties in proportion to the amount of the Annual Installments before Administrative Expenses for the Assessed Property. Each Annual Installment shall be reduced by any credits applied under the applicable Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, and existing deposits for a Prepayment Reserve or Additional Interest Reserve, as applicable. Annual Installments may be collected by the City (or such entity to whom the City directs) in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act. The Special Assessments shall have lien priority as specified in the PID Act.

Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Special Assessment against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of a Special Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Major Improvement Area Bonds and the Neighborhood Improvement Area #1 Bonds will be due when billed and will be delinquent if not paid prior to February 1, 2017.

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #2 Improvements that benefit the Neighborhood Improvement Area #2 Assessed Property will be due when billed, and will be delinquent if not paid prior to February 1, 2021

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #3 Improvements that benefit the Neighborhood Improvement Area #3 Assessed Property will be due when billed, and will be delinquent if not paid prior to February 1, 2021

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Calculation of Annual Installments shall be as of September 1 of each year. Collection of the initial Annual Installments relating to the Neighborhood Improvement Area #4 Improvements that benefit the Neighborhood Improvement Area #4 Assessed Property will be due when billed and will be delinquent if not paid prior to the first February 1 following issuance of the Neighborhood Improvement Area #4 Bonds. It is expected that the first payment of the Annual Installment of the Special Assessment levied against the Neighborhood Improvement Area #4 Assessed Property will be due and payable by delinquent if not paid prior to February 1, 2022.

J. SURPLUS FUNDS REMAINING IN THE MAJOR IMPROVEMENT AREA BOND ACCOUNT

If proceeds from the Major Improvement Area Bonds still remain after all of the Major Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the Indenture related to the Major Improvement Area Bonds.

K. SURPLUS FUNDS REMAINING IN THE NEIGHBORHOOD IMPROVEMENT AREA #1 BOND ACCOUNT

If proceeds from the Neighborhood Improvement Area #1 Bonds still remain after all of the Neighborhood Improvement Area #1 Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the Indenture related to the Neighborhood Improvement Area #1 Bonds.

L. SURPLUS FUNDS REMAINING IN THE NEIGHBORHOOD IMPROVEMENT AREAS #2-3 BOND ACCOUNT

If proceeds from the Neighborhood Improvement Areas #2-3 Bonds still remain after all of the Neighborhood Improvement Area #2 Improvements and Neighborhood Improvement Area #3 Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the Indenture related to the Neighborhood Improvement Areas #2-3 Bonds.

M. SURPLUS FUNDS REMAINING IN THE NEIGHBORHOOD IMPROVEMENT AREA #4 BOND ACCOUNT

If proceeds from the Neighborhood Improvement Area #4 Bonds still remain after all of the Neighborhood Improvement Area #4 Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the Indenture related to the Neighborhood Improvement Area #4 Bonds.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

VII. THE ASSESSMENT ROLL

A. MAJOR IMPROVEMENT ASSESSMENT ROLL

The City Council has evaluated each Parcel in the Major Improvement Area (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Public Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Major Improvement Area Assessed Property was assessed for the special benefits conferred upon the property resulting from the Major Improvement Area Projects. Table VII-A summarizes the $8,471,369 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvements, a portion of the costs of the PID formation and administration, and the Major Improvement Area Bond issuance costs. The par amount of the Major Improvement Area Bonds is $8,040,000, which is equal to the benefit received by the Major Improvement Area Assessed Property. Accordingly, the total Special Assessment to be applied to all the Major Improvement Area Assessed Property is $8,040,000 plus annual Administrative Expenses. The Special Assessment for each Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in Section IV.I. The Major Improvement Area Assessment Roll is attached hereto as Appendix C.

Table VII-A
Major Improvement Area Bonds
Special Benefit Summary

Special Benefit	Total Cost
Major Improvement Area Bonds	
Total Authorized Improvements (a)	*$6,146,368*
PID Formation/Bond Costs of Issuance	
Developer's Counsel/SAP/Appraisal	$98,829
Reserve Fund	$653,930
Capitalized Interest	$1,020,075
Additional Proceeds	$2,448
Underwriter's Discount/Underwriters Counsel	$213,121
Cost of Issuance	$336,598
PID Formation/Bond Cost of Issuance	*$2,325,001*
Total Special Benefit	**$8,471,369**
Special Benefit	
Total Special Benefit	$8,471,369
Projected Special Assessment	$8,040,000
Excess Benefit	**$431,369**

(a) See Table III-A for details.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

B. Neighborhood Improvement Area #1 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Public Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #1 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #1 Projects. Table VII-B summarizes the $6,978,902 in special benefit received by the Neighborhood Improvement Area #1 Property from the Neighborhood Improvement Area #1 Projects, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Area #1 Bond issuance costs. The par amount of the Neighborhood Improvement Area #1 Bonds is $5,790,000, which is equal to the benefit received by the Neighborhood Improvement Area #1 Assessed Property. Accordingly, the total Special Assessment to be applied to all the Neighborhood Improvement Area #1 Assessed Property is $5,790,000 plus annual Administrative Expenses. The Special Assessment for each Neighborhood Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section IV.I. The Neighborhood Improvement Area #1 Assessment Roll is attached hereto as Appendix D.

Table VII-B
Neighborhood Improvement Area #1 Bonds
Special Benefit Summary

Special Benefit	Total Cost
Neighborhood Improvement Area #1 Bonds	
Total Authorized Improvements (a)	*$5,733,903*
PID Formation/Bond Costs of Issuance	
Developer's Counsel/SAP/Appraisal	$71,171
Reserve Fund	$412,100
Capitalized Interest	$357,247
Additional Proceeds	$0
Underwriter's Discount/Underwriters Counsel	$153,479
Cost of Issuance	$251,002
PID Formation/Bond Cost of Issuance	*$1,244,999*
Total Special Benefit	**$6,978,902**
Special Benefit	
Total Special Benefit	$6,978,902
Projected Special Assessment	$5,790,000
Excess Benefit	**$1,188,902**

(a) See Table III-B for details.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

C. Neighborhood Improvement Area #2 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Public Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #2 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #2 Improvements. Table VII-C summarizes the $3,649,490 in special benefit received by the Neighborhood Improvement Area #2 Assessed Property from the Neighborhood Improvement Area #2 Improvements, a portion of the costs of the PID administration, costs related to financing the Neighborhood Improvement Area #2 Improvements, and the issuance of the Neighborhood Improvement Areas #2-3 Bonds. The par amount of the Neighborhood Improvement Areas #2-3 Bonds relating to Neighborhood Improvement Area #2 is $920,000 plus $25,000 in principal payments paid under the PID Reimbursement Agreement, which is less than the benefit received by the Neighborhood Improvement Area #2 Assessed Property. Accordingly, the total Special Assessment to be applied to all the Neighborhood Improvement Area #2 Assessed Property is $945,000 plus annual Administrative Expenses. The Special Assessment for each Neighborhood Improvement Area #2 Assessed Property is calculated based on the allocation methodologies described in Section IV.I. The Neighborhood Improvement Area #2 Assessment Roll is attached hereto as Appendix E.

Table VII-C
Neighborhood Improvement Area #2
Special Benefit Summary

Special Benefit	Total Cost
Neighborhood Improvement Area #2 Improvements	
Total Authorized Improvements (a)	*$3,492,146*
PID Formation/Bond Costs of Issuance	
Reserve Fund	$69,738
Underwriter's Discount/Underwriters Counsel	$60,006
Cost of Issuance	$27,600
PID Formation/Bond Cost of Issuance	*$157,344*
Total Special Benefit	**$3,649,490**

Special Benefit	
Total Special Benefit	$3,649,490
Projected Special Assessment	$945,000
Excess Benefit	**$2,704,490**

(a) See Table III-C for details.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

D. Neighborhood Improvement Area #3 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #3 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Public Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #3 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #3 Improvements. Table VII-D summarizes the $4,003,840 in special benefit received by the Neighborhood Improvement Area #3 Property from the Neighborhood Improvement Area #3 Improvements, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Areas #2-3 Bond issuance costs. The par amount of the Neighborhood Improvement Areas #2-3 Bonds relating to Neighborhood Improvement Area #3 is $2,275,000, which is less than the benefit received by the Neighborhood Improvement Area #3 Assessed Property. Accordingly, the total Special Assessment to be applied to all the Neighborhood Improvement Area #3 Assessed Property is $2,275,000 plus annual Administrative Expenses. The Special Assessment for each Neighborhood Improvement Area #3 Assessed Property is calculated based on the allocation methodologies described in Section IV.I. The Neighborhood Improvement Area #3 Assessment Roll is attached hereto as Appendix F.

Table VII-D
Neighborhood Improvement Area #3
Special Benefit Summary

Special Benefit	Total Cost
Neighborhood Improvement Area #3 Improvements	
Total Authorized Improvements (a)	*$3,509,942*
PID Formation/Bond Costs of Issuance	
Reserve Fund	$172,451
Administrative Fund	$25,000
Capitalized Interest	$79,814
Underwriter's Discount/Underwriters Counsel	$68,250
Cost of Issuance	$148,384
PID Formation/Bond Cost of Issuance	*$493,898*
Total Special Benefit	**$4,003,840**
Special Benefit	
Total Special Benefit	$4,003,840
Projected Special Assessment	$2,275,000
Excess Benefit	**$1,728,840**

(a) See Table III-D for details.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

E. Neighborhood Improvement Area #4 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #4 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Public Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

The Neighborhood Improvement Area #4 Assessed Property was assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #4 Improvements. Table VII-E summarizes the $7,577,529 in special benefit received by the Neighborhood Improvement Area #4 Property from the Neighborhood Improvement Area #4 Improvements, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Area #4 Bond issuance costs. The par amount of the Neighborhood Improvement Area #4 Bonds relating to Neighborhood Improvement Area #4 is expected to be $5,255,000, which is less than the benefit received by the Neighborhood Improvement Area #4 Assessed Property. Accordingly, the total Special Assessment to be applied to all the Neighborhood Improvement Area #4 Assessed Property is expected to be $5,255,000 plus annual Administrative Expenses. The Special Assessment for each Neighborhood Improvement Area #4 Assessed Property is calculated based on the allocation methodologies described in Section IV.I. The Neighborhood Improvement Area #4 Assessment Roll is attached hereto as Appendix G.

Table VII-E
Neighborhood Improvement Area #4
Special Benefit Summary

Special Benefit	Total Cost
Neighborhood Improvement Area #4 Improvements	
Total Authorized Improvements (a)	*$6,737,742*
PID Formation/Bond Costs of Issuance	
Reserve Fund	$315,563
Administrative Fund	$25,000
Capitalized Interest	$0
Underwriter's Discount/Underwriters Counsel	$157,650
Cost of Issuance	$341,575
PID Formation/Bond Cost of Issuance	*$839,788*
Total Special Benefit	**$7,577,529**
Special Benefit	
Total Special Benefit	$7,577,529
Projected Special Assessment	$5,255,000
Excess Benefit	**$2,322,529**

(b) See Table III-D for details.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

F. Future Neighborhood Improvement Area Assessment Roll

As Future Neighborhood Improvement Areas are developed, this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future Neighborhood Improvement Areas (e.g. an appendix will be added as the Assessment Roll for Future Improvement Areas).

G. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the City for approval, updates to the Assessment Rolls and the Annual Service Plan Update to reflect changes such as (i) the identification of each Parcel (ii) the Special Assessment for each Parcel of the Assessed Property, including any adjustments authorized by this SAP and in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Special Assessment is payable in installments); (iv) a listing of the major property owners within the PID; and (v) payments of the Special Assessment, if any, as provided by Section VI.I of this SAP.

The Annual Service Plan Update shall reflect the actual interest on the Major Improvement Area Bonds, the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, any reduction in the Major Improvement Area Special Assessments, Neighborhood Improvement Area #1 Special Assessments, Neighborhood Improvement Area #2 Special Assessments, the Neighborhood Improvement Area #3 Special Assessments, or Neighborhood Improvement Area #4 Special Assessments and any revisions in the Actual Costs to be funded by the Major Improvement Area Bonds, the Neighborhood Improvement Area #1 Bonds, the Neighborhood Improvement Areas #2-3 Bonds, the Neighborhood Improvement Area #4 Bonds, and Owner funds.

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Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator of the PID. The City shall notify the Owners in writing upon appointing a third party Administrator.

To the extent consistent with the PID Act, if an owner of the Assessed Property claims that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, that owner must send a written notice describing the error to the Administrator no later than thirty (30) days after the date the invoice or other bill for the Annual Installment is received. If the owner fails to give such notice, such owners shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Assessment shall be collected), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

B. TERMINATION OF ASSESSMENTS

Each Special Assessment shall terminate on the date the Special Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of the Special Assessment, and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

C. AMENDMENTS

Amendments to the Service and Assessment Plan may be made as permitted or required by the PID Act and Texas law.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

D. Administration and Interpretation of Provisions

The City Council shall administer (or cause the administration of) the PID, this SAP, and all Annual Service Plan Updates consistent with the PID Act.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this SAP, or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this SAP or the application to all or any portion of the Property or other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this SAP that no part thereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this SAP are declared to be severable for that purpose.

If any provision of this SAP is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this SAP and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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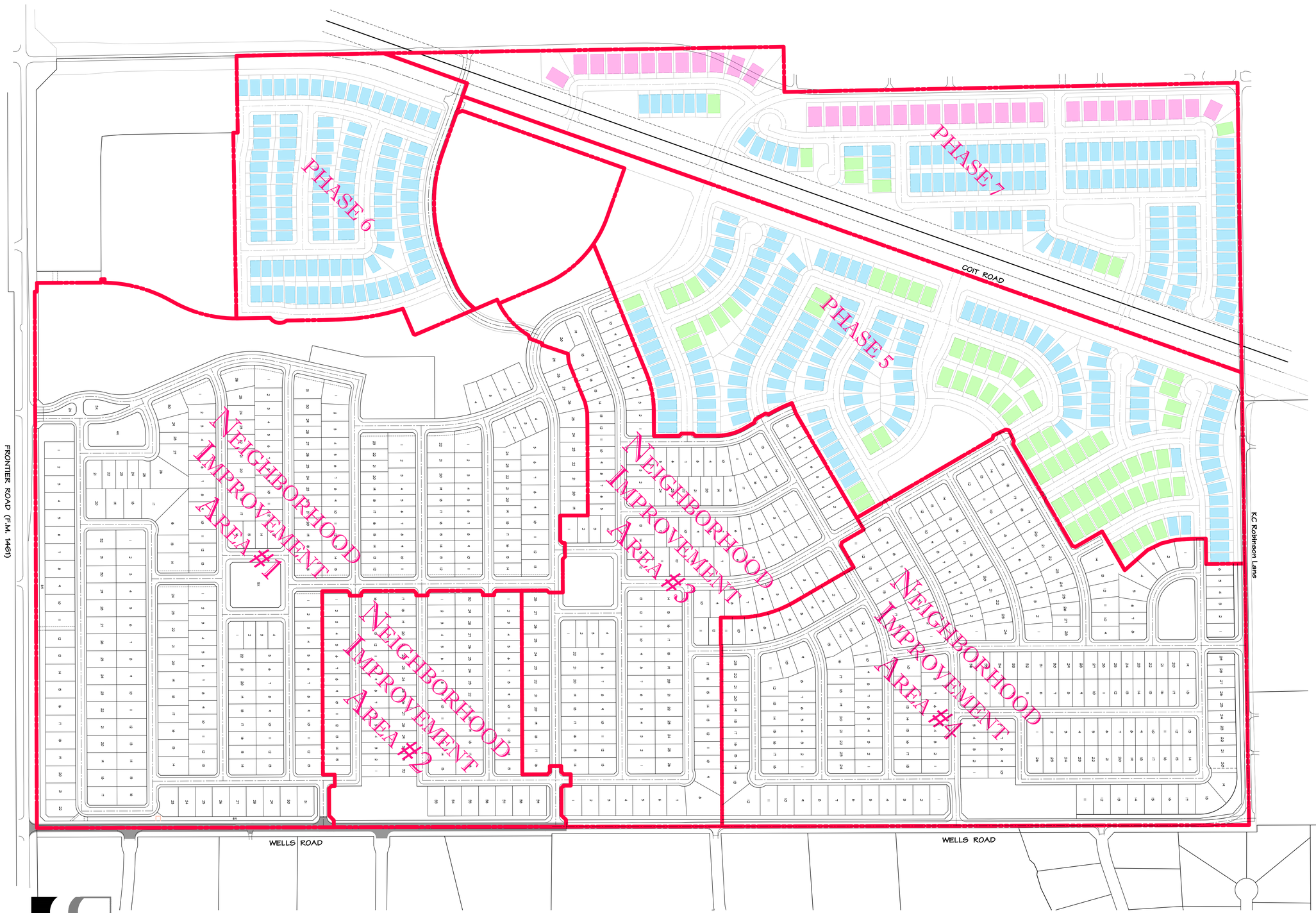
Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX A
PID MAP

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)



200 0 100 200 400

1 inch = 200 ft.

PHASE 1
50'x120' Lots - 95
60'x120' Lots - 115
74'x130' Lots - 83
Total 293

PHASE 2A-1 ~ 21.350 Ac.
50'x120' Lots - 92
74'x130' Lots - 7
Total 99

PHASE 2A-2 ~ 27.370 Ac.
50'x120' Lots - 7
60'x120' Lots - 89
74'x130' Lots - 8
Total 104

PHASE 3 18.356 Ac.
50'x120' Lots - 73
60'x120' Lots - 5
Total 78

PHASE 4 (Remaining)
50'x120' Lots - 156
60'x120' Lots - 100
71'x120' Lots - 20
Total 276

PHASE 5 (Remaining)
50'x120' Lots - 139
60'x120' Lots - 68
Total 207

PHASE 6 (Remaining)
50'x110' Lots - 106
Total 106

PHASE 7 (Remaining)
50'x120' Lots - 107
60'x120' Lots - 8
71'x120' Lots - 35
Total 150

Total
50'x120' Lots - 775 (60.18%) Max. 54%
60'x120' Lots - 385 (28.19%) Min. 24%
70'±x120'± Lots - 153 (11.63%) Min. 12%
Total 1313

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WELLS SOUTH (LILYANA)
PAD MAP (M)

HILLWOOD COMMUNITIES
A PEROT COMPANY℠

Drawing: G:\2019_JOBS\19-171 Lilyana\CAD\2021 05 26_PID Exhibit pad-map-M1.dwg Saved By: Lhd218 Save Time: 5/26/2021 11:46:51 AM Plotted by: lhd218 Plot Date: 5/26/2021 11:50 AM

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX B-1
LEGAL DESCRIPTION – ALL PROPERTY

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Appendix B-1

PROPERTY METES AND BOUNDS DESCRIPTION

(400.524 Acres)

BEING a tract of land situated in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030, Collin County, Texas, being all of a called 18.531 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 478, all of a called 127.069 acre tract of land and a called 26.99 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 461, and all of a called 214.659 acre tract of land described in Special Warranty Deeds to The George White Limited Partnership recorded in Volume 5834, page 483, Volume 5834, Page 488, Volume 5834, Page 493, Volume 5834, Page 498, Volume 5834, Page 503 and Volume 5946, Page 693, all of the Official Public Records of Real Property of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of County Road No. 84, County Road No. 83 and Quail Hollow; said point being the southwest corner of a tract of land described in General Warranty Deed to William K. Wood and Kathy D. Wood recorded in Instrument No. 20071029001470070, Official Public Records of Collin County, Texas; from said point a PK nail found bears North 54°13' East, a distance of 13.4 feet, a PK nail with yellow washer bears North 89°09' East, a distance of 13.7 feet, a 1/2" iron rod found bears North 48°25' West, a distance of 41.2 feet, a 1/2" iron rod found bears South 53°06' West, a distance of 37.0 feet;

THENCE North 89°09'29" East, along the south line of said Wood tract and generally along said County Road No. 84, at a distance of 360.27 feet, passing a PK nail with white washer found, at a distance of 702.60 feet, passing a PK nail with white washer found, at a distance of 1045.10 feet, passing a PK nail with white washer found, in all a total distance of 1387.45 feet to a PK nail with yellow washer found for corner at the intersection of said County Road No. 84 and County Road No. 86; said point being the southeast corner of said Wood tract and the southwest corner of a tract of land described in Special Warranty Deed to Christopher Wesson Bosh and Adrianne Bosh recorded in Instrument No. 20131001001373380, Official Public Records of Real Property of Collin County, Texas; from said point a PK nail with white washer found bears North 15°18' West, a distance of 4.3 feet;

THENCE North 89°05'03" East, along the south line of said Bosh tract and generally along said County Road No. 84, a distance of 1270.15 feet to a PK nail found for corner at the southeast corner of said Bosh tract and the southwest corner of a tract of land described in Warranty Deed to Donald L. Vest recorded in Volume 1344, Page 88 of the Deed Records of Collin County, Texas;

THENCE North 89°04'33" East, along the south line of said Vest tract and generally along said County Road No. 84, a distance of 580.02 feet to a 5/8" iron rod with "KHA" cap set for corner at the southeast corner of said Vest tract; said point being in the west right-of-way line of said County Road No. 84;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

THENCE along said west right-of-way line of County Road No. 84, the following courses and distances:

South 00°08'06" East, a distance of 3039.07 feet to a PK nail set for corner; from said point a 1/2" iron rod found bears South 89°24' East, a distance of 30.0 feet;

South 00°07'47" East, a distance of 2245.96 feet to a PKnail set for corner in the north right-of-way line of F.M. 1461 (a variable width right-of-way, 90 feet wide at this point); from said point a 1/2" iron rod with "RPLS 4084" cap bears North 89°46'00" East, a distance of 40.00 feet;

THENCE along the said north right-of-way line of F.M. 1461, the following courses and distances:

South 89°46'00" West, a distance of 2338.62 feet (Deed calls 2329.27 feet) to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

North 00°14'00" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

South 89°46'00" West, a distance of 878.58 feet (Deed calls 877.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the southernmost end of a right-of-way corner clip at the intersection of the said north right-of-way line of F.M. 1461 and County Road No. 83;

THENCE North 45°38'30" West, along said right-of-way corner clip, a distance of 128.18 feet (Deed calls 163.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the northernmost end of said right-of-way corner clip;

THENCE South 89°46'00" West, along the north right-of-way line of said F.M. 1461, a distance of 45.00 feet (Deed calls 35.93 feet) to a PK nail set for corner in said County Road No. 83 at the easternmost southeast corner of a tract of land described in Special Warranty Deed to 1461 Coit, Inc. recorded in Clerk's File No. 93-0113804, Official Public Records of Real Property of Collin County, Texas;

THENCE North 00°57'08" West, departing the north right-of-way line of F.M. 1461, along the east line of said 1461 Coit, Inc. tract and generally along said County Road No. 83, at a distance of 1125.29 feet, passing the northeast corner of said 1461 Coit, Inc. tract, continuing along the east right-of-way line of said County Road No. 83, in all a total distance of 3170.10 feet to a 1" iron rod found for corner in the south line of Lot 8, Block A, Preston Hills II Addition, an addition to Collin County, according to the plat recorded in Cabinet F, Page 678, Map Records of Collin County, Texas;

THENCE North 89°11'16" East, along the south line of said Lot 8, at a distance of 11.59 feet, passing the southernmost southeast corner of said Lot 8 and the west right-of-way line of said County Road No. 83, continuing along the south right-of-way line of said County Road No. 83,

in all a total distance of 197.43 feet (Deed calls 178.2 feet) to a 5/8" iron rod with "KHA" cap set for corner; from said point a 1" iron pipe found bears North 88°40' East, a distance of 8.5 feet;

THENCE along the east right-of-way line of said County Road No. 83, the following courses and distances:

North 01°09'33" West, a distance of 1044.51 feet to a PK nail set at an angle point;

North 01°10'48" West, a distance of 932.07 feet to the POINT OF BEGINNING and containing 400.524 acres (17,446,820 square feet) of land, more or less.

Bearing system of this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX B-2
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #1

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #1
(approximately 93.21 acres)

BEING, a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and William Wilhite Survey, Abstract No. 1002, Collin County, Texas, and being a portion of a called 214.659 acre tract of land as described in instrument to The George White Family Limited Partnership, recorded in County Clerk's File No. 2005-0005703 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a PK Nail found in the approximate centerline of County Road No. 84 and being in the north right-of-way line of F.M 1461, a variable width right of way, and being the northeast corner of a tract of land to the State of Texas, as described in instrument recorded in Volume 484, Page 275 of the Deed Records of Collin County, Texas (D.R.C.C.T.), being the southeast corner of the 214.659 acre George White Family tract;

THENCE, South 89 degrees 46 minutes 00 seconds West, along the north right-of-way line of F.M. 1461 and the south line of the 214.659 acre George White Family tract, a distance of 2,171.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars;

THENCE, departing the south line of the 214.659 acre George White Family tract, and the north right-of-way line of F.M. 1461, North 00 degrees 39 minutes 56 seconds East, a distance of 939.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars;

THENCE, South 89 degrees 51 minutes 22 seconds West, a distance of 61.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars;

THENCE, North 11 degrees 58 minutes 44 seconds East, a distance of 117.06 feet to a point for a corner;

THENCE, North 01 degrees 14 minutes 17 seconds West, a distance of 142.46 feet to a point for a corner;

THENCE, North 01 degrees 52 minutes 47 seconds West, a distance of 143.69 feet to a point for a corner;

THENCE, North 05 degrees 39 minutes 29 seconds West, a distance of 74.86 feet to a point for a corner;

THENCE, North 10 degrees 23 minutes 36 seconds West, a distance of 74.86 feet to a point for a corner;

THENCE, North 18 degrees 07 minutes 19 seconds West, a distance of 53.93 feet to a point for a corner;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

THENCE, North 22 degrees 03 minutes 04 seconds West, a distance of 127.12 feet to a point for a corner;

THENCE, North 68 degrees 27 minutes 26 seconds East, a distance of 123.81 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 21 degrees 32 minutes 34 seconds West, a distance of 432.10 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 65 degrees 24 minutes 00 seconds East, a distance of 58.10 feet to a point for a corner;

THENCE, North 56 degrees 30 minutes 34 seconds East, a distance of 58.10 feet to a point for a corner;

THENCE, North 48 degrees 55 minutes 07 seconds East, a distance of 47.69 feet to a point for a corner;

THENCE, North 33 degrees 52 minutes 49 seconds East, a distance of 47.94 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 22 degrees 52 minutes 44 seconds East, a distance of 182.18 feet to a point for a corner;

THENCE, North 86 degrees 38 minutes 38 seconds East, a distance of 50.03 feet to a point for a corner;

THENCE, North 67 degrees 39 minutes 44 seconds East, a distance of 121.67 feet to a point for a corner;

THENCE, North 73 degrees 33 minutes 49 seconds East, a distance of 44.63 feet to a point for a corner;

THENCE, North 83 degrees 32 minutes 02 seconds East, a distance of 78.51 feet to a point for a corner;

THENCE, North 88 degrees 55 minutes 45 seconds East, a distance of 453.30 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, South 01 degree 01 minute 26 seconds East, a distance of 296.68 feet to a point for a corner;

THENCE, North 89 degrees 21 minutes 24 seconds East, a distance of 299.56 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

THENCE, South 00 degrees 25 minutes 49 seconds East, a distance of 900.40 feet to a 5/8 inch iron rod set with plastic cap stamped “Huitt-Zollars;

THENCE, North 89 degrees 16 minutes 55 seconds East, a distance of 633.44 feet to a point for a corner;

THENCE, South 68 degrees 22 minutes 28 seconds East, a distance of 43.04 feet to a point for a corner;

THENCE, South 00 degrees 11 minutes 53 seconds West, a distance of 119.12 feet to a point for a corner;

THENCE, North 89 degrees 18 minutes 51 seconds East, a distance of 137.43 feet to a point for a corner;

THENCE, North 00 degrees 16 minutes 22 seconds East, a distance of 155.86 feet to a point for a corner;

THENCE, North 89 degrees 52 minutes 13 seconds East, a distance of 237.38 feet to a Mag nail set in the east line of the 214.659 acre George White Family tract and being in County Road No. 84;

THENCE, South 00 degrees 07 minutes 47 seconds East, along the east line of the 214.659 acre George White Family tract and County Road No. 84, a distance of 1,306.85 feet the POINT OF BEGINNING and CONTAINING 93.21 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX B-3
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #2

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #2
(approximately 21.347 acres)

BEING a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being all of a tract conveyed to LILYANA PHASE 2, LLC, according to the deed recorded in Document No. 20171116001527360 of the Official Public Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found on the west line of County Road 84, a variable width public right-of-way, for the lower northeast corner of Lilyana Phase 1, an addition recorded in Cabinet 2017, Page 199, Plat Records, Collin County, Texas (PRCCT), from which a PK nail found bears S 00°07'47" E, a distance of 1293.95 feet;

THENCE along the northerly and easterly lines of Lilyana Phase 1, the following:

S 89°52'13" W, 30.00 feet;

S 44°49'07" W, 28.31 feet;

S 89°46'00" W, 119.34 feet;

N 45°14'00" W, 14.14 feet;

N 00°14'00" W, 15.00 feet;

S 89°46'00" W, 50.00 feet;

S 00°14'00" E, 51.59 feet;

S 89°46'00" W, 800.00 feet, a 5/8" capped iron rod found;

N 00°14'00" W, 110.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet;

N 00°14'00" W, 50.00 feet;

S 89°46'00" W, 10.00 feet;

N 45°14'00" W, 14.14 feet, a 5/8" capped iron rod found;

N 00°14'00" W, 220.00 feet;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet;

N 00°14'00" W, 50.00 feet;

S 89°46'00" W, 10.00 feet;

N 45°14'00" W, 14.14 feet, a 5/8" capped iron rod found;

N 00°14'00" W, 220.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet;

N 00°14'00" W, 50.00 feet;

S 89°46'00" W, 10.00 feet;

N 45°14'00" W, 14.14 feet, a 5/8" capped iron rod found;

And N 00°14'00" W, 110.00 feet;

THENCE departing an east line of Lilyana Phase 1, through said Celina Development tract, the following:

N 89°46'00" E, 800.00 feet;

N 00°14'00" W, 110.00 feet;

N 45°14'00" W, 14.14 feet;

S 89°46'00" W, 40.00 feet;

N 00°14'00" W, 50.00 feet;

N 89°46'00" E, 40.00 feet;

N 44°46'00" E, 14.14 feet;

N 00°14'00" W, 40.00 feet;

N 89°46'00" E, 50.00 feet;

S 00°14'00" E, 40.00 feet;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

S 45°14'00" E, 14.14 feet;

N 89°46'00" E, 121.16 feet;

N 44°48'57" E, 28.31 feet;

And N 89°51'54" E, 30.00 feet to the west line of County Road 84;

THENCE S 00°08'06" E, 61.40 feet along the west line thereof to a PK nail found;

THENCE S 00°07'47" E, 952.01 feet continuing along the west line of County Road 84 to the POINT OF BEGINNING with the subject tract containing 929,889 square feet or 21.347 acres of land.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX B-4
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #3

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #3
(approximately 44.724 acres)

TRACT 1

BEING a tract of land situated in the J. Westover Survey, Abstract No. 1030, and the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the west line of County Road 84, and from which a 5/8" iron rod found for the northeast corner of the parent tract, bears N 00°08'06" W, 2,297.61 feet;

THENCE S 00°08'06" E, 680.05 feet along County Road 84 to the northeast corner of Lilyana Phase 2A-1, an addition recorded in Cabinet 2018, Page 530 of the Plat Records, Collin County, Texas (PRCCT);

THENCE along Lilyana Phase 2A-1, the following:

S 89°51'54" W, 30.00 feet;

S 44°48'57" W, 28.31 feet;

S 89°46'00" W, 121.16 feet to a point from which an "X" found for the intersection of the centerline of Indian Grass Lane with the centerline of Daisy Corner Drive, bears S 54°13'45" W, 43.01 feet;

N 45°14'00" W, 14.14 feet;

N 00°14'00" W, 40.00 feet;

S 89°46'00" W, 50.00 feet;

S 00°14'00" E, 40.00 feet;

S 44°46'00" W, 14.14 feet;

S 89°46'00" W, 40.00 feet;

S 00°14'00" E, 50.00 feet;

N 89°46'00" E, 40.00 feet;

S 45°14'00" E, 14.14 feet;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

S 00°14'00" E, 110.00 feet;

And S 89°46'00" W, 800.00 feet to the east line of Lilyana Phase 1, an addition recorded in Cabinet 2017, Page 199 PRCCT;

THENCE along Lilyana Phase 1, the following:

N 00°14'00" W, 110.00 feet;

N 44°46'00" E, 14.14 feet;

N 89°46'00" E, 10.00 feet to a point from which an “X” found in concrete for the intersection of the centerline of Blue Thistle Road with the centerline of Daisy Corner Drive, bears N 63°40’05” W, 55.90 feet;

N 00°14'00" W, 60.00 feet;

S 89°46'00" W, 155.84 feet;

And N 45°14'00" W, 14.14 feet;

THENCE N 00°14'00" W, 200.00 feet;

THENCE N 44°46'00" E, 14.14 feet;

THENCE N 89°46'00" E, 15.00 feet;

THENCE N 00°14'00" W, 60.00 feet;

THENCE S 89°46'00" W, 14.16 feet;

THENCE N 00°14'00" W, 120.00 feet;

THENCE S 89°46'00" W, 53.00 feet;

THENCE N 00°14'00" W, 310.40 feet;

THENCE around a tangent curve to the left having a central angle of 30°00'00", a radius of 440.00 feet, a chord of N 15°14'00" W - 227.76 feet, an arc length of 230.38 feet;

THENCE N 30°14'00" W, 166.95 feet;

THENCE N 59°46'00" E, 6.90 feet;

THENCE N 30°14'00" W, 170.00 feet;

THENCE N 59°46'00" E, 173.95 feet;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

THENCE S 30°14'00" E, 110.00 feet;

THENCE S 75°14'00" E, 14.14 feet;

THENCE N 59°46'00" E, 110.00 feet;

THENCE S 30°14'00" E, 295.79 feet;

THENCE around a tangent curve to the right having a central angle of 30°00'00", a radius of 500.00 feet, a chord of S 15°14'00" E - 258.82 feet, an arc length of 261.80 feet;

THENCE S 00°14'00" E, 78.67 feet;

THENCE N 89°46'00" E, 120.00 feet;

THENCE N 00°14'00" W, 6.12 feet;

THENCE N 89°46'00" E, 792.36 feet to the POINT OF BEGINNING with the subject tract containing 1,148,607 square feet or 26.368 acres of land.

TRACT 2

BEING a tract of land situated in the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the north line of Lilyana Phase 1, an addition recorded in Cabinet 2017, Page 199 of the Plat Records, Collin County, Texas (PRCCT) and from which an "X" found in concrete for the intersection of the centerline of Daisy Corner Drive with the centerline of Blue Thistle Road, bears S 64°50'07" E, 128.23 feet;

THENCE along the north line of Lilyana Phase 1, the following:

S 89°46'00" W, 60.00 feet;

S 00°14'00" E, 20.00 feet;

S 44°46'00" W, 14.14 feet;

S 89°46'00" W, 110.00 feet;

N 00°14'00" W, 120.00 feet;

S 89°46'00" W, 400.00 feet;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

S 88°53'40" W, 50.19 feet;

S 77°51'01" W, 44.60 feet;

S 67°46'00" W, 181.92 feet;

S 78°31'41" W, 16.36 feet;

S 84°46'23" W, 26.96 feet;

S 18°41'16" W, 120.00 feet;

Around a non-tangent curve to the right having a central angle of 02°17'13", a radius of 175.00 feet, a chord of N 70°10'08" W - 6.98 feet, an arc length of 6.98 feet;

S 20°58'28" W, 60.00 feet;

S 71°28'14" W, 15.16 feet;

S 30°44'50" W, 1.72 feet;

And around a tangent curve to the right having a central angle of 32°55'42", a radius of 330.00 feet, a chord of S 47°12'41" W - 187.05 feet, an arc length of 189.65 feet;

THENCE N 23°02'13" W, 212.96 feet;

THENCE around a tangent curve to the left having a central angle of 32°26'29", a radius of 500.00 feet, a chord of N 39°15'27" W - 279.34 feet, an arc length of 283.10 feet to a point from which a 5/8” iron rod with plastic cap found for a northwest corner of the parent tract, bears N 38°31’32” W, 1,063.32 feet;

THENCE N 67°46'00" E, 610.84 feet;

THENCE around a tangent curve to the right having a central angle of 22°00'00", a radius of 430.00 feet, a chord of N 78°46'00" E - 164.10 feet, an arc length of 165.11 feet;

THENCE N 89°46'00" E, 111.47 feet;

THENCE N 00°14'00" W, 110.00 feet;

THENCE N 45°14'00" W, 14.14 feet;

THENCE N 00°14'00" W, 50.00 feet;

THENCE N 44°46'00" E, 14.14 feet;

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THENCE N 00°14'00" W, 92.81 feet;

THENCE around a tangent curve to the left having a central angle of 30°00'00", a radius of 250.00 feet, a chord of N 15°14'00" W - 129.41 feet, an arc length of 130.90 feet;

THENCE N 30°14'00" W, 46.08 feet;

THENCE N 70°51'04" W, 15.18 feet;

THENCE around a non-tangent curve to the right having a central angle of 01°45'56", a radius of 325.00 feet, a chord of S 70°17'42" W - 10.01 feet, an arc length of 10.01 feet;

THENCE N 18°49'20" W, 50.00 feet;

THENCE N 19°57'05" E, 12.81 feet;

THENCE N 30°14'00" W, 1.38 feet;

THENCE around a tangent curve to the right having a central angle of 08°56'51", a radius of 725.00 feet, a chord of N 25°45'34" W - 113.10 feet, an arc length of 113.22 feet;

THENCE N 68°42'51" E, 50.00 feet;

THENCE N 59°46'00" E, 411.23 feet;

THENCE S 30°14'00" E, 170.00 feet;

THENCE S 59°46'00" W, 6.90 feet;

THENCE S 30°14'00" E, 166.95 feet;

THENCE around a tangent curve to the right having a central angle of 30°00'00", a radius of 440.00 feet, a chord of S 15°14'00" E - 227.76 feet, an arc length of 230.38 feet;

THENCE S 00°14'00" E, 310.40 feet;

THENCE N 89°46'00" E, 53.00 feet;

THENCE S 00°14'00" E, 120.00 feet;

THENCE N 89°46'00" E, 14.16 feet;

THENCE S 00°14'00" E, 60.00 feet;

THENCE S 89°46'00" W, 15.00 feet;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

THENCE S 44°46'00" W, 14.14 feet;

THENCE S 00°14'00" E, 190.00 feet to the POINT OF BEGINNING with the subject tract containing 799,601 square feet or 18.356 acres of land.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX B-5
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #4

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

METES AND BOUNDS DESCRIPTION
Lilyana Neighborhood Improvement Area #4
(approximately 67.494 acres)

BEING a tract of land situated in the J. Westover Survey, Abstract No. 1030, and the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, being part of a tract conveyed to LILYANA PHASE 4, LLC, by deed recorded in Document No. 20210302000414010 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in a bend of County Road 84, a public road, and being on the west line of a right-of-way dedication created by the final plat of Wilson Creek Estates Phase 2, recorded in Cabinet K, Page 192, Plat Records, Collin County, Texas (PRCCT);

THENCE S 00°08'06" E, 2297.61 feet along County Road 84, and along the west line of said right-of-way dedication, and of another dedication created by the final plat of Wilson Creek Estates, recorded in Cabinet J, Page 605 PRCCT, to a point for corner;

THENCE departing said road, into the subject tract, the following:

S 89°46'00" W, 792.36 feet;

S 00°14'00" E, 6.12 feet;

S 89°46'00" W, 120.00 feet;

N 00°14'00" W, 78.67 feet;

A tangent curve to the left having a central angle of 30°00'00", a radius of 500.00 feet, a chord of N 15°14'00" W - 258.82 feet, an arc length of 261.80 feet;

N 30°14'00" W, 295.79 feet;

S 59°46'00" W, 110.00 feet;

N 75°14'00" W, 14.14 feet;

N 30°14'00" W, 110.00 feet;

S 59°46'00" W, 60.00 feet;

N 30°14'00" W, 110.00 feet;

N 75°14'00" W, 14.14 feet;

N 30°14'00" W, 60.00 feet;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

N 14°46'00" E, 14.14 feet;

N 30°14'00" W, 494.97 feet;

N 75°18'48" W, 14.12 feet;

N 31°27'16" W, 60.00 feet;

A non-tangent curve to the right having a central angle of 01°05'25", a radius of 330.00 feet, a chord of N 59°05'27" E - 6.28 feet, an arc length of 6.28 feet;

N 15°08'08" E, 14.05 feet;

N 59°46'00" E, 50.00 feet;

S 30°14'00" E, 4.87 feet;

S 75°14'00" E, 14.14 feet;

N 59°46'00" E, 225.35 feet;

N 14°46'00" E, 14.14 feet;

N 59°46'00" E, 50.00 feet;

S 75°14'00" E, 14.14 feet;

N 59°46'00" E, 219.77 feet;

N 15°24'44" E, 14.30 feet;

N 28°56'32" W, 109.92 feet;

N 61°03'28" E, 190.99 feet;

N 36°03'33" W, 150.88 feet;

A tangent curve to the right having a central angle of 35°18'53", a radius of 295.00 feet, a chord of N 18°24'06" W - 178.96 feet, an arc length of 181.83 feet;

N 00°44'40" W, 86.28 feet;

N 89°15'20" E, 106.54 feet;

N 00°44'40" W, 138.00 feet;

S 89°15'20" W, 533.56 feet;

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

A tangent curve to the left having a central angle of 07°17'16", a radius of 120.50 feet, a chord of S 85°36'43" W - 15.32 feet, an arc length of 15.33 feet;

S 81°58'05" W, 52.52 feet;

A tangent curve to the right having a central angle of 10°46'52", a radius of 179.50 feet, a chord of S 87°21'30" W - 33.73 feet, an arc length of 33.78 feet;

A compound curve to the right having a central angle of 15°06'07", a radius of 402.63 feet, a chord of N 79°42'00" W - 105.82 feet, an arc length of 106.12 feet;

S 64°33'12" W, 35.34 feet;

And N 19°31'46" E, 35.36 feet to a point in County Road 84;

THENCE N 89°09'41" E, 49.21 feet along said road to a PK nail found, being the intersection of County Road 84 and County Road 86, a public road;

THENCE N 89°15'20" E, 1269.46 feet continuing along County Road 84 to a point for corner;

THENCE N 88°41'35" E, 580.75 feet continuing along County Road 84 to the POINT OF BEGINNING with the subject tract containing 2,940,037 square feet or 67.494 acres of land.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX C
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Appendix C
Major Improvement Area Assessment Roll

Parcel Units	**All Parce**
Assessment	**$8,040,00**

Year [1]	Principal	Interest	Principal & Interest[2]	Administrative Expenses[3]	Prepayment and Delinquency Reserve	Capitalized Interest/Other Credits	Total Annual Installme
9/1/2016	$0	$417,075	$0	$30,000	$0	($417,075)	$30,0
9/1/2017	$0	$603,000	$50,199	$30,600	$68,005	($603,000)	$148,8
9/1/2018	$80,000	$603,000	$95,348	$29,067	$40,200	($20,336)	$827,2
9/1/2019	$85,000	$597,000	$114,986	$23,836	$39,800	($14,849)	$845,7
9/1/2020	$95,000	$590,626	$133,381	$28,600	$39,375	($174,381)	$712,6
9/1/2021	$100,000	$583,500	$0	$32,000	$38,900	($55,614)	$698,7
9/1/2022	$105,000	$576,000	$0	$33,785	$38,400	$0	$753,1
9/1/2023	$115,000	$568,125	$0	$34,461	$37,875	$0	$755,4
9/1/2024	$125,000	$559,500	$0	$35,150	$37,300	$0	$756,9
9/1/2025	$135,000	$550,125	$0	$35,853	$36,675	$0	$757,6
9/1/2026	$145,000	$540,000	$0	$36,570	$36,000	$0	$757,5
9/1/2027	$155,000	$529,125	$0	$37,301	$35,275	$0	$756,7
9/1/2028	$195,000	$517,500	$0	$38,047	$6,225	$0	$756,7
9/1/2029	$215,000	$502,875	$0	$38,808	$0	$0	$756,6
9/1/2030	$230,000	$486,750	$0	$39,584	$0	$0	$756,3
9/1/2031	$245,000	$469,500	$0	$40,376	$0	$0	$754,8
9/1/2032	$265,000	$451,125	$0	$41,184	$0	$0	$757,3
9/1/2033	$280,000	$431,250	$0	$42,007	$0	$0	$753,2
9/1/2034	$300,000	$410,250	$0	$42,847	$0	$0	$753,0
9/1/2035	$325,000	$387,750	$0	$43,704	$0	$0	$756,4
9/1/2036	$345,000	$363,375	$0	$44,578	$0	$0	$752,9
9/1/2037	$370,000	$337,500	$0	$45,470	$0	$0	$752,9
9/1/2038	$400,000	$309,750	$0	$46,379	$0	$0	$756,1
9/1/2039	$425,000	$279,750	$0	$47,307	$0	$0	$752,0
9/1/2040	$460,000	$247,875	$0	$48,253	$0	$0	$756,1
9/1/2041	$490,000	$213,375	$0	$49,218	$0	$0	$752,5
9/1/2042	$530,000	$176,625	$0	$50,203	$0	$0	$756,8
9/1/2043	$565,000	$136,875	$0	$51,207	$0	$0	$753,0
9/1/2044	$610,000	$94,500	$0	$52,231	$0	$0	$756,7
9/1/2045	$650,000	$48,750	$0	$53,275	$0	$0	$752,0
Total	**$8,040,000**	**$12,582,451**	**$393,914**	**$1,201,901**	**$454,030**	**($1,285,255)**	**$21,387,0**

1 - The 9/30/XX dates represent the fiscal year end for the Major Improvement Area Bonds.

2 – Represents principal and interest on the City Contributed Major Improvements. The CCMI requirements were met, and payment concluded in 2019.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

4 - Annual Installments are calculated using a 7.50% interest rate on the Major Improvement area Bonds plus the Additional Interest plus Administrative Expenses.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX D
NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Appendix D
Neighborhood Improvement Area #1 Assessment Roll

Parcel Units	**All Parcels**
Assessment	**$5,790,000**

Year[1]	Principal	Interest	Principal & Interest[2]	Administrative Expenses[3]	Prepayment and Delinquency Reserve	Capitalized Interest/Other Credits	Total Annual Installment
9/30/2016	$0	$250,297	$0	$30,000	$0	($250,297)	$30,00
9/30/2017	$0	$361,876	$14,994	$30,600	$48,974	($106,951)	$349,49
9/30/2018	$75,000	$361,875	$29,229	$20,933	$28,950	($6,234)	$509,75
9/30/2019	$80,000	$357,188	$35,250	$31,836	$28,575	($35,250)	$497,59
9/30/2020	$85,000	$347,718	$40,356	$31,600	$27,817	($64,356)	$468,13
9/30/2021	$90,000	$338,807	$0	$36,000	$27,105	($33,695)	$458,21
9/30/2022	$95,000	$341,250	$0	$33,785	$27,300	$0	$497,33
9/30/2023	$100,000	$335,313	$0	$34,461	$26,825	$0	$496,59
9/30/2024	$105,000	$329,063	$0	$35,150	$26,325	$0	$495,53
9/30/2025	$110,000	$322,500	$0	$35,853	$25,800	$0	$494,15
9/30/2026	$120,000	$315,625	$0	$36,570	$25,250	$0	$497,44
9/30/2027	$125,000	$308,125	$0	$37,301	$24,650	$0	$495,07
9/30/2028	$160,000	$300,313	$0	$38,047	$160	$0	$498,52
9/30/2029	$165,000	$290,313	$0	$38,808	$0	$0	$494,12
9/30/2030	$175,000	$280,000	$0	$39,584	$0	$0	$494,58
9/30/2031	$185,000	$269,063	$0	$40,376	$0	$0	$494,43
9/30/2032	$195,000	$257,500	$0	$41,184	$0	$0	$493,68
9/30/2033	$210,000	$245,313	$0	$42,007	$0	$0	$497,32
9/30/2034	$220,000	$232,188	$0	$42,847	$0	$0	$495,03
9/30/2035	$235,000	$218,438	$0	$43,704	$0	$0	$497,14
9/30/2036	$250,000	$203,750	$0	$44,578	$0	$0	$498,32
9/30/2037	$265,000	$188,125	$0	$45,470	$0	$0	$498,59
9/30/2038	$280,000	$171,563	$0	$46,379	$0	$0	$497,94
9/30/2039	$295,000	$154,063	$0	$47,307	$0	$0	$496,37
9/30/2040	$310,000	$135,625	$0	$48,253	$0	$0	$493,87
9/30/2041	$330,000	$116,250	$0	$49,218	$0	$0	$495,46
9/30/2042	$350,000	$95,625	$0	$50,203	$0	$0	$495,82
9/30/2043	$370,000	$73,750	$0	$51,207	$0	$0	$494,95
9/30/2044	$395,000	$50,625	$0	$52,231	$0	$0	$497,85
9/30/2045	$415,000	$25,938	$0	$53,275	$0	$0	$494,21
Total	**$5,790,000**	**$7,278,079**	**$119,829**	**$1,208,767**	**$317,731**	**($496,783)**	**$14,217,62**

1 - The 9/30/XX dates represent the fiscal year end for the Neighborhood Improvement Area #1 Bonds.

2 – Represents principal and interest on the City Contributed Major Improvements. The CCMI requirements were met and payment concluded in 2019.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

4 - Annual Installments are calculated using a 6.250% interest rate on the Neighborhood Improvement Area #1 Bonds plus the Additional Interest plus Administrative Expenses.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX E
NEIGHBORHOOD IMPROVEMENT AREA #2 ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Appendix E
Neighborhood Improvement Area #2 Assessment Roll

Parcel	**All Parcels**
Units	**99**
Assessment	**$945,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Prepayment and Delinquency Reserve	Capitalized Interest	Total Annual Installment[3]
9/30/2020	$25,000	$54,322	$13,337	$0	$0	$92,659
9/30/2021	$25,000	$31,704	$15,000	$0	$0	$71,704
9/30/2022	$20,000	$33,856	$15,300	$4,475	$0	$73,631
9/30/2023	$20,000	$33,356	$15,606	$4,375	$0	$73,337
9/30/2024	$20,000	$32,856	$15,918	$4,275	$0	$73,049
9/30/2025	$20,000	$32,356	$16,236	$4,175	$0	$72,768
9/30/2026	$20,000	$31,856	$16,561	$4,075	$0	$72,492
9/30/2027	$20,000	$31,231	$16,892	$3,975	$0	$72,099
9/30/2028	$15,000	$30,606	$17,230	$3,875	$0	$66,712
9/30/2029	$15,000	$30,138	$17,575	$3,800	$0	$66,512
9/30/2030	$15,000	$29,669	$17,926	$3,725	$0	$66,320
9/30/2031	$20,000	$29,200	$18,285	$3,650	$0	$71,135
9/30/2032	$20,000	$28,400	$18,651	$3,550	$0	$70,601
9/30/2033	$20,000	$27,600	$19,024	$3,450	$0	$70,074
9/30/2034	$20,000	$26,800	$19,404	$3,350	$0	$69,554
9/30/2035	$20,000	$26,000	$19,792	$3,250	$0	$69,042
9/30/2036	$20,000	$25,200	$20,188	$3,150	$0	$68,538
9/30/2037	$20,000	$24,400	$20,592	$3,050	$0	$68,042
9/30/2038	$20,000	$23,600	$21,004	$2,950	$0	$67,554
9/30/2039	$25,000	$22,800	$21,424	$2,850	$0	$72,074
9/30/2040	$25,000	$21,800	$21,852	$2,725	$0	$71,377
9/30/2041	$25,000	$20,800	$22,289	$2,600	$0	$70,689
9/30/2042	$25,000	$19,800	$22,735	$2,475	$0	$70,010
9/30/2043	$25,000	$18,800	$23,190	$2,350	$0	$69,340
9/30/2044	$25,000	$17,800	$23,653	$2,225	$0	$68,678
9/30/2045	$30,000	$16,800	$24,127	$2,100	$0	$73,027
9/30/2046	$90,000	$15,600	$24,609	$1,950	$0	$132,159
9/30/2047	$95,000	$12,000	$25,101	$1,500	$0	$133,601
9/30/2048	$100,000	$8,200	$25,603	$1,025	$0	$134,828
9/30/2049	$105,000	$4,200	$26,115	$525	$0	$135,840
Total	**$945,000**	**$761,751**	**$595,221**	**$85,475**	**$0**	**$2,387,447**

1 – The 9/30/XX dates represent the fiscal year end for the Neighborhood Improvement Areas #2-3 Bonds.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

3- Annual Installments are calculated using a 2.50% interest rate for years 2021-2025, 3.125% interest rate for years 2026-2030, and 4.0% thereafter on the Neighborhood Improvement Areas #2-3 Bonds plus the Additional Interest plus Administrative Expenses.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX F
NEIGHBORHOOD IMPROVEMENT AREA #3 ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Appendix F
Neighborhood Improvement Area #3 Assessment Roll

Parcel	**All Parcels**
Units	**182**
Assessment	**$2,275,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Prepayment and Delinquency Reserve	Capitalized Interest	Total Annual Installment[3]
9/30/2021	$0	$79,814	$0	$0	($79,814)	$0
9/30/2022	$40,000	$86,806	$25,500	$11,375	$0	$163,681
9/30/2023	$40,000	$85,806	$26,010	$11,175	$0	$162,991
9/30/2024	$40,000	$84,806	$26,530	$10,975	$0	$162,311
9/30/2025	$40,000	$83,806	$27,061	$10,775	$0	$161,642
9/30/2026	$40,000	$82,806	$27,602	$10,575	$0	$160,983
9/30/2027	$45,000	$81,556	$28,154	$10,375	$0	$165,085
9/30/2028	$40,000	$80,150	$28,717	$10,150	$0	$159,017
9/30/2029	$40,000	$78,900	$29,291	$9,950	$0	$158,141
9/30/2030	$40,000	$77,650	$29,877	$9,750	$0	$157,277
9/30/2031	$40,000	$76,400	$30,475	$9,550	$0	$156,425
9/30/2032	$45,000	$74,800	$31,084	$9,350	$0	$160,234
9/30/2033	$45,000	$73,000	$31,706	$9,125	$0	$158,831
9/30/2034	$45,000	$71,200	$32,340	$8,900	$0	$157,440
9/30/2035	$50,000	$69,400	$32,987	$8,675	$0	$161,062
9/30/2036	$50,000	$67,400	$33,647	$8,425	$0	$159,472
9/30/2037	$50,000	$65,400	$34,320	$8,175	$0	$157,895
9/30/2038	$55,000	$63,400	$35,006	$7,925	$0	$161,331
9/30/2039	$55,000	$61,200	$35,706	$7,650	$0	$159,556
9/30/2040	$60,000	$59,000	$36,420	$7,375	$0	$162,795
9/30/2041	$60,000	$56,600	$37,149	$7,075	$0	$160,824
9/30/2042	$65,000	$54,200	$37,892	$6,775	$0	$163,867
9/30/2043	$65,000	$51,600	$38,649	$6,450	$0	$161,699
9/30/2044	$70,000	$49,000	$39,422	$6,125	$0	$164,547
9/30/2045	$70,000	$46,200	$40,211	$5,775	$0	$162,186
9/30/2046	$200,000	$43,400	$41,015	$5,425	$0	$289,840
9/30/2047	$210,000	$35,400	$41,835	$4,425	$0	$291,660
9/30/2048	$215,000	$27,000	$42,672	$3,375	$0	$288,047
9/30/2049	$225,000	$18,400	$43,526	$2,300	$0	$289,226
9/30/2050	$235,000	$9,400	$44,396	$1,175	$0	$289,971
Total	**$2,275,000**	**$1,894,501**	**$989,202**	**$229,150**	**($79,814)**	**$5,308,040**

1 – The 9/30/XX dates represent the fiscal year end for the Neighborhood Improvement Areas #2-3 Bonds.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

3- Annual Installments are calculated using a 2.50% interest rate for years 2021-2025, 3.125% interest rate for years 2026-2030, and 4.0% thereafter on the Neighborhood Improvement Areas #2-3 Bonds plus the Additional Interest plus Administrative Expenses.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

APPENDIX G
PROPOSED NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Appendix G
Proposed Neighborhood Improvement Area #4 Assessment Roll

Parcel	**All Parcels**
Units	**276**
Assessment	**$5,255,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Prepayment and Delinquency Reserve	Capitalized Interest	Total Annual Installment[3]
9/30/2022	$90,000	$223,338	$0	$26,275	$0	$339,613
9/30/2023	$95,000	$219,513	$25,500	$25,825	$0	$365,838
9/30/2024	$100,000	$215,475	$26,010	$25,350	$0	$366,835
9/30/2025	$100,000	$211,225	$26,530	$24,850	$0	$362,605
9/30/2026	$105,000	$206,975	$27,061	$24,350	$0	$363,386
9/30/2027	$110,000	$202,513	$27,602	$23,825	$0	$363,940
9/30/2028	$115,000	$197,838	$28,154	$23,275	$0	$364,267
9/30/2029	$120,000	$192,950	$28,717	$22,700	$0	$364,367
9/30/2030	$125,000	$187,850	$29,291	$22,100	$0	$364,241
9/30/2031	$130,000	$182,538	$29,877	$21,475	$0	$363,890
9/30/2032	$135,000	$177,013	$30,475	$20,825	$0	$363,312
9/30/2033	$140,000	$171,275	$31,084	$20,150	$0	$362,509
9/30/2034	$150,000	$165,325	$31,706	$19,450	$0	$366,481
9/30/2035	$155,000	$158,950	$32,340	$18,700	$0	$364,990
9/30/2036	$160,000	$152,363	$32,987	$17,925	$0	$363,274
9/30/2037	$170,000	$145,563	$33,647	$17,125	$0	$366,334
9/30/2038	$175,000	$138,338	$34,320	$16,275	$0	$363,932
9/30/2039	$180,000	$130,900	$35,006	$15,400	$0	$361,306
9/30/2040	$190,000	$123,250	$35,706	$14,500	$0	$363,456
9/30/2041	$200,000	$115,175	$36,420	$13,550	$0	$365,145
9/30/2042	$205,000	$106,675	$37,149	$12,550	$0	$361,374
9/30/2043	$215,000	$97,963	$37,892	$11,525	$0	$362,379
9/30/2044	$225,000	$88,825	$38,649	$10,450	$0	$362,924
9/30/2045	$235,000	$79,263	$39,422	$9,325	$0	$363,010
9/30/2046	$245,000	$69,275	$40,211	$8,150	$0	$362,636
9/30/2047	$255,000	$58,863	$41,015	$6,925	$0	$361,803
9/30/2048	$265,000	$48,025	$41,835	$5,650	$0	$360,510
9/30/2049	$275,000	$36,763	$42,672	$4,325	$0	$358,760
9/30/2050	$290,000	$25,075	$43,526	$2,950	$0	$361,551
9/30/2051	$300,000	$12,750	$44,396	$1,500	$0	$358,646
Total	**$5,255,000**	**$4,141,838**	**$989,202**	**$487,275**	**$0**	**$10,873,314**

1 – The 9/30/XX dates represent the fiscal year end for the Neighborhood Improvement Area #4 Bonds.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

3- Annual Installments are calculated using an estimated 4.25% interest rate on the Neighborhood Improvement Area #4 Bonds plus the Additional Interest plus Administrative Expenses.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

EXHIBIT B

CITY OF CELINA, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Celina, Texas on September 14, 2021, at or after 5:00 p.m. at the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Neighborhood Improvement Area #4 of the Wells South Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended.

The proposed Authorized Improvements to be undertaken at this time (the "Neighborhood Improvement Area #4 Improvements") include road improvements, water improvements, wastewater improvements, storm drainage system improvements, and costs related to the establishment, administration, and operation of the District.

The total costs of the Neighborhood Improvement Area #4 Improvements, including administrative costs and the costs of issuing bonds, is $6,737,742.

The boundaries of the District include approximately 400.524 acres of land generally located in the area encompassed by the northeast corner of the intersection of FM 1461 and Coit Road, northwest intersection of FM 1461 and CR 84, and the southwest corner of CR 84 as it turns west, as more particularly described by a metes and bounds description available at Celina City Hall located at 142 N. Ohio Street, Celina, Texas 75009 and available for public inspection.

All written or oral objections on the proposed assessments within Neighborhood Improvement Area #4 of the District will be considered at the public hearing.

A copy of the proposed Neighborhood Improvement Area #4 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Neighborhood Improvement Area #4 of the District that benefits from the Neighborhood Improvement Area #4 Improvements, is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

Attachment: Draft Resolution (Wells South NIA#4 (Lilyana) PID - Pre-SAP)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Bella Lopez, Senior Planner
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Matusek - PID Petition

Action Requested:
Consider and act upon a resolution accepting a petition to create the Parks at Wilson Creek Annex Public Improvement District within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas; calling a public hearing; and authorizing the issuance of notices by the City Secretary of Celina, Texas regarding the public hearing. (Matusek - PID Petition) (Lopez)

Background Information:
The applicant has submitted a petition to create a Public Improvement District (PID) for a proposed 47-acre single-family development known as Matusek (future extension of the Parks at Wilson Creek neighborhood).

Please refer to the attachment for additional information.

Supporting Documents:
- Draft Resolution

Staff Recommendation:
Staff recommend approval of the resolution.

CITY OF CELINA, TEXAS
RESOLUTION NO. __

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ACCEPTING A PETITION TO CREATE THE PARKS AT WILSON CREEK ANNEX PUBLIC IMPROVEMENT DISTRICT; CALLING FOR A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CREATION OF THE PARKS AT WILSON CREEK ANNEX PUBLIC IMPROVEMENT DISTRICT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CELINA, TEXAS REGARDING THE PUBLIC HEARING.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "***Act***") authorizes the creation of public improvement districts in the extraterritorial jurisdiction (the "***ETJ***"); and

WHEREAS, on July 21, 2021, the owners of real property delivered to the City of Celina, Texas (the "***City***") a petition for the property described in Exhibit A thereto (the "***Petition***", which is attached as **Exhibit A** and incorporated herein for all purposes) meeting the requirements of the Act and indicating: (i) the owners of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, and (ii) the owners of more than fifty percent (50%) of the area of all taxable real property liable for assessment within the District have executed the Petition requesting that the City Council create The Parks at Wilson Creek Annex Public Improvement District (the "***District***"); and

WHEREAS, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

WHEREAS, the Act further requires that prior to the adoption of the resolution creating the District, the City Council must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City.

Attachment: Draft Resolution (Matusek - PID Petition)

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2. City staff reviewed the Petition and determined that same complied with the requirements of the Act and the City Council accepts the Petition. The Petition is filed with the office of the City Secretary and is available for public inspection.

Section 3. The City Council calls a public hearing to be scheduled at or after 5:00 p.m. on September 14, 2021, to be held at 112 N. Colorado Street, Celina, Texas on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

Section 4. The City Council hereby authorizes and directs the City Secretary, on or before September 2, 2021, in accordance with the Act, to: (a) publish notice of the public hearing in a newspaper of general circulation in the part of the ETJ in which the proposed District is to be located on August 16, 2021; and, (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

Section 5. If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

Section 6. This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

[*Remainder of page left blank intentionally.*]

Attachment: Draft Resolution (Matusek - PID Petition)

PASSED AND APPROVED THIS THE ____ DAY OF _____, 2021.

CITY OF CELINA, TEXAS

_____

SEAN TERRY, MAYOR

ATTEST:

_____

VICKI TARRANT, CITY SECRETARY

Attachment: Draft Resolution (Matusek - PID Petition)

EXHIBIT A
PETITION FOR CREATION

PETITION FOR THE CREATION OF A
PUBLIC IMPROVEMENT DISTRICT WITHIN THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS

This petition (the "Petition") is submitted and filed with the City Secretary of the City of Celina, Texas (the "City"), by TRUSTEE OF THE BILINDA COX MATUSEK SPECIAL TRUST DATED JUNE 20, 2012 ("Owner"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), requesting that the City create a public improvement district (the "District") to include property consisting of approximately 46.5161 acres owned by the Owner and located within the extraterritorial jurisdiction of the City (the "Property"), more particularly described in ***Exhibit A*** and depicted in ***Exhibit B***. In support of this Petition, the Owner presents the following:

Section 1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by §372.003(b) of the Act that are necessary for the development of the Property, which public improvements may include, but not be limited to: (1) design, construction and other allowed costs related to perimeter and on-site street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to onsite and off-site storm drainage improvements; (3) design, construction and other allowed costs related to onsite and off-site water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to off-street parking facilities, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage and rights-of-way; (7) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (6) above authorized by the Act, including similar off-site projects that provide a special benefit to the Property within the District; (8) costs related to special supplemental services for improvement and promotion of the District, including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (9) payment of expenses incurred in the establishment, administration and operation of the District; and (10) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Improvements. The Owner estimates that the total cost of the Authorized Improvements is $50,000,000.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Attachment: Draft Resolution (Matusek - PID Petition)

EXHIBIT A
PETITION FOR CREATION

Section 4. Proposed Method of Assessment. The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full (including accrued and unpaid interest) without penalty at any time or may be paid in annual installments (including interest and debt). If paid in annual installments, such installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire any indebtedness related to the Authorized Improvements.

Section 5. Proposed Apportionment of Cost between the District and the City. The City shall not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

Section 6. Management of the District. The Owner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. Owner Requests Establishment of the District. The persons signing this Petition request the establishment of the District.

Section 8. Advisory Board. The Owner proposes that the District be established and managed without the creation of an advisory body.

This Petition has been signed by (1) the owner of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owner of real property liable for assessment under the proposal who: (A) constitutes more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City in support of the creation of the District by the City Council as herein provided. The undersigned requests that the City Council grant its consent as above stated.

EXECUTED, on this the 15th day of July, 2021.

OWNER:

TRUSTEE OF THE BILINDA COX MATUSEK SPECIAL TRUST DATED JUNE 20, 2012

By: Bilinda Cox Matusek
Bilinda Cox Matusek, Trustee

1245.014\98258.2

Attachment: Draft Resolution (Matusek - PID Petition)

EXHIBIT A
PETITION FOR CREATION

EXHIBIT A
Metes and Bounds Description of the Property

FIELD NOTE DESCRIPTION

46.5161 ACRES

BEING a tract of land situated in the J.B.Wilmeth Survey, Abstract Number 985 and the J.B. Wilmeth Survey Abstract Number 983, Collin County, Texas, said tract being a portion of that tract of land conveyed to the Bilinda Cox Matusek Trust, according to the document filed of record in Document Number 20120724000891520, Official Public Record Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the northeast corner of said Matusek tract and this tract;

THENCE South 0°24'55" East, with the east line of said Matusek tract and this tract, a distance of 2984.54 feet to a point for the most northerly southeast corner of this tract;

THENCE South 89°35'50" West, leaving said line, a distance of 306.91 feet to a point for corner of this tract;

THENCE South 0°24'10" East, a distance of 310.60 feet to a point for the most southerly southeast corner of this tract, at the beginning of a non-tangent curve to the right having a central angle of 0°12'15", a radius of 14335.50 feet, a chord bearing and distance of North 87°54'39" West, 51.05 feet;

THENCE with said curve to the right, an arc distance of 51.05 feet to a point for the most southerly southwest corner of this tract;

THENCE North 0°24'10" West, a distance of 308.38 feet to a point for corner of this tract;

THENCE South 89°35'50" West, a distance of 325.26 feet to a point in the west line of the above-mentioned Matusek tract for the most northerly southwest corner of this tract;

THENCE North 0°24'10" West, with said west line, a distance of 2763.25 feet to a point for the most westerly northwest corner of said Matusek tract and this tract;

THENCE North 89°35'50" East, with a north line of said Matusek tract and this tract, a distance of 120.23 feet to a point for corner of said tracts;

THENCE North 0°13'10" West, with a west line of said Matusek tract and this tract, a distance of 218.35 feet to a point for the most northerly northwest corner of said tracts;

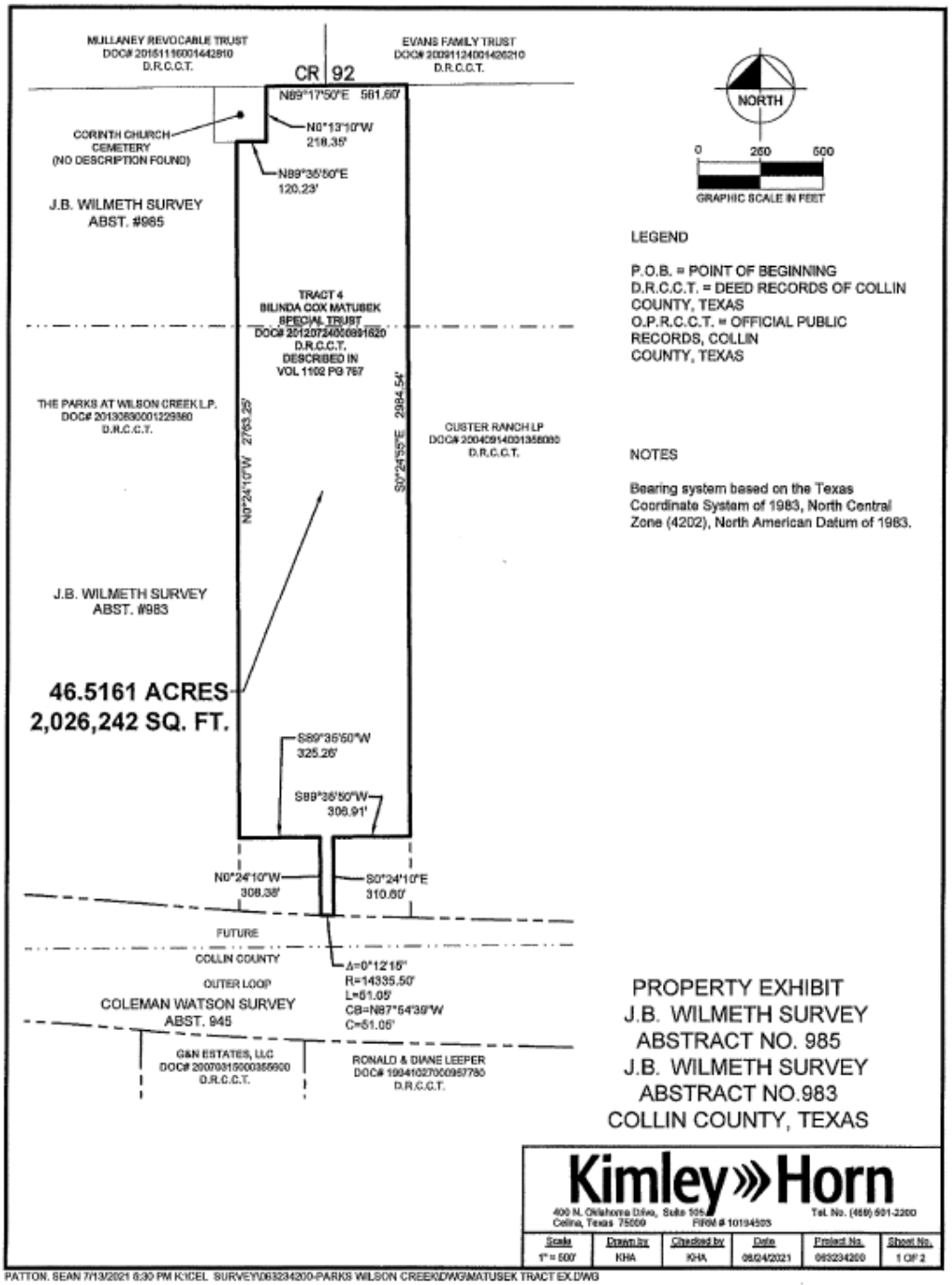
THENCE North 89°17'50" East, with the north line of said Matusek tract and this tract, a distance of 561.60 feet to the **POINT OF BEGINNING** and containing 46.5161 acres or 2,026,242 square feet of land, more or less.

1245.014\98258.2

Attachment: Draft Resolution (Matusek - PID Petition)

EXHIBIT A
PETITION FOR CREATION

EXHIBIT B
Depiction of the Property



1245.014\98258.2

Attachment: Draft Resolution (Matusek - PID Petition)

EXHIBIT B
FORM OF NOTICE

CITY OF CELINA, TEXAS
NOTICE OF PUBLIC HEARING REGARDING
THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Celina, Texas ("Celina"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Trustee of the Bilinda Cox Matusek Special Trust dated June 20, 2012 (the "Owner"), requesting that Celina create The Parks at Wilson Creek Annex Public Improvement District (the "District") to include property owned by the Owner.

Time and Place of the Hearing. The public hearing will start at or after 5:00 p.m. on September 14, 2021 at 112 N. Colorado Street, Celina, Texas 75009.

General Nature of the Proposed Authorized Improvements. The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Chapter 372 of the Texas Local Government Code, as amended, that are necessary for development of the Property, which public improvements will include, but not be limited to: (1) design, construction and other allowed costs related to perimeter and on-site street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to onsite and off-site storm drainage improvements; (3) design, construction and other allowed costs related to onsite and off-site water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to off-street parking facilities, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage and rights-of-way; (7) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (6) above authorized by the Act, including similar off-site projects that provide a special benefit to the Property within the District; (8) costs related to special supplemental services for improvement and promotion of the District, including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (9) payment of expenses incurred in the establishment, administration and operation of the District; and (10) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, including eligible costs related to the establishment, administration and operation of the District and expenses associated with financing Authorized Improvements is $50,000,000.

Attachment: Draft Resolution (Matusek - PID Petition)

EXHIBIT B
FORM OF NOTICE

Proposed District Boundaries. The District is proposed to include approximately 46.4940 acres of land generally located north of the Outer Loop, east of Coit Road, south of CR 92 and west of Custer Road, and as more particularly described by a metes and bounds description available at Celina City Hall located at 142 N. Ohio Street, Celina, Texas 75009 and available for public inspection during regular business hours.

Proposed Method of Assessment. Celina shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and Celina. Celina will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District property. No municipal property in the District shall be assessed. The Owner may also pay certain costs of the improvements from other funds available to it as developer of the District.

Attachment: Draft Resolution (Matusek - PID Petition)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Bella Lopez, Senior Planner
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Legacy Hills (Dynavest) - TIRZ - Resolution

Action Requested:
Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas; authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan. (Legacy Hills (Dynavest) - TIRZ) (Lopez)

Background Information:
Please refer to the attached resolution for further information.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CITY OF CELINA, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CELINA, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

WHEREAS, the City of Celina, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to create a tax increment reinvestment zone within its city limits and within its extraterritorial jurisdiction; and

WHEREAS, the City Council of the City (the "City Council") wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone in the City (the "Zone") with the boundaries being described in the metes and bounds attached as **Exhibit A**; and

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHERAS, the City Council has determined to hold a public hearing on *September 14, 2021* on the creation of the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1. That a public hearing is hereby called for *September 14, 2021, at 5:00 p.m. at City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009*, for the purpose of hearing any interested person speak for or against the inclusion of property in the proposed Zone, the creation of the Zone, its boundaries, or the concept of tax increment financing with respect to the creation of the Zone. In the event that the City Council will be unable to meet at the City Council Chambers on September 14, 2021, the City will post on its website, www.celina-tx.gov, information for persons to attend the meeting by telephone, videoconference, or other electronic means.

Section 2. At such time and place the City Council will hear testimony regarding the creation of the Zone and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance authorizing the creation of the Zone.

Attachment: Draft Resolution (Legacy Hills (Dynavest) - TIRZ)

Section 3. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

Section 4. The City Secretary is hereby authorized and directed, on or before September 7, 2021, in accordance with the Act, to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City on September 6, 2021.

Section 5. Before the *September 14, 2021* hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone financing plan.

Section 6. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED ON THIS 10TH DAY OF AUGUST, 2021.

ATTEST:

_____
Chad Anderson, Mayor Pro Tem

_____
Vicki Tarrant, City Secretary

Attachment: Draft Resolution (Legacy Hills (Dynavest) - TIRZ)

EXHIBIT A

Metes and Bounds for the Zone

Being a 3,132.302 acre tract of land situated in the John Davis Survey Abstract No. 254, the James Cumbia Survey Abstract No. 242, the Elias Alexander Survey Abstract No. 19, the Joab H. Bigss Survey Abstract No. 51, the Jeremiah Queen Survey, Abstract No. 733, the J.K. Worrall Survey Abstract No. 1036, the S.A. and M.G. RR Co. Survey, Abstract No. 876, the Phineas Newsom Survey, Abstract No. 665, the B.B.B. and C. RR Co. Survey Abstract No. 131, the Henry Cochran Survey Abstract No. 192, the Stillman B. Rice Survey Abstract No. 1054 and the J.F. Smiley Survey Abstract No. 869, being all of a called 161.910 acre tract of land described as Tract No. 2, as conveyed to Dynavest Joint Venture by deed of record in Volume 2288, Page 125, Deed Records of Collin County, Texas, all of a called 1215.843 acre tract of land, as conveyed to Dynavest Joint Venture by deed of record in Volume 2288, Page 110, said Deed Records, the remainder of a called 218.360 acre tract of land described as Tract No. 1, as conveyed to Dynavest Joint Ventures by deed of record in Volume 228, Page 125, said Deed Records, and the remainder of a called 579.400 acre tract of land described as Tract II, as conveyed in the deed to Dynavest Joint Ventures by deed of record in Volume 2288, Page 119, said Deed Records, and being more particularly described as follows:

BEGINNING at an iron pipe found for the southeast corner of said 161.910 acre tract, common to a salient corner in the west line of a called 66.862 acre tract of land described as Tract 1, as conveyed to Pilatus Investments, LLC, by deed of record in Instrument No. 20210325000596590, Official Public Records of Collin County, Texas, and in the northerly line of a called 174.64 acre tract of land described as Tract 5, as conveyed to Ownsby 1880 Farms, LTD, by deed of record in Volume 4332, Page 1047, Real Property Records of Collin County, Texas;

THENCE S88°58'02”W, with the southerly line of said 161.910 acre tract and the northerly line of said 174.64 acre tract, a distance of 3875.51 feet to an iron rod with a cap found for the Southwest corner of said 161.910 acre tract, common to the northwest corner of said 174.64 acre tract and in an easterly line of said 1215.843 acre tract;

THENCE S01°04'44”E, with the easterly line of said 1215.843 acre tract and the westerly line of said 174.64 acre tract, a distance of 63.89 feet to an iron rod with a cap found for the most southerly southeast corner of said 1215.843 acre tract;

THENCE N73°55'39”W, with a southerly line of said 1215.843 acre tract, passing the southwest corner of said 1215.843 acre tract, common to the southeast corner of southeast corner of said 218.360 acre tract, continuing on said course with the southerly line of said 218.360 acre tract a total distance of 1830.27 feet to an iron rod with a cap found for a salient corner in the southerly line of said 218.360 acre tract and in the northeasterly right-of-way line of F.M. Highway 455;

THENCE with the southerly line of said 218.360 acre tract and the northeasterly right-of-way line of said F.M. Highway 455, the following Three (3) courses:

Attachment: Draft Resolution (Legacy Hills (Dynavest) - TIRZ)

1. N16°00'52”E, a distance of 40.00 feet to an iron rod with a cap found for corner;

2. N74°36'15”W, a distance of 192.09 feet to a point for corner;

3. N51°44'59”W, passing at a distance of 8.26 feet an iron rod with a cap found, continuing on said course, a total distance of 626.29 feet to 5/8-inch iron rod with a cap stamped “Landpoint” set (hereinafter referred to as capped iron rod set) at the southeast corner of a tract of land described as Parcel 1, as conveyed to State of Texas by deed of record in Instrument No. 2005-0062934, said Official Public Records;

THENCE continuing with the northeasterly right-of-way line of said F.M. Highway 455 and the northeasterly line of said Parcel 1, the following Three (3) courses:

1. N38°19'50"E, a distance of 10.12 feet to a capped iron rod set for corner;

2. N47°51'38”W, a distance of 256.41 feet to a capped iron rod set for at the beginning of non-tangential curve the left;

3. Along said non-tangential curve to the left having a radius of 1,130.00 feet, an arc length of 222.00 feet, a delta angle of 11°15'23”, a chord bearing of N61°45'58”W, and a distance of 221.64 feet to a 1/2-inch iron rod found at a 6-inch wood right-of-way monument for the point of tangency;

THENCE S17°13'41"W, leaving the said northeasterly right-of-way line of said F.M. Highway 455 and the northeasterly line of said Parcel 1, a distance of 267.36 feet to a point for corner;

THENCE S40°37'27"W, a distance of 414.21 feet to a point for corner;

THENCE S50°02'12"E, a distance of 174.16 feet to a point for corner;

THENCE S04°21'15"E, a distance of 103.17 feet to a point for corner;

THENCE S53°17'03"W, a distance of 256.14 feet to a point for corner;

THENCE S51°53'58"W, a distance of 107.37 feet to a point for corner;

THENCE S21°48'09"W, a distance of 97.62 feet to a point for corner;

THENCE S06°43'01"W, a distance of 48.67 feet to a point for corner;

THENCE S39°44'41"W, a distance of 87.61 feet to a point for corner;

THENCE S27°53'00"W, a distance of 337.61 feet to a point for corner;

THENCE S62°34'37"E, a distance of 122.61 feet to a point for corner;

THENCE S00°30'19"W, a distance of 1063.09 feet to a point for corner;

THENCE N86°48'50"E, a distance of 1289.24 feet to a point for corner;

THENCE S89°27'53"W, a distance of 116.62 feet to a point for corner;

THENCE S00°17'11"E, a distance of 1724.68 feet to a point for corner;

Attachment: Draft Resolution (Legacy Hills (Dynavest) - TIRZ)

THENCE S00°56'38"E, a distance of 2951.35 feet to a point for corner;

THENCE N88°16'05"E, a distance of 1147.55 feet to a point for corner;

THENCE S01°29'07"E, a distance of 1961.95 feet to a point for corner;

THENCE S89°45'01"W, a distance of 5375.00 feet to a point for the Southwest corner of said tract herein described;

THENCE N00°25'04"E, a distance of 32.89 feet to a point for the beginning of a curve to the right;

THENCE with said curve to the right, an arc length of 684.70 feet, a central angle of 07°05'39", a radius of 5530.00 feet and a chord that bears N03°56'53"E, a distance of 684.26 feet to a point at the end of said curve;

THENCE N07°29'26"E, a distance of 911.82 feet to a point for the beginning of a curve to the left;

THENCE with said curve to the left, an arc length of 725.80 feet, a central angle of 07°00'46", a radius of 5929.99 feet and a chord that bears N03°58'30"E, a distance of 725.35 feet to a point at the end of said curve;

THENCE N00°24'17"E, a distance of 7981.16 feet to a point for the corner;

THENCE N00°26'50"E, continuing with the easterly right-of-way line of said North Texas Tollway Authority County Road Parcel 42-9 NBSR-1, a distance of 6,459.92 feet to a capped iron rod set for the northeast corner of said Parcel 42-9 NBSR-1 in a northerly line of said 579.400 acre tract and in the southerly line of a called 100 acre tract of land as conveyed to Marvin L. Bunch or Linda K. Rodgers, Trustee of the Bunch Living Trust, by deed of record in Volume 5843, Page 1120, said Deed Records;

THENCE N00°25'53"E, continuing with the said easterly right-of-way line, a distance of 311.13 feet to a point for the corner;

THENCE S89°30'00" East, with the northerly line of said 579.400 acre tract and the southerly line of said 100 acre tract, a distance of 1826.10 feet to a point for the corner;

THENCE N00°18'32"E, crossing a remainder of a called 100 acre tract of land conveyed to Marvin L. Bunch or Linda K. Rodgers, Trustee of The Bunch Living Trust, recorded in Volume 5843, Page 1120, Official Public Records of Collin County, Texas, a distance of 1480.32 feet to a point for the corner;

THENCE S89°50'48"W, along the South line of a called 100.474 acre tract of land, conveyed to Dynavest Joint Venture, recorded in Volume 2288, Page 119, Official Public Records of Collin County, Texas, a distance of 1822.62 feet to a point for the corner;

THENCE N00°26'50"E, along the West line of said 100.474 acre tract of land, a distance of 1213.34 feet to a point for the corner;

THENCE S89°47'54"E, along the North line of said 100.474 acre tract of land, a distance of 3411.58 feet to a point for the corner;

Attachment: Draft Resolution (Legacy Hills (Dynavest) - TIRZ)

THENCE S00°41'47"E, along the East line of said 100.474 acre tract of land, a distance of 1192.20 feet to a point for the corner;

THENCE S89°50'48"W, along the said South line of said 100.474 acre tract of land, a distance of 1592.91 feet to a point for the corner;

THENCE S00°18'38"W, leaving the said 100.474 acre tract of land and crossing through said 100 acre tract of land conveyed to Marvin L. Bunch or Linda K. Rodgers, Trustee of The Bunch Living Trust, a distance of 1480.55 feet to a point for the corner;

THENCE S89°30'00" East, with the northerly line of said 579.400 acre tract and the southerly line of said 100 acre tract, a distance of 630.52 feet to an iron rod with a cap found for corner;

THENCE N00°46'50"E, with a westerly line of said 579.400 acre tract and an easterly line of said 100 acre tract, a distance of 1,013.39 feet to an iron rod with a cap found for corner;

THENCE N89°53'37"E, with a northerly line of said 579.400 acre tract and a southerly line of said 100 acre tract, passing the southeast corner of said 100 acre tract, continuing on said course, a total distance of 1,884.13 feet to a 1/2-inch iron rod found for the northeast corner of said 579.400 acre tract, common to the northwest corner of said 1215.843 acre tract;

THENCE with the northerly line of said 1215.843 acre tract, the following Twelve (12) courses:

1. N89°01'13"E, a distance of 307.00 feet to a capped iron rod set;
2. N42°11'13"E, a distance of 694.59 feet to a capped iron rod set;
3. N48°56'13"E, a distance of 413.26 feet to 1/2-inch iron rod found;
4. N10°35'01"E, a distance of 275.42 feet to a capped iron rod set;
5. N74°49'01"E, a distance of 212.62 feet to a capped iron rod set;
6. N65°47'01"E, a distance of 282.00 feet to a 1/2-inch iron rod found;
7. N27°33'05" East, a distance of 1,073.55 feet to a capped iron rod set;
8. S87°13'55" East, a distance of 263.52 feet to a capped iron rod set;
9. S89°13'55" East, a distance of 127.00 feet to a capped iron rod set;
10. N89°38'05" East, a distance of 560.00 feet to a capped iron rod set;
11. N88°26'05" East, a distance of 917.00 feet to a capped iron rod set;
12. S86°02'55" East, a distance of 411.00 feet to nail found in County Road 58 for the northeast corner of said 1215.843 acre tract in the westerly line of a called 704.855 acre tract of land described as Tract 4, as conveyed to Rasor Family Ranch, LP, by deed of record recorded in Instrument No. 20071231001718360, said Official Public Records;

THENCE with the common lines of said 1215.843 acre tract and said 704.855 acre tract, the following Three (3) courses:

Attachment: Draft Resolution (Legacy Hills (Dynavest) - TIRZ)

1. S01°39'02"E, in said County Road 58, a distance of 886.80 feet to an iron rod with a cap found for corner;

2. S56°53'31"E, continuing in said County Road 58, a distance of 657.24 feet to an iron rod with a cap found for corner;

3. S89°45'11"E, a distance of 627.65 feet to a 1/2-inch iron rod found for the eastern most northeast corner of said 1215.843 acre tract, common to the northwest corner of a called 115.412 acre tract of land described as Tract I, as conveyed to John Gough Rasor and Carl Cleveland Rasor, by deed of record in Volume 4337, Page 762, said Real Property Records;

THENCE with the easterly line of said 1215.843 acre tract, the following Eight (8) courses:

1. S01°19'43"W, a distance of 529.15 feet to a nail found in said County Road 58;

2. S00°48'42"W, continuing in said County Road 58 with the westerly lines of said 115.412 acre tract and a called 41.202 acre tract of land, as conveyed to Dallas Celina Land Partners LLC, by deed of record in Instrument No. 20080516000595410, said Official Public Records, passing at a distance of 3181.45 feet a 1/2-inch iron rod found for the southwest corner of said 41.202 acre tract, common to the northwest corner of a called 20.000 acre tract of land, as conveyed to Dani Home LLC, by deed of record in Instrument No. 20200116000071410, said Official Public Records, continuing on said course with the westerly line of said 20.000 acre tract, passing at a distance of 3614.89 feet a 1/2-inch iron rod found for the southwest corner of said 20.000 acre tract, common to the northwest corner of a called 20.707 acre tract of land, as conveyed to Shah Safi and Lailuma Safi, husband and wife, and Homayun Saif, by deed of record in Instrument No. 20100803000797400, said Official Public Records, continuing on said course with the westerly line of said 20.707 acre tract, a total distance of 3,775.00 feet to a nail set;

3. S01°03'35"W, continuing in said County Road 58, with the westerly line of said 20.707 acre tract, passing a 1/2-inch iron rod found at a distance of 282.20 feet for the southwest corner of said 20.707 acre tract, common to the northwest corner of a called 22.57 acre tract of land, as conveyed to Molly Ann Huie, by deed of record in Instrument No. 20110531000556580, said Official Public Records, continuing on said course with the westerly line of said 22.57 acre tract, continuing on course with the westerly line of said 22.57 acre tract, a total distance of 500.00 feet to a capped iron rod set on the south side of said County Road 58 for the western-most southwest corner of said 22.57 acre tract, common to the northwest corner of a called 19.274 acre tract of land, as conveyed to Ramon L. Carvajal, by deed of record in Volume 3484, Page 240, said Deed Records;

4. S00°49'35"W, with the 19.274 acre tract, a distance of 271.50 feet to a capped iron rod set;

5. S01°34'34"E, continuing with the westerly line of said 19.274 acre tract, a distance of 559.27 feet to an iron with a cap found for a salient corner in the easterly line of said 1215.843 acre tract, common to a re-entrant corner of said 19.274 acre tract;

6. N89°47'43"W, continuing with the westerly line of said 19.274 acre tract, a distance of 66.05 feet to an iron rod with a cap found for a re-entrant corner of said 1215.843 acre tract, common to a salient corner of said 19.274 acre tract;

Attachment: Draft Resolution (Legacy Hills (Dynavest) - TIRZ)

7. S00°46'36"E, continuing with the westerly line of said 19.274 acre tract, at a distance of 271.42 feet passing an iron pipe found for the southwest corner of said 19.274 acre tract, common to the northwest corner of a called 155.26 acre tract of land described as Exhibit A-B, as conveyed to LMR Holdings, LTD, by deed of record in Instrument No. 20090213000158800, said Official Public Records, continuing on said course with the westerly line of said 155.26 acre tract, a total distance of 3,152.31 feet to a 1/2-inch iron rod found for the southwest corner of said 155.26 acre tract, common to the northwest corner of said 66.862 acre tract;

8. S02°06'34"E, with the westerly line of said 66.862 acre tract, a distance of 1,548.60 feet to the POINT OF BEGINNING and containing 3,132.302 acres of land.

Attachment: Draft Resolution (Legacy Hills (Dynavest) - TIRZ)

EXHIBIT B

City of Celina City Council
Notice of Public Hearing
On Creation of Reinvestment Zone

THE CELINA CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY SEPTEMBER 14, 2021 AT 5:00 P.M. IN THE CELINA COUNCIL CHAMBERS LOCATED AT 112 N. COLORADO ST, CELINA, TEXAS 75009, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF CELINA AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY 3,132.302 ACRES GENERALLY LOCATED NORTH OF J. FRED SMITH PARKWAY AND WEST OF CELINA PARKWAY, AND AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE AT CELINA CITY HALL AND AVAILABLE FOR PUBLIC INSPECTION. IN THE EVENT THAT THE CITY COUNCIL WILL BE UNABLE TO MEET AT THE CITY COUNCIL CHAMBERS ON SEPTEMBER 14, 2021, THE CITY WILL POST ON ITS WEBSITE, WWW.CELINA-TX.GOV, INFORMATION FOR PERSONS TO ATTEND THE MEETING BY TELEPHONE, VIDEOCONFERENCE, OR OTHER ELECTRONIC MEANS. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE REINVESTMENT ZONE, THE CREATION OF THE REINVESTMENT ZONE, ITS BOUNDARIES, OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, THE CELINA CITY COUNCIL WILL CONSIDER ADOPTING AN ORDINANCE CREATING THE REINVESTMENT ZONE.

Attachment: Draft Resolution (Legacy Hills (Dynavest) - TIRZ)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Bella Lopez, Senior Planner
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Legacy Hills (Dynavest) - PID Petition

Action Requested:
Consider and act upon a resolution accepting a petition to create the Legacy Hills Public Improvement District within the corporate limits of the City of Celina, Collin County, Texas; calling a public hearing; and authorizing the issuance of notices by the City Secretary of Celina, Texas regarding the public hearing. (Legacy Hills (Dynavest) – PID Petition) (Lopez)

Background Information:
The applicant has submitted a petition to create a Public Improvement District (PID) for a proposed 332-acre single-family development known as Dynavest - Legacy Hills.

Please refer to the attachment for additional information.

Supporting Documents:
- Draft Resolution

Staff Recommendation:
Staff recommend approval of the resolution.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION SETTING A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CREATION OF THE LEGACY HILLS PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF CELINA, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CELINA, TEXAS REGARDING THE PUBLIC HEARING.

WHEREAS, the City of Celina, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits; and

WHEREAS, on August 2, 2021, the owner of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"), submitted and filed with the City Secretary of Celina (the "City Secretary") a petition ("Petition"), attached as **Exhibit A**, requesting the establishment of a public improvement district for property within the City; and

WHEREAS, the City Council of Celina, Texas (the "City Council") will hold a public hearing in accordance with Section 372.009 of the Act regarding the establishment of a public improvement district in the City in accordance with the Petition; and

WHEREAS, in order to hold a public hearing for the creation of a public improvement district, notice must be given in a newspaper of general circulation in the municipality before the 15th day before the date of the hearing, and written notice must be mailed to the current address of each owner, as reflected on the tax rolls, of property that would be subject to assessment under the proposed public improvement district; and

WHEREAS, both newspaper notice and mailed notice must contain the information required for notice as provided for in Section 372.009 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on *September 14, 2021* on the creation of a public improvement district; and

WHEREAS, the City Council finds that the passage of this Resolution is in the best interest of the citizens of the City.

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1: All of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2: City Staff reviewed the Petition and determined that the same complied with the requirements of the Act and the City Council accepts the Petition.

Section 3: That a public hearing is hereby called for *September 14, 2021, at 5:00 p.m. in the Celina City Council Chambers, 112 N. Colorado Street*, *Celina, Texas 75009*, for the purpose of hearing public testimony with respect to the creation of a public improvement district.

Section 4: At such time and place the City Council will hear testimony regarding the creation of the proposed public improvement district and consider the adoption of a resolution authorizing the creation of the public improvement district.

Section 5: Attached hereto as **Exhibit A** is the Petition for the Creation of a Public Improvement District within the City for the Legacy Hills Public Improvement District, which includes a legal description of the approximately 331.531 acres of property to be included in the proposed public improvement district.

Section 6: Attached here to as **Exhibit B** is a form of the Notice of Public Hearing (the "Notice") the form and substance of which is here by adopted and approved.

Section 7: The City Secretary is hereby authorized and directed to cause said Notice to be published in substantially the form attached hereto, in a newspaper of general circulation in the City, and to notify any affected landowners within the boundaries of the proposed public improvement district as required by law. The City Secretary shall provide notice **on or before August 30, 2021**, which is before the 15th day before the *September 14, 2021* hearing.

Section 8: If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

Section 9: This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

[continued on next page]

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

PASSED AND APPROVED ON THIS 10TH *DAY OF AUGUST, 2021*.

_____
Chad Anderson, Mayor Pro-Tem

ATTEST:

_____
Vicki Tarrant, City Secretary

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

EXHIBIT A

Petition for the Creation of a Public Improvement District

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF CELINA, TEXAS FOR THE LEGACY HILLS PUBLIC IMPROVEMENT DISTRICT

This petition ("Petition") is submitted and filed with the City Secretary of the City of Celina, Texas ("City") by MM Celina 294, LLC, a Texas limited liability company (the "Petitioner"), the owner of real property located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City create a public improvement district (the "District"), to include property located within the corporate limits of the City (the "Property"), more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B**. In support of this Petition, the Petitioner would present the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the District is $40,000,000.00. The City will pay none of the costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the District and/or from revenues received from a Tax Increment Reinvestment Zone ("TIRZ") established by the City that shall include the property within the District. The remaining costs of the proposed improvements will be paid from sources other than those described above.

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness incurred to pay the costs of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property within the District or revenue received by the City pursuant to a TIRZ applicable to the property within the District, if any. No municipal property in the District shall be assessed. The Petitioner may also pay certain costs of the improvements from other funds available to the Petitioner.

Section 6. Management of the District. The Petitioner proposes that the District be managed by the City, with the assistance of a consultant, or consultants, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioner Requests Establishment of the District. The person signing this Petition requests the establishment of the District, is duly authorized, and has the corporate authority to execute and deliver the Petition.

Section 8. Advisory Board. The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

Section 9. Landowner(s). This Petition has been signed by (1) the owner of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owner of real property liable for assessment under the proposal who: (A) constitutes more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned requests that the City Council of the City call a

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

RESPECTFULLY SUBMITTED AND FILED WITH THE CITY SECRETARY OF THE CITY, on this the 2 day of August, 2021.

[Signature pages to follow]

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

PETITIONER:

MM Celina 294, LLC
a Texas limited liability company

By: MM Celina 3200, LLC
a Texas limited liability company
Its Manager

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 2 day of August, 2021 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Celina 3200, LLC, as Manager of MM Celina 294, LLC a Texas limited liability company on behalf of said company.

GRAHAM MAXEY
Notary Public, State of Texas
Comm. Expires 05-12-2024
Notary ID 132473474

_____
Notary Public, State of Texas

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

EXHIBIT A
Metes and Bounds

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

LEGAL DESCRIPTION

Being a 331.531 acre tract of land situated in the James Cumba Survey Abstract-242, the Joab Biggs Survey Abstract-51, the John Davis Survey Abstract-254, and the Elias Alexander Survey Abstract-19, Collin County, Texas and being a portion of that certain called 579.400 acre tract of land, described as Tract II, as conveyed to Dynavest Joint Venture by deed of record in Volume 2288, Page 119, Deed Records of Collin County, Texas and being a portion of that certain called 100.474 acre tract of land, described as Tract I, as conveyed to Dynavest Joint Venture by deed of record in Volume 2288, Page 119, Deed Records of Collin County, Texas and being more particularly described by metes and bounds and follows:

BEGINNING at a 5/8-inch iron rod found for the Northeast corner of the tract herein described in the North line of said 100.474 acre tract of land, as conveyed to Dynavest Joint Venture by said Volume 2288 Page 119, recorded in Volume 5843, Page 119, Official Public Records of Collin County, Texas;

THENCE S89°48'36"E, with the North line of said 100.474 acre tract of land, and being in the West line of that certain called 947.705 acre tract of land as conveyed to Jody Furlong Lawyer by deed of record in Instrument No. 20180828001079900, Deed Records of Collin County, Texas,

THENCE with the north line of said 100.474 acre tract of land, the following calls:

THENCE South 16°14'08" East, 1,248.38 feet to a point;

THENCE South 89°50'48" West, 735.77 feet to a point;

THENCE South 0°18'38" West, 1,480.55 feet to a point;

THENCE South 89°30'00" East, 1,451.50 feet to a point;

THENCE South 0°54'05" West, 160.44 feet to a point;

THENCE South 36°05'31" East, 124.81 feet to a point;

THENCE South 7°19'29" West, 553.21 feet to a point;

THENCE South 80°56'00" West, 362.90 feet to a point;

THENCE South 38°15'13" West, 332.04 feet to a point;

THENCE South 10°04'32" West, 271.51 feet to a point;

THENCE South 54°06'16" West, 181.55 feet to a point;

THENCE South 8°28'11" West, 147.80 feet to a point;

THENCE South 62°40'31" East, 153.52 feet to a point;

THENCE South 20°47'48" East, 346.98 feet to a point;

STATE OF TEXAS · REGISTERED · ROBERT GLEN MALOY · 6028 · PROFESSIONAL LAND SURVEYOR

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on July 1, 2020, that this plat correctly represents the facts found at the time of said survey.

EXHIBIT
331.531 ACRES - 14,441,501 SQ. FT.
IN THE JOHN DAVIS SURVEY, ABSTRACT NO. 254, THE WILLIAM P. ALLEN SURVEY, ABSTRACT NO. 24, AND THE JONATHAN HOWARD SURVEY, ABSTRACT NO. 442, COLLIN COUNTY, TEXAS

Robert Glen Maloy 07/21/2021

Robert Glen Maloy Texas R.P.L.S. No. 6028

LANDPOINT INC.

6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

PAGE 5 OF 7 DRAWN BY: JEG CHECKED BY: RGM JOB NO. 21-0195

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Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

THENCE South 56°54'41" East, 296.19 feet to a point;

THENCE South 16°45'56" East, 55.79 feet to a point;

THENCE South 16°19'39" West, 277.69 feet to a point;

THENCE South 12°42'42" East, 196.66 feet to a point;

THENCE South 28°28'44" East, 123.07 feet to a point;

THENCE South 0°00'00" East, 190.89 feet to a point;

THENCE South 34°19'04" East, 209.63 feet to a point;

THENCE South 19°17'22" West, 395.03 feet to a point;

THENCE South 9°24'41" West, 333.41 feet to a point;

THENCE South 13°59'33" East, 234.35 feet to a point;

THENCE South 47°40'23" West, 264.27 feet to a point;

THENCE South 16°59'14" West, 348.90 feet to a point;

THENCE South 7°47'51" West, 499.92 feet to a point;

THENCE South 15°12'20" West, 1,659.85 feet to a point;

THENCE South 33°44'35" West, 215.20 feet to a point;

THENCE South 56°45'49" West, 314.03 feet to a point;

THENCE South 87°25'43" West, 84.55 feet to a point;

THENCE North 89°00'54" West, 83.16 feet to the beginning of a curve;

Along a curve to the right, having a radius of 1545.00 feet, an arc length of 150.44 feet, a delta angle of 05°34'44", and a chord which bears N86°11'32"W, a distance of 150.38 feet for a point of tangency;

THENCE North 83°24'10" West, 111.05 feet to a point;

THENCE South 6°40'13" West, 10.03 feet to a point;

THENCE North 83°19'47" West, 339.20 feet to a point;

THENCE North 0°03'01" West, 1,661.21 feet to a point;

THENCE South 89°57'41" West, 147.08 feet to a point;

THENCE North 0°26'51" East, 5,386.54 feet to a point;

THENCE South 89°30'00" East, 826.10 feet to a point;

THENCE North 0°18'32" East, 1,480.32 feet to a point;

THENCE South 89°50'48" West, 822.57 feet to a point;

THENCE North 0°26'50" East, 1,207.15 feet to a point;

THENCE South 89°47'54" East, 1,219.89 feet to the POINT OF BEGINNING Containing 14,441,466 square feet, 331.531 acres of land, more or less.

STATE OF TEXAS
REGISTERED
ROBERT GLEN MALOY
6028
PROFESSIONAL
LAND SURVEYOR

EXHIBIT
331.531 ACRES - 14,441,501 SQ. FT. IN THE JOHN DAVIS SURVEY, ABSTRACT NO. 254, THE WILLIAM P. ALLEN SURVEY, ABSTRACT NO. 24, AND THE JONATHAN HOWARD SURVEY, ABSTRACT NO. 442, COLLIN COUNTY, TEXAS

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on July 1, 2020, that this plat correctly represents the facts found at the time of said survey.

07/21/2021

Robert Glen Maloy Texas R.P.L.S. No. 6028

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Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S16°14'08"E	1248.38'
L2	S89°50'48"W	735.77'
L3	S00°18'38"W	1480.55'
L4	S89°30'00"E	1451.50'
L5	S00°54'05"W	160.44'
L6	S36°05'31"E	124.81'
L7	S07°19'29"W	553.21'
L8	S80°56'00"W	362.90'
L9	S38°15'13"W	332.04'
L10	S10°04'32"W	271.51'
L11	S54°06'16"W	181.55'
L12	S08°28'11"W	147.80'
L13	S62°40'31"E	153.52'
L14	S20°47'48"E	346.98'
L15	S56°54'41"E	296.19'
L16	S16°45'56"E	55.79'
L17	S16°19'39"W	277.69'
L18	S12°42'42"E	196.66'
L19	S28°28'44"E	123.07'
L20	S00°00'00"E	190.89'

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	S34°19'04"E	209.63'
L22	S19°17'22"W	395.03'
L23	S09°24'41"W	333.41'
L24	S13°59'33"E	234.35'
L25	S47°40'23"W	264.27'
L26	S16°59'14"W	348.90'
L27	S07°47'51"W	499.92'
L28	S15°12'20"W	1659.85'
L29	S33°44'35"W	215.20'
L30	S56°45'49"W	314.03'
L31	S87°25'43"W	84.55'
L32	N89°00'54"W	83.16'
L33	N83°24'10"W	111.05'
L34	S06°40'13"W	10.03'
L35	N83°19'47"W	339.20'
L36	N00°03'01"W	1661.21'
L37	S89°57'41"W	147.08'
L38	N00°26'51"E	5386.54'
L39	S89°30'00"E	826.10'
L40	N00°18'32"E	1480.32'

LINE TABLE		
LINE	DIRECTION	LENGTH
L41	S89°50'48"W	822.57'
L42	N00°26'50"E	1207.15'
L43	S89°47'54"E	1219.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	150.44'	1545.00'	5°34'44"	N86°11'32"W	150.38'

STATE OF TEXAS
REGISTERED
ROBERT GLEN MALOY
6028
PROFESSIONAL
LAND SURVEYOR

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Robert Glen Maloy — 07/21/2021

Robert Glen Maloy — Texas R.P.L.S. No. 6028

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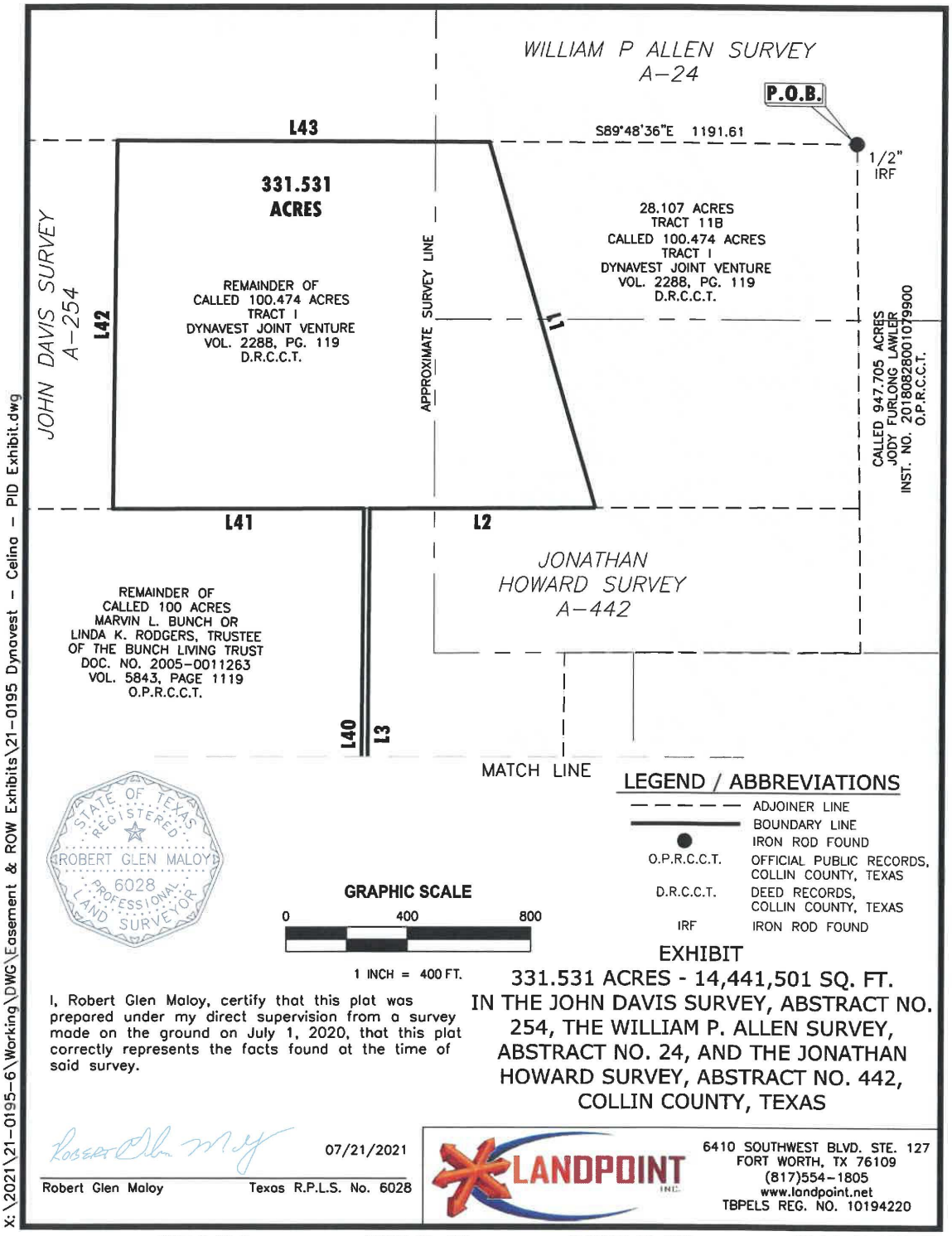
Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

EXHIBIT B
Property Depiction

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)



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Robert Glen Maloy 07/21/2021

Robert Glen Maloy Texas R.P.L.S. No. 6028

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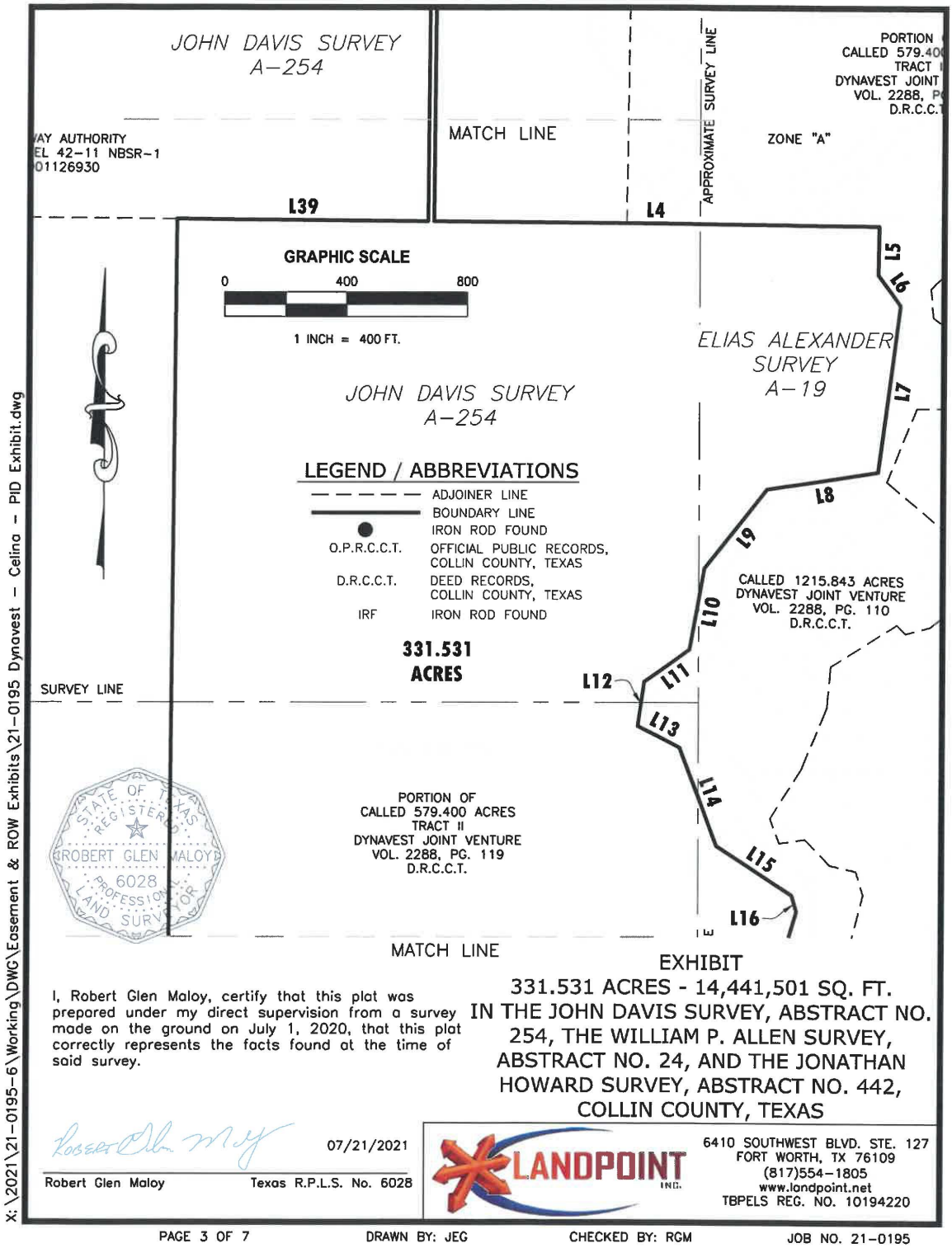

EXHIBIT

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I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on July 1, 2020, that this plat correctly represents the facts found at the time of said survey.

07/21/2021

Robert Glen Maloy Texas R.P.L.S. No. 6028

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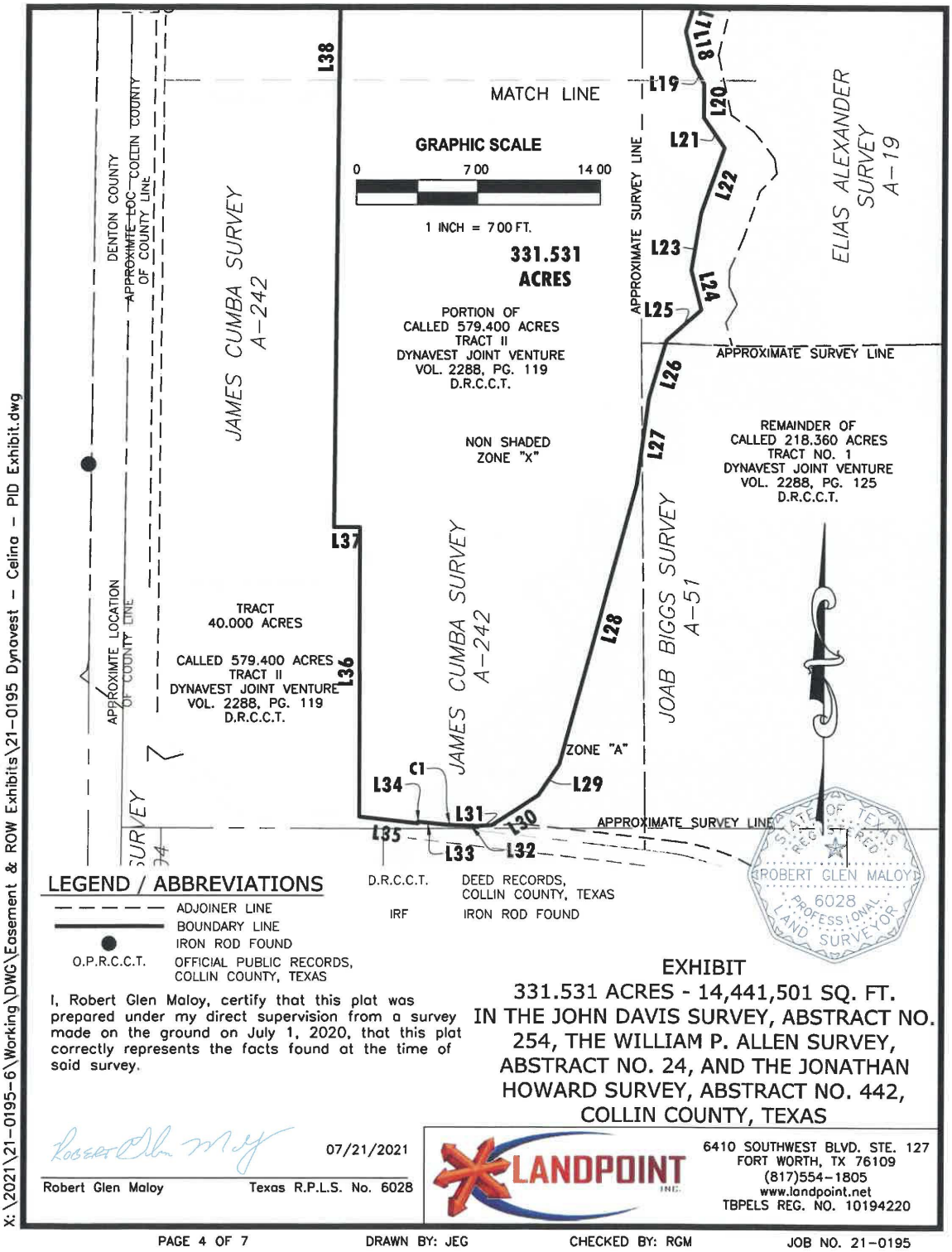

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- IRON ROD FOUND
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. — DEED RECORDS, COLLIN COUNTY, TEXAS
- IRF — IRON ROD FOUND

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on July 1, 2020, that this plat correctly represents the facts found at the time of said survey.

Robert Glen Maloy 07/21/2021

Robert Glen Maloy Texas R.P.L.S. No. 6028

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Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

EXHIBIT B

CITY OF CELINA, TEXAS
NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the City Council of the City of Celina, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by certain property owners within the City (the "Petitioner"), requesting that the City create the Legacy Hills Public Improvement District (the "District") to include property owned by the Petitioner.

Time and Place of the Hearing. The public hearing will start at *5:00 p.m. on September 14, 2021, in the Celina Council Chambers, 112 N. Colorado Street, Celina, Texas 75009*.

General Nature of the Proposed Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the district; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vii) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vii) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is not to exceed $40,000,000.00. The City will pay none of the costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the District and/or from revenues received from a Tax Increment Reinvestment Zone ("TIRZ") established by the City that shall include the property within the District. The remaining costs of the proposed improvements will be paid from sources other than those described above.

Proposed District Boundaries. The District is proposed to include approximately *331.531* acres of land generally located *west of Celina Parkway and North of G A Moore Parkway*, located within the City and as more particularly described by a metes and bounds description available at Celina City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, except for public improvement district assessments levied on real property within the District or revenue received by the City pursuant to a TIRZ applicable to the property within the District, if any. No municipal property in the District shall be assessed. All of the costs of the Authorized Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.

Attachment: Draft Resolution (Legacy Hills (Dynavest) – PID Petition)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Drew Jenks, Assistant
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Atmos Negotiated Rate Settlement

Action Requested:
Consider and act upon a resolution of the City Council of the City of Celina, Texas approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex division regarding the company's 2021 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel. (Atmos negotiated rate settlement) (Jenks)

Background Information:
Celina, is a member of the Atmos Cities Steering Committee (ACSC).

The Gas Reliability Infrastructure Program (GRIP) legislation allows gas utility companies to create annual rate increases associated with capital investments. ACSC strongly opposed the GRIP process because it unfairly raised customers' rates without any regulatory oversight.

Atmos and ACSC worked collaboratively to develop a new method to designate annual rates. The Rate Review Mechanism (RRM) allows for greater input from ACSC cities in the ratemaking processes.

The ACSC Executive Committee approved the settlement and recommends ACSC Cities adopt the ACSC approved ordinance.

New rates become effective December 1, 2021.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
The impact of the settlement on average residential rates is an increase of $1.28 on a monthly basis, or 2.2 percent. The increase for average commercial usage will be $4.03 or 1.61 percent

Legal Review:
N/A

Supporting Documents:
Bill Impact Comparison
Tariffs Exhibit
Proposed Resolution

Staff Recommendation:

Attachment 1 to
Model Staff Report

2021 RRM

Proof of Revenues

Attachment: Bill Impact (Atmos Negotiated Rate Settlement)

ATMOS ENERGY CORP., MID-TEX DIVISION
RRM CITIES RATE REVIEW MECHANISM
PROOF OF REVENUES - RRM CITIES
TEST YEAR ENDING DECEMBER 31, 2020

Line No.	Customer Class	Current	Proposed	Bills	Ccf/MmBtu	Current Revenues	Proposed Revenues	Increase	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	
1	**Residential**								
2	Customer Charge	$ 20.25	$ 20.85	13,861,632		$ 280,698,048	$ 289,015,027		$ 8,316,979
3	Consumption Charge	0.26651	0.27979		627,298,034	167,181,199	175,511,717		$ 8,330,518
4	Revenue Related Taxes					30,398,805	31,528,717		
5	Total Class Revenue					$ 478,278,052	$ 496,055,461	$ 17,777,409	
6									
7	**Commercial**								
8	Customer Charge	$ 54.50	$ 56.50	1,094,352		$ 59,642,184	$ 61,830,888		$ 2,188,704
9	Consumption Charge	0.11728	0.12263		363,850,875	42,672,431	44,619,033		$ 1,946,602
10	Revenue Related Taxes					6,944,376	7,225,051		
11	Total Class Revenue					$ 109,258,991	$ 113,674,972	$ 4,415,981	
12									
13	**Industrial & Transportation**								
14	Customer Charge	$ 1,014.50	$ 1,054.75	7,056		$ 7,158,312	$ 7,442,316		$ 284,004
15	Consumption Charge Tier 1	$ 0.4157	$ 0.4330		7,479,741	3,109,328	3,238,728		$ 129,400
16	Consumption Charge Tier 2	$ 0.3044	$ 0.3171		8,282,846	2,521,298	2,626,490		$ 105,192
17	Consumption Charge Tier 3	$ 0.0653	$ 0.0680		13,018,926	850,136	885,287		$ 35,151
18	Revenue Related Taxes					925,722	963,306		
19	Total Class Revenue					$ 14,564,796	$ 15,156,127	$ 591,331	
20									
21	**Total Excluding Other Revenue**					$ 602,101,840	$ 624,886,561	$ 22,784,721	$ 21,336,550
22									
23									
24	**Revenue Related Tax Factor**	6.7873%							

Attachment 2
to 2021 RRM Staff Report

Bill Impact

Attachment: Bill Impact (Atmos Negotiated Rate Settlement)

ATMOS ENERGY CORP., MID-TEX DIVISION
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2020

Line No.							Current	Proposed	Change	
1	**Rate R @ 45.2 Ccf**									
2	Customer charge						$ 20.25			
3	Consumption charge	45.2	CCF	X	$ 0.26651	=	12.05			
4	Rider GCR Part A	45.2	CCF	X	$ 0.16000	=	7.23			
5	Rider GCR Part B	45.2	CCF	X	$ 0.33320	=	15.06			
6	Subtotal						$ 54.59			
7	Rider FF & Rider TAX		$ 54.59	X	0.06787	=	3.71			
8	Total						$ 58.30			
9										
10	Customer charge							$ 20.85		
11	Consumption charge	45.2	CCF	X	$ 0.27979	=		12.65		
12	Rider GCR Part A	45.2	CCF	X	$ 0.16000	=		7.23		
13	Rider GCR Part B	45.2	CCF	X	$ 0.33320	=		15.06		
14	Subtotal							$ 55.79		
15	Rider FF & Rider TAX		$ 55.79	X	0.06787	=		3.79		
16	Total							$ 59.58	$	1.28
17										2.20%
18										
19	**Rate C @ 332.5 Ccf**						**Current**	**Proposed**	**Change**	
20	Customer charge						$ 54.50			
21	Consumption charge	332.5	CCF	X	$ 0.11728	=	38.99			
22	Rider GCR Part A	332.5	CCF	X	$ 0.16000	=	53.20			
23	Rider GCR Part B	332.5	CCF	X	$ 0.26321	=	87.51			
24	Subtotal						$ 234.20			
25	Rider FF & Rider TAX		$ 234.20	X	0.06787	=	15.90			
26	Total						$ 250.10			
27										
28	Customer charge							$ 56.50		
29	Consumption charge	332.5	CCF	X	$ 0.12263	=		40.77		
30	Rider GCR Part A	332.5	CCF	X	$ 0.16000	=		53.20		
31	Rider GCR Part B	332.5	CCF	X	$ 0.26321	=		87.51		
32	Subtotal							$ 237.98		
33	Rider FF & Rider TAX		$ 237.98	X	0.06787	=		16.15		
34	Total							$ 254.13	$	4.03
35										1.61%

36	**Rate I @ 4079 MMBTU**								**Current**		**Proposed**	**Change**
37	Customer charge								$ 1,014.50			
38	Consumption charge	1,500	MMBTU	X	$	0.4157	=		623.55			
39	Consumption charge	2,579	MMBTU	X	$	0.3044	=		785.05			
40	Consumption charge	0	MMBTU	X	$	0.0653	=		-			
41	Rider GCR Part A	4,079	MMBTU	X	$	1.5625	=		6,373.46			
42	Rider GCR Part B	4,079	MMBTU	X	$	0.5380	=		2,194.58			
43	Subtotal								$ 10,991.14			
44	Rider FF & Rider TAX		$ 10,991.14	X	0.06787		=		746.00			
45	Total								$ 11,737.14			
46												
47	Customer charge										$ 1,054.75	
48	Consumption charge	1,500	MMBTU	X	$	0.4330	=				649.50	
49	Consumption charge	2,579	MMBTU	X	$	0.3171	=				817.80	
50	Consumption charge	0	MMBTU	X	$	0.0680	=				-	
51	Rider GCR Part A	4,079	MMBTU	X	$	1.5625	=				6,373.46	
52	Rider GCR Part B	4,079	MMBTU	X	$	0.5380	=				2,194.58	
53	Subtotal										$ 11,090.09	
54	Rider FF & Rider TAX		$ 11,090.09	X	0.06787		=				752.72	
55	Total										$ 11,842.81	$ 105.67
56												0.90%
57	**Rate T @ 4079 MMBTU**								**Current**		**Proposed**	**Change**
58	Customer charge								$ 1,014.50			
59	Consumption charge	1,500	MMBTU	X	$	0.4157	=		623.55			
60	Consumption charge	2,579	MMBTU	X	$	0.3044	=		785.05			
61	Consumption charge	0	MMBTU	X	$	0.0653	=		-			
62	Rider GCR Part B	4,079	MMBTU	X	$	0.5380	=		2,194.58			
63	Subtotal								$ 4,617.68			
64	Rider FF & Rider TAX		$ 4,617.68	X	0.06787		=		313.41			
65	Total								$ 4,931.09			
66												
67	Customer charge										$ 1,054.75	
68	Consumption charge	1,500	MMBTU	X	$	0.4330	=				649.50	
69	Consumption charge	2,579	MMBTU	X	$	0.3171	=				817.80	
70	Consumption charge	0	MMBTU	X	$	0.0680	=				-	
71	Rider GCR Part B	4,079	MMBTU	X	$	0.5380	=				2,194.58	
72	Subtotal										$ 4,716.63	
73	Rider FF & Rider TAX		$ 4,716.63	X	0.06787		=				320.13	
74	Total										$ 5,036.76	$ 105.67
75												2.14%

Attachment 3
to 2021 RRM Staff Report

RRM Monthly Savings Over GRIP and DARR Rates

Attachment: Bill Impact (Atmos Negotiated Rate Settlement)

ATMOS ENERGY CORP., MID-TEX DIVISION
RESIDENTIAL AVERAGE BILL COMPARISON
(EXCLUDING GAS COSTS)

	ACSC Settled	DARR Settled	ATM Filing	ENVIRONS Filing
Customer Charge	$20.85	$23.80	$27.68	$25.90
Monthly Ccf [1]	45.2	52.7	45.2	45.2
Consumption Charge	$0.27979	$0.19526	$0.14846	$0.18653
Average Monthly Bill	$33.50	$34.09	$34.39	$34.33
		-$0.60	-$0.89	-$0.83

[1] Recognizes that average normal usage for Dallas residential customers is greater than Mid-Tex average.

Attachment: Bill Impact (Atmos Negotiated Rate Settlement)

Exhibit A
to 2021 RRM Resolution or Ordinance

Mid-Tex Tariffs
Effective December 1, 2021

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2021**	**PAGE:**

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 20.85 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 20.90 per month
Commodity Charge – All Ccf	$0.27979 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2021**	**PAGE: Page**

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 56.50 per month
Rider CEE Surcharge	$ 0.01 per month[1]
Total Customer Charge	$ 56.51 per month
Commodity Charge – All Ccf	$ 0.12263 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2021**	**PAGE:**

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.4330 per MMBtu
Next 3,500 MMBtu	$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0680 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2021**	**PAGE:**

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2021**	**PAGE:**

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.4330 per MMBtu
Next 3,500 MMBtu	$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0680 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

MID-TEX DIVISION **RRC Tariff No:**
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2021**	**PAGE:**

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2021**	**PAGE:**

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD - ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

Bl_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2021**	**PAGE:**

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	11.88	0.1459	85.39	0.6996
Austin	10.34	0.1452	194.82	0.9398
Dallas	15.21	0.1915	148.19	1.0986
Waco	10.63	0.1373	130.39	0.7436
Wichita Falls	12.63	0.1398	109.17	0.5803

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

Exhibit B
to 2021 RRM Resolution or Ordinance

Mid-Tex
2021 Benchmark for Pensions
and Retiree Benefits

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2020

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
	Proposed Benefits Benchmark - Fiscal Year 2021 Willis Towers Watson						
1	Report as adjusted (1) (2) (3)	$ 2,917,949	$ 4,908,358	$ 5,447,063	$ 293,818	$ 6,600,073	
2	Allocation to Mid-Tex	43.68%	43.68%	76.11%	100.00%	76.11%	
	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)						
3		$ 1,274,655	$ 2,144,130	$ 4,145,546	$ 293,818	$ 5,023,057	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	$ 1,274,655	$ 2,144,130	$ 4,145,546	$ 293,818	$ 5,023,057	$ 12,881,205
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	75.07%	75.07%	38.66%	11.00%	38.66%	
11							
12							
13	Total Pension Account Plan	$ 956,873		$ 1,602,484			$ 2,559,357
14	Total Post-Employment Benefit Plan		$ 1,609,582			$ 1,941,691	3,551,272
15	Total Supplemental Executive Benefit Plan				$ 32,322		32,322
16	Total (Ln 13 + Ln 14 + Ln 15)	$ 956,873	$ 1,609,582	$ 1,602,484	$ 32,322	$ 1,941,691	$ 6,142,952
17							

18 Notes:
19 1. Studies not applicable to Mid-Tex or Shared Services are omitted.
20 2. Mid-Tex is proposing that the Fiscal Year 2021 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the
21 benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods
22 includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
23 3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

Exhibit C
to 2021 RRM Resolution or Ordinance

Mid-Tex 2021 Schedule for
Amortization for Regulatory Liability

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2020
AMORTIZATION OF REGULATORY LIABILITY

Line No.	Year Ended Dec. 31	Beginning Protected Balance	Protected Amortization	Ending Protected Balance	Beginning Unprotected Balance	Unprotected Amortization	Ending Unprotected Balance	Total Protected & Unprotected Amortization	Total Protected & Unprotected Balance
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1	2017 (3)	$ -	$ -	$ (51,477,654)	$ -	$ -	$ 343,746,535	$ -	$ 292,268,881
2	2018	(51,477,654)	494,977	(50,982,677)	343,746,535	(3,513,868)	340,232,667	(3,018,891)	289,249,991
3	2019	(50,982,677)	1,979,910	(49,002,767)	340,232,667	(14,057,872)	326,174,795	(12,077,963)	277,172,028
4	2020	(49,002,767)	1,979,910	(47,022,857)	326,174,795	(13,988,908)	312,185,886	(12,008,999)	265,163,029
5	2021	(47,022,857)	3,464,842	(43,558,015)	312,185,886	(26,390,127)	285,795,760	(22,925,284)	242,237,745
6	2022	(43,558,015)	1,979,910	(41,578,105)	285,795,760	(60,167,528)	225,628,231	(58,187,619)	184,050,126
7	2023	(41,578,105)	1,979,910	(39,598,195)	225,628,231	(60,167,528)	165,460,703	(58,187,619)	125,862,508
8	2024	(39,598,195)	1,979,910	(37,618,286)	165,460,703	(60,167,528)	105,293,175	(58,187,619)	67,674,889
9	2025	(37,618,286)	1,979,910	(35,638,376)	105,293,175	(60,167,528)	45,125,646	(58,187,619)	9,487,270
10	2026	(35,638,376)	1,979,910	(33,658,466)	45,125,646	(45,125,646)	(0)	(43,145,737)	(33,658,466)
11	2027	(33,658,466)	1,979,910	(31,678,556)	(0)	0		1,979,910	(31,678,556)
12	2028	(31,678,556)	1,979,910	(29,698,647)	-	-		1,979,910	(29,698,647)
13	2029	(29,698,647)	1,979,910	(27,718,737)	-	-		1,979,910	(27,718,737)
14	2030	(27,718,737)	1,979,910	(25,738,827)	-	-		1,979,910	(25,738,827)
15	2031	(25,738,827)	1,979,910	(23,758,917)	-	-		1,979,910	(23,758,917)
16	2032	(23,758,917)	1,979,910	(21,779,007)	-	-		1,979,910	(21,779,007)
17	2033	(21,779,007)	1,979,910	(19,799,098)	-	-		1,979,910	(19,799,098)
18	2034	(19,799,098)	1,979,910	(17,819,188)	-	-		1,979,910	(17,819,188)
19	2035	(17,819,188)	1,979,910	(15,839,278)	-	-		1,979,910	(15,839,278)
20	2036	(15,839,278)	1,979,910	(13,859,368)	-	-		1,979,910	(13,859,368)
21	2037	(13,859,368)	1,979,910	(11,879,459)	-	-		1,979,910	(11,879,459)
22	2038	(11,879,459)	1,979,910	(9,899,549)	-	-		1,979,910	(9,899,549)
23	2039	(9,899,549)	1,979,910	(7,919,639)	-	-		1,979,910	(7,919,639)
24	2040	(7,919,639)	1,979,910	(5,939,729)	-	-		1,979,910	(5,939,729)
25	2041	(5,939,729)	1,979,910	(3,959,820)	-	-		1,979,910	(3,959,820)
26	2042	(3,959,820)	1,979,910	(1,979,910)	-	-		1,979,910	(1,979,910)
27	2043	(1,979,910)	1,979,910	0	-	-		1,979,910	0
28									
29	Revenue Related Tax Factor					See WP_F-5.1		6.79%	
30	Revenue Related Taxes on Annual Amortization					Amortization * Tax Factor		$ 3,949,355	
31	Amortization Including Revenue Related Taxes					Amortization + Taxes		$ 62,136,973	
32									
33	Notes:								
34	1. The annual amortization of the protected balance is a 26 year recovery period based on the Reverse South Georgia Method. The annual amortization of the unprotected balance is 5 years.								
35	2. The Regulatory Liability is recorded to FERC Accounts 253 and 242, Sub Account 27909.								
36	3. This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return.								

Attachment: Tariffs Exhibit (Atmos Negotiated Rate Settlement)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF _____, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of _____, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a

Attachment: Proposed Resolution (Atmos Negotiated Rate Settlement)

substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2021, Atmos Mid-Tex filed its 2021 RRM rate request with ACSC Cities based on a test year ending December 31, 2020; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2021 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $22.78 million applicable to ACSC Cities with an Effective Date of December 1, 2021; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately $3.8 million off new rates imposed by the attached tariffs (Exhibit A); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

Attachment: Proposed Resolution (Atmos Negotiated Rate Settlement)

RESOLUTION NO. _____

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $22.78 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2021 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $22.78 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

RESOLUTION NO. _____

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 6. That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Section 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2021 RRM filing.

Section 8. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 9. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 11. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2021.

Section 12. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato,

Attachment: Proposed Resolution (Atmos Negotiated Rate Settlement)

RESOLUTION NO. _____

General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF _____, 2021.

_____
Mayor

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Proposed Resolution (Atmos Negotiated Rate Settlement)

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Andy Glasgow, Director of Engineering
CC: Kim Brawner, Executive Director of Public Services
Date: August 10, 2021
Re:

Action Requested:
Consider and act upon an ordinance altering the prima facie speed limits established for vehicles under the provisions of transportation code, section 545.356 upon Frontier Parkway, or parts thereof, within the incorporate limits of the City of Celina. (Frontier Parkway from Dallas Parkway to Preston Road to 30 MPH) (Glasgow)

Background Information:
The widening of Frontier Parkway from Dallas Parkway to State Highway 289 (Preston Road) is currently underway. This active construction zone has temporary traffic control devices for traveling motorist. For the safety of motorists, citizens, construction employees, and City staff, the existing posted speed limit of 45 mph needs to be reduced for the duration of the construction project. This ordinance update proposes to decrease the speed limit to 30 MPH. This ordinance only covers the section of Frontier Parkway from Dallas Parkway to State Highway 289.

Board Review/Citizen Input:
N/A

Alternatives:
Do nothing

Financial Considerations:
N/A

Legal Review:
City attorney will review the ordinance for content and form

Supporting Documents:
1. Ordinance with attachment

Staff Recommendation:
Approve

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Manager
CC: Andy Glasgow, Director of Engineering
Date: August 10, 2021
Re: Master HH Model Little Elm Creek

Action Requested:
Consider and act to authorize an agreement for engineering services for to complete a master hydrologic and hydraulic models for Little Elm Creek with Freese and Nichols, Inc., in an amount not to exceed $163,900.00. (Berry)

Background Information:
Services include hydrologic and hydraulic models for Little Elm Creek including Tributaries 16, 16.4, A, A-2, A-3, and A-4XX. The models will then be sued for regulation of development of the floodplain area. The agreement including the fee schedule and timeline are attached.

The City maintains an executed Master Services Agreement (MSA) with the engineering firm for on-call engineering services.

Alternatives:
Council may reject the authorization and direct staff.

Financial Considerations:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
Agreement

Staff Recommendation:
Authorize Work Order

WORK AUTHORIZATION

MAPS # _____ **MAPS DATE:** _____

Pursuant to and subject to the above referenced Master Agreement for Professional Services (MAPS), between the City of Celina, Texas (Owner') and Consultant listed below; Owner requests that Consultant perform, and Consultant agrees to perform, the work described below.

Consultant:	Freese and Nichols, Inc.		
Consultant Project #:			
Project Name:	MASTER HYDROLOGIC AND HYDRAULIC MODEL OF LITTLE ELM CREEK AND TRIBUTATRIES		
Purchase Order#		**Project #(s)**	N/A

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month, billed by the 10th of the following month.
Invoice Mailing Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include work order number, PO number, billing period, and project name,

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Master Agreement for Professional Services (MAPS). Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings / Plans are / are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order and Signed Work Order.
5. **Other:**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attached as Exhibit A**
2. **Compensation:** **Attached as Exhibit B**
3. **Timeline:** **Attached as Exhibit C**

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

CITY OF CELINA	**CONSULTANT**
	Signature
Dawn Berry, Purchasing Manager	Clayton C. Barnard, PE, Principal/ Vice President
Date	Date

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

EXHIBIT A
SCOPE OF SERVICES

Project Understanding:

The City of Celina (City) has requested Freese and Nichols Inc (FNI) to develop Master Hydrologic and Hydraulic models representing Existing Conditions for Little Elm Creek Tributary 16, Tributary 16.4, Tributary A, Tributary A-2, Tributary A-3, and Tributary A-4 (see **Exhibit 1**). These models will become the City Effective models for regulation within the floodplain in the study area. Private developers will utilize these Master models as the basis for comparison when evaluating the hydrologic and hydraulic impacts of their proposed projects. As part of a collaborative effort, the Master models will be vetted by the private developer's Consultant Engineers (up to 3) to ensure that the H&H models will provide a level of detail that is adequate for evaluating the impacts of their proposed projects.

In addition to the Master H&H models, the City has requested FNI to perform a hydraulic evaluation of potential alignment alternatives for the proposed J. Fred Smith Pkwy. This roadway will impact several proposed developments in the study area and the City is interested in collaborating with all affected parties to develop the alignment alternatives. These alternatives will be generated by the private developers and vetted by the City. FNI will provide technical support to the City to evaluate these alternatives from a transportation engineering and environmental permitting perspective. FNI will then perform a hydraulic analysis for the selected alternatives and present results to the City and private developers for evaluation and selection of a preferred alternative.

Basic Services:

FNI shall render the following professional services in connection with the development of the Project:

Project Management

1. Conduct kickoff meeting to review scope, schedule, and budget; determine any special conditions that may affect the study; and discuss any administrative requirements from the City.
2. Manage efforts of internal team and sub-consultants on the Project and perform Quality Control review of all deliverables.
3. Prepare a Microsoft Project schedule and provide monthly updates including necessary revisions to bring the Project back on schedule if needed. The project schedule will not be resource loaded.
4. Prepare monthly reporting including status report, recent activities, schedule updates, and scope changes. Prepare monthly invoices.

Task 1 – Data Collection

1. Obtain and review previous watershed studies, planning studies, survey data, proposed development plans and record drawings from the City for the study area.
2. Obtain available GIS data, including but not limited to topographic maps, zoning maps, storm drain system mapping, soils, future land use maps and aerial imagery for base map development.
3. Obtain LIDAR topographic data from Texas Natural Resources Information System (TNRIS) for the study area.
4. Conduct up to two (2) site visits to verify and document existing cross drainage structures.

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

5. Prepare base map of existing conditions including streams, road crossings, hydraulic features, drainage areas, topography, and aerial photos.

Task 2 – Hydrologic Analysis

1. Review previous and on-going hydrologic and hydraulic studies within the study area (study area is defined in **Exhibit 1**). Several studies are currently underway within the study area, and it is expected that most of the hydrologic parameters will be adopted from these studies once reviewed by FNI.
2. Create initial HEC-HMS model by merging existing HEC-HMS models for the study area. FNI will create the model in HEC-HMS version 4.8.
3. Update watersheds and sub-watersheds for the study area as needed based on best available LiDAR data. Watershed boundaries from previous and on-going studies will be used as a starting point and will be updated as needed to provide the necessary level of detail for the purposes of this study.
4. Calculate/update hydrologic parameters for Existing and Fully Developed Conditions. Hydrologic parameters from previous and on-going studies will be used as a starting point and will be updated as needed.
5. Calculate/update basin routing parameters using the Modified Puls (where hydraulic models are available) or Muskingum Cunge method. Routing parameters from previous and on-going studies will be used as a starting point and will be updated as needed.
6. Refine initial HEC-HMS model and create Existing and Fully Developed Conditions basin models. Analysis will be performed based on Soil Conservation Service (SCS) unit hydrograph methodology. Determine preliminary Existing and Fully Developed discharges for the 2-, 5-, 10-, 25-, 50- and 100-year storm events.
7. Update channel and pond routings in hydrologic model based upon hydraulic model (**Task 3**).
8. Determine final Existing and Fully Developed discharges for the 2-, 5-, 10-, 25-, 50- and 100-year storm events.
9. Submit HEC-HMS model to private developer's Consultant Engineers for review.
10. FNI will address up to one (1) round of consolidated review comments from the private developer's Consultant Engineers.

Task 2 Deliverables:

a. HEC-HMS model for Existing and Fully Developed Conditions.

Task 3 – Hydraulic Analysis

1. Review previous and on-going hydrologic and hydraulic studies within the study area (study area is defined in **Exhibit 1**).
2. Create initial HEC-RAS model (1D Steady State) by merging and updating existing HEC-RAS models for the study area. Hydraulic model will be developed in HEC-RAS version 6.0.
3. Refine initial HEC-RAS model and create Existing Conditions model. The terrain for the refined HEC-RAS model will be created by merging LiDAR with survey data (**Task 6**) where appropriate to more accurately reflect existing conditions. Cross drainage structures (culverts, bridges) identified in the study area will be incorporated in the model. Model cross sections will be cut at intervals that will provide an appropriate level of detail for the purposes of this study. River reaches to be included in the model are indicated in **Exhibit 1**. Approximately 16 river miles will

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

be included in the HEC-RAS model; about 8.5 miles will be adopted and merged from existing models and 7.5 miles will be added by FNI as new reaches.

4. Perform routing analysis to define Modified Puls parameters to be included in the hydrologic model routing reaches.
5. Execute the Existing Conditions hydraulic model with the Existing and Fully Developed discharges for the 2-, 5-, 10-, 25-, 50-, and 100-year storm events.
6. Develop the Existing and Fully Developed conditions 100-year floodplains within the stream study limits.
7. Submit Existing Conditions HEC-RAS model to private developer's Consultant Engineers for review.
8. FNI will address up to one (1) round of consolidated review comments from the private developer's Consultant Engineers.

Task 3 Deliverables:

a. Existing Conditions HEC-RAS model (Existing and Fully Developed hydrology).

Task 4 – J. Fred Smith Pkwy – Alternatives Analysis

1. FNI will lead a 2-hour work session with City Staff and the private developer's Consultant Engineers to discuss potential alignment alternatives for J. Fred Smith Pkwy. It is assumed that the private developer's Consultant Engineers will present proposed roadway alignments that meet their particular goals while complying with all applicable City design criteria. FNI Transportation Engineers will support the City in evaluating the feasibility of the proposed alternatives and help facilitate the discussion during the work session. The final goal of the work session is to agree upon alternative alignments (up to 3) to be incorporated and evaluated in the hydraulic model.
2. FNI will perform a preliminary Environmental Permitting Evaluation to determine the potential permitting requirements associated with each roadway alignment alternative. FNI Environmental Scientists will conduct an environmental desktop review of up to three (3) alignments to identify potential Section 404 Nationwide Permit 14, Linear Transportation Crossings Pre-Construction Notification (PCN) triggers. FNI will also prepare a brief technical memo describing preliminary environmental permitting findings and recommendations.
3. FNI's archeologist will conduct a desktop review of the information from the engineering study to determine the Area of Potential Effect (APE) for up to three roadway alignments. The desktop review will use readily available resources as well as the Texas Archeological Sites Atlas (TASA) Restricted Access Database to determine if any previously recorded resources (archeological or historic) are located within the APE. A summary of the findings and recommendations from the desktop review for cultural resources will be included in the permitting evaluation memo.
4. FNI will incorporate the selected alignment alternatives in the HEC-RAS Existing Conditions model. For each alternative, FNI will evaluate up to three (3) potential cross drainage structures (bridge, multiple box culverts, arch culvert), for a total of nine (9) proposed conditions plans.
5. The dimensions of each cross drainage structure will be adjusted based on their hydraulic performance and to ensure compliance with Section 3 of the City of Celina Engineering Standards (Drainage Design Requirements). The cross drainage structures dimensions resulting from this study will be considered preliminary and subject to refinement in future design efforts. Opinions of probable construction costs are not included in this scope of work.
6. Submit Proposed Conditions HEC-RAS model to private developer's Consultant Engineers for review.

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

7. FNI will address up to one (1) round of consolidated review comments from the private developer's Consultant Engineers.

Task 4 Deliverables:

a. Proposed conditions HEC-RAS model. Hydraulic model will include up to three (3) alignment alternatives with up to three (3) cross drainage options per alternative.

b. Environmental Permitting Evaluation Technical Memorandum.

Task 5 – Technical Report

1. Prepare a Draft Technical Report documenting flood study analysis and submit to City electronically as PDF for review.
2. FNI will make up to one (1) round of revisions for the Technical Report based on City comments.
3. Submit Final Technical Report in PDF format.

Task 6 – Topographic Survey

1. Field survey will be collected at bridge/culvert crossings to supplement and ground truth the LIDAR. At each crossing, survey will be collected for the hydraulic openings, railings, curbs, and centerlines. In addition, each crossing survey includes one (1) cross sections upstream and one (1) downstream of the crossing. Cross sections to be surveyed will include the channel geometry for 50 feet on either side of the banks. The remainder of the section will be supplemented with LIDAR as needed. The location of cross sections and bridges/culverts to be surveyed will be determined after performing the site visits listed in **Task 1**. The location of all survey to be collected will be verified with the City prior to commencing work. A survey budget of $13,900 is estimated for this project, which includes approximately 9 crossings and 18 cross sections.
2. If the estimated survey scope exceeds the estimated budget for this project, additional services will be required to complete additional survey upon City approval.

ADDITIONAL SERVICES: Additional Services to be performed by FNI, if authorized the City, which are not included in the above described basic services, are described as follows:

1. Revisions to existing H&H models or creation of new models for areas not identified in **Exhibit 1**.
2. Development of H&H model runs to represent future proposed conditions associated with private developments or City projects within the study area.
3. Development of proposed roadway alignment alternatives for J. Fred Smith Parkway.
4. Preparation of LOMR or CLOMR submittals to FEMA.
5. Update or creation of floodway models.
6. Preparation of FIS documents such as profiles, summary of discharges table, or floodway data tables.
7. Additional field surveys beyond what is included in this scope of services.
8. Additional alternatives to be detailed modeled or evaluated, including analysis of study areas beyond those outlined in scope of work.
9. Design of cross drainage structures for the proposed J. Fred Smith Pkwy.

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

10. Opinions of Probable Construction Costs.
11. Visits to the project areas or City facilities in excess of the number of trips, coordination meetings or contract completion activities as defined in Basic Services.
12. Providing environmental investigations coordination with environmental resource agencies, jurisdictional determinations, and state or federal permitting.
13. Acquisition of individual federal or state permits that may be required.
14. Preparation of environmental statements.
15. Providing Geotechnical investigations, studies, or reports.
16. Soil and foundation investigations, including field and laboratory tests, borings, related engineering analyses, and recommendations.
17. Public meetings or other public outreach efforts.
18. Preparation of applications and supporting documents for government grants, loans, or planning advances for public works projects.
19. Appearances before regulatory agencies other than the City.
20. Assistance to the City as an expert witness in any litigation with third parties arising from the development of the Project.
21. Preparing data and reports for assistance to City in preparation for hearings before regulatory agencies, courts, arbitration panels or any mediator, giving testimony, personally or by deposition, and preparations therefore before any regulatory agency, court, arbitration panel or mediator.
22. Preparation of applications and supporting documents for government grants, loans, or planning advances for public works projects.
23. Providing basic or additional services on an accelerated time schedule. The scope of this service does not include cost for overtime wages of employees and consultants, inefficiencies in work sequence and plotting or reproduction costs directly attributable to an accelerated time schedule directed by the City.

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

EXHIBIT B

ENGINEERING FEE SUMMARY:

FNI proposes to furnish services as described herein for a Not to Exceed fee of One Hundred Sixty-Three Thousand Nine Hundred Dollars ($163,900). If FNI sees the Scope of Services changing so that additional services are needed, FNI will notify the City before proceeding.

BASIC SERVICES (NOT TO EXCEED)		AMOUNT
Task 1	Data Collection	$9,100
Task 2	Hydrologic Analysis	$26,400
Task 3	Hydraulic Analysis	$50,100
Task 4	J. Fred Smith Pkwy - Analysis of Alternatives	--
	Transportation Engineering Support	$4,900
	Preliminary Environmental Permitting Evaluation	$8,300
	Hydraulic Analysis of Alternatives	$32,200
Task 5	Technical Report	$19,000
	Sub-Total	**$150,000**
Task 6	Topographic Survey	$13,900
	TOTAL	**$163,900**

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

EXHIBIT C
TIMELINE

PROJECT SCHEDULE:

FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services per the following schedule:

West Transmission Pipeline			
Task	**Item Description**	**Total Days**	**Schedule Month - Start**
	Notice to Proceed	0	August 2021
1	Data Collection	40	August 2021
2	Hydrologic Analysis	60	August 2021
3	Hydraulic Analysis	50	September 2021
4	J. Fred Smith Pkwy – Alternatives Analysis	40	November 2021
5	Technical Report	40	January 2022
6	Topographical Survey	15	September 2021

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to an equitable adjustment of rates and amounts of compensation and FNI shall be entitled to adjust the contract schedule consistent with the number of days of delay.

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

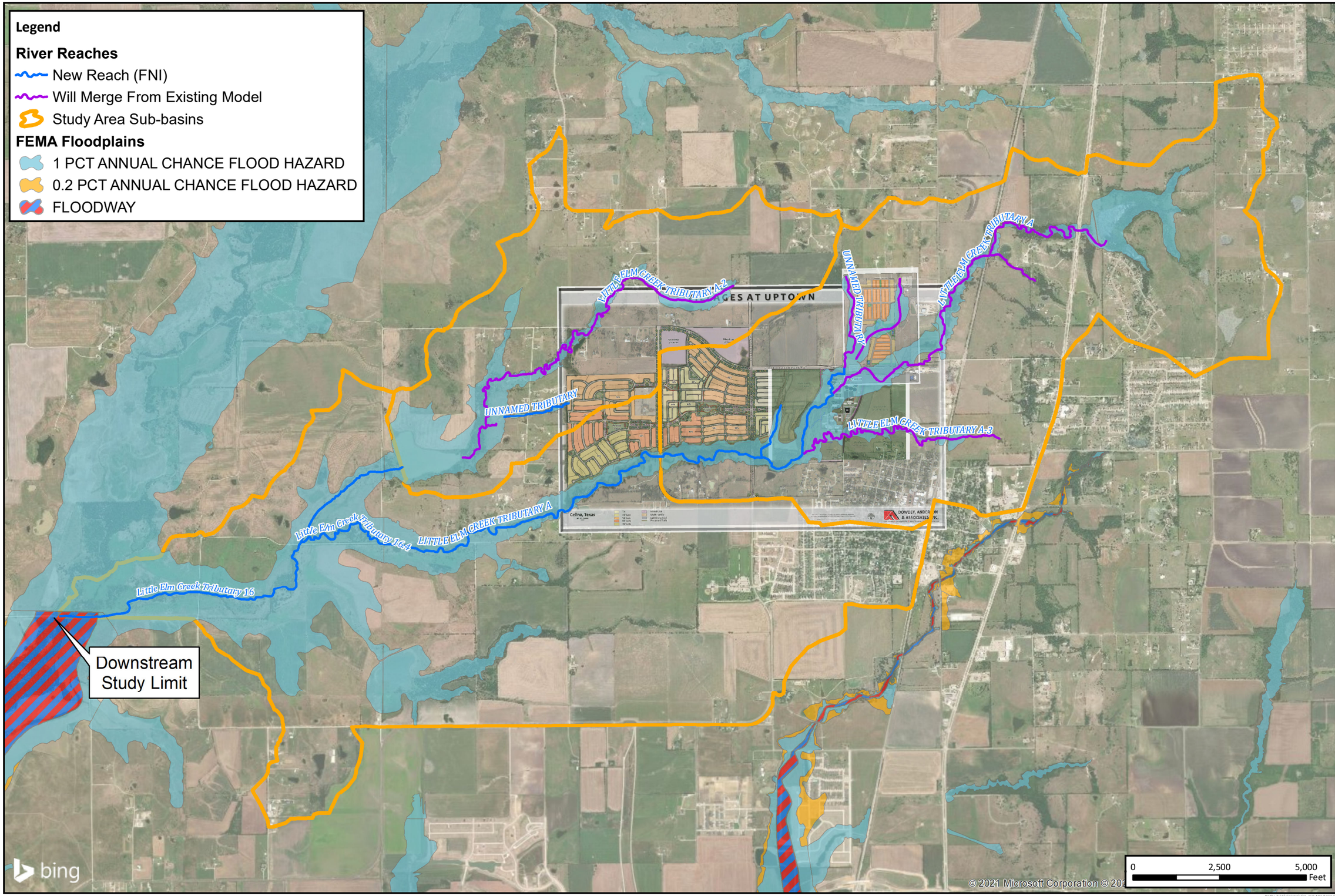


EXHIBIT 1

FN JOB NO	OFF21050
FILE	Ex_1_SOW
DATE	7/13/2021
SCALE	1:3
DRAFTED	02271

Master H&H Models Study Area

City of Celina

FREESE AND NICHOLS
801 Cherry Street, Suite 2800
Fort Worth, TX 76102
(P) 817-735-7300 (F) 817-735-7491

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

Gorrondona & Associates, Inc
Land Surveying / GIS / Aerial Mapping
Mobile LiDAR

July 16, 2021

Freese and Nichols, Inc.
Attn: Mr. David Rivers, PhD, PE, CFM
5805 Main Street, Suite B
Frisco, Texas 75034

via email: david.rivera@freese.com

Re: City of Celina – Surveying for Drainage Study
9 Drainage Crossing

Dear Mr. Rivers:

Gorrondona & Associates, Inc. (G&AI) is pleased to submit this proposal for professional land surveying services for the above referenced project. The following surveying services are to be provided by Gorrondona & Associates, Inc.:

PROJECT CONTROL

Establish 2 (two) project control for each drainage crossing using Global Positioning System (GPS) methodology. Horizontal values will be based on the Texas State Plane Coordinate System NAD 83 North Central Zone and scaled to surface by using the TxDOT Collin County surface adjustment factor. Elevations will be GPS derived based on the NAVD88 datum.

DRAINAGE SURVEY SCOPE

The field survey will be collected at bridge/culvert crossings to supplement and ground truth the LIDAR. We will collect the follow at each drainage crossing:

- Size of pipe/culvert
- Flowline elevation of pipe/culvert
- Bridge abutment
- Low chord elevation of bridge
- Top of rail of bridge
- Top of curb and centerline of roadway

In addition, each drainage crossing will include one (1) cross section upstream and downstream immediately at the structure. The locations of each drainage crossing are shown on Exhibit “A”.

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

SURVEY DELIVERABLES

G&AI shall deliver to the Client the following for this project:

1. One (1) electronic file of survey in ACAD or Microstation

2. Field notes in PDF format.

3. Survey points in Excel format.

FEE

Gorrondona & Associates, Inc. can provide the above professional land surveying services for a lump sum fee of **$12,078.00.**

Drainage survey to be provided for review within seven (11) business days.

This budget may be revised or updated, as authorized, due to changes in Scope, Timing or Complexity.

Revisions and/or addition of items or services not included above will be provided as authorized, with billing for these services to be accordance with the attached Rate Schedule.

If you have any questions or require additional information, please contact me at (214) 712-0600.

Thank you for considering Gorrondona and Associates, Inc. to provide your survey needs for this project.

Sincerely,
Gorrondona and Associates, Inc.

Elliott Busby RPLS
Dallas Area Manager

Accepted _____, 2021
Freese and Nichols, Inc.

By: _____

Title: _____

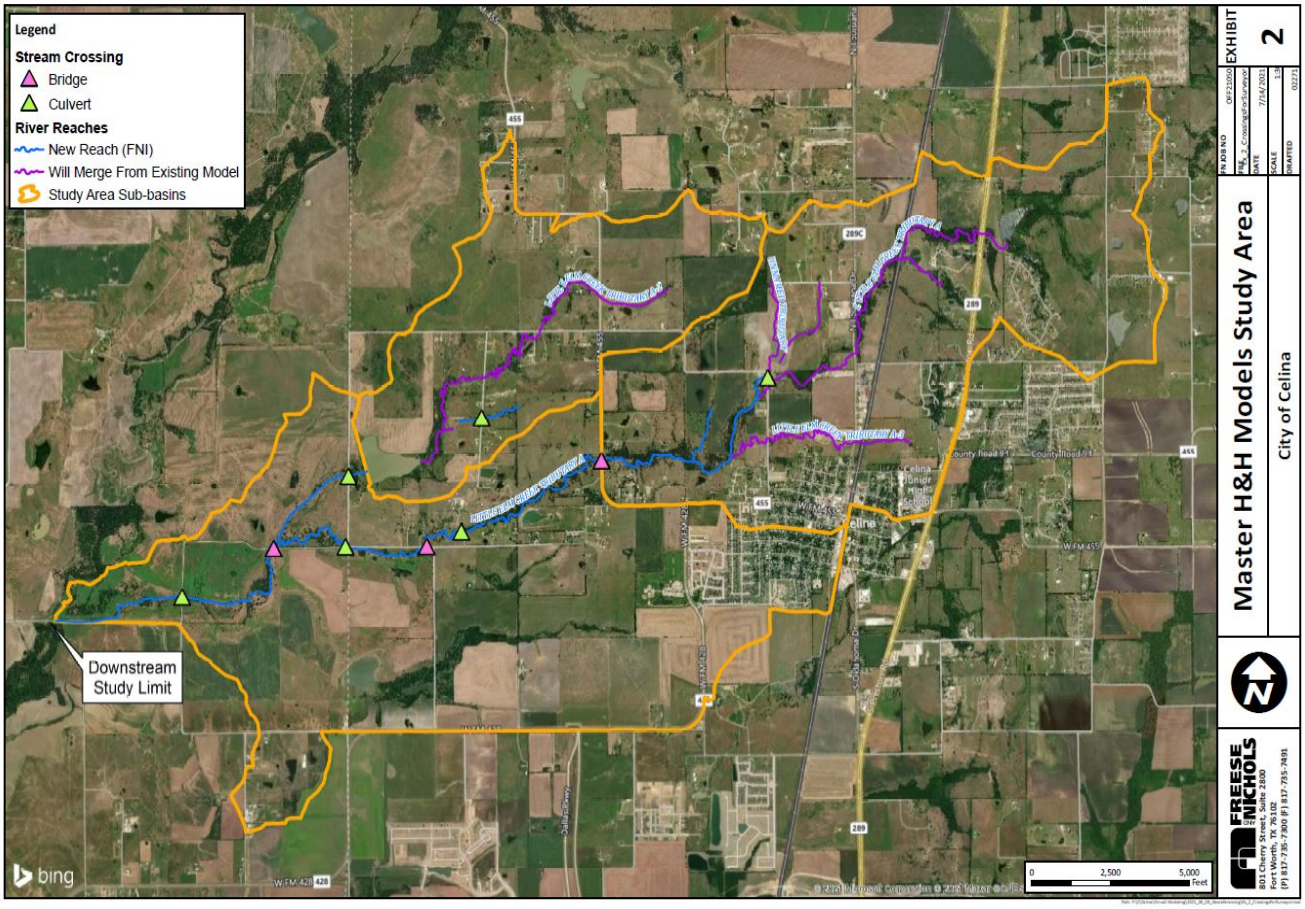
Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

GORRONDONA & ASSOCIATES, INC.
HOURLY FEE SCHEDULE 2019

DESCRIPTION OF SERVICE	HOURLY RATE
RPLS - PRINCIPAL	$ 175.00
RPLS - PROJECT MANAGER	$ 150.00
RPLS - TASK LEADER	$ 130.00
SENIOR SURVEY TECHNICIAN	$ 105.00
SURVEY TECHNICIAN	$ 94.00
1 – PERSON SURVEY CREW (INCLUDES TOTAL STATION AND GPS VRS UNIT)	$ 115.00
2 – PERSON SURVEY CREW (INCLUDES TOTAL STATION AND GPS VRS UNIT)	$ 160.00
3 – PERSON SURVEY CREW (INCLUDES TOTAL STATION AND GPS VRS UNIT)	$ 189.00

Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

EXHIBIT “A”



Attachment: Agreement - LEC_Master_Flood_Study_07162021 (Master HH Model Little Elm Creek)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Manager
CC: Andy Glasgow, Director of Engineering
Date: August 10, 2021
Re: Frontier Pkwy Water Line (Preston Hills to Lilyana)

Action Requested:
Consider and act to authorize an agreement for engineering services for the design of Frontier Parkway water line (Preston Hills to Lilyana) with Freese and Nichols, Inc., in an amount not to exceed $56,300.00. (Berry)

Background Information:
Services include the design of approximately 3,100 linear feed of wanter line along Frontier Parkway and 800 linear feet on Coit. The agreement including the fee schedule and timeline are attached.

The City maintains an executed Master Services Agreement (MSA) with the engineering firm for on-call engineering services.

Alternatives:
Council may reject the authorization and direct staff.

Financial Considerations:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
Agreement

Staff Recommendation:
Authorize Work Order

WORK AUTHORIZATION

MAPS # _____ **MAPS DATE:** March 26, 2015

Pursuant to and subject to the above referenced Master Agreement for Professional Services (MAPS), between the City of Celina, Texas (Owner') and Consultant listed below; Owner requests that Consultant perform, and Consultant agrees to perform, the work described below.

Consultant:	Freese and Nichols, Inc.		
Consultant Project #:	CEL16567		
Project Name:	Frontier Pkwy WL: Preston Hills to Lilyana		
Purchase Order#		**Project #(s)**	W16

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month, billed by the 10th of the following month.
Invoice Mailing Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include work order number, PO number, billing period, and project name,

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Master Agreement for Professional Services (MAPS). Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings / Plans are / are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order and Signed Work Order.
5. **Other:**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **See Exhibit A.**

2. **Compensation:**

The total project compensation is **$56,300.00**. The basic services (lump sum) compensation is **$55,200.00** and special service (hourly) compensation is **$1,100.00.**

Attachment: Agreement - Frontier Pkwy Water Line (Frontier Water Line Design)

3. **Timeline:** **See Exhibit B.**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

CITY OF CELINA	**CONSULTANT**
	Clayton C Barnard Signature
	Clayton C. Barnard, P.E. Principal/Vice President
Printed Name & Title	Printed Name & Title
	3/2/2021
Date	Date

Attachment: Agreement - Frontier Pkwy Water Line (Frontier Water Line Design)

EXHIBIT A
SCOPE OF SERVICES

Specific Scope of Work for the City of Celina - Frontier Pkwy Water Line Extension

PROJECT UNDERSTANDING

The original 12-inch water line design along Frontier Parkway included design from Preston Road to Coit Road. The section from Preston Road to Preston Hills Circle has been constructed and is in service. The remaining section to Coit Road had advance to a 90% design phase. During design and with coordination with TxDOT it was noted there would be a future expansion for Frontier Pkwy that would require additional roadway right-of-way (ROW). Securing water line easements outside and prior to the new ROW being established proved to be difficult and more costly. The remaining section from Preston Hills Circle to Coit was put on hold until TxDOT was able to establish their ROW.

TxDOT now has 100% plans adequate for the road expansion and redesign of the remaining 3,100 linear feet can be resumed. In addition to the 90% redesign, the city would like to extend the line approximately 800 feet east of the Coit Rd where the proposed 12-inch water line will tie into an existing water line. The proposed water line will shift inside the proposed TxDOT right of way for most of the alignment.

FNI will reference TxDOT's design files in the design of the proposed water line. These files include existing surveys, subsurface utility exploration, and geotechnical data. This information will be used in conjunction with the survey previously gathered with the original design. FNI will submit plans to TxDOT's Utility Installation Review (UIR) submittal process, but it is not anticipated that a Standard Utility Agreement (SUA) is necessary.

The City is to provide required construction contract documents to be utilized for bidding and constructing the project. FNI will use applicable City technical specifications and supplement with FNI technical specs as needed.

In the initial design, permanent and temporary construction easements were created. Many of these will not be needed. However, it is anticipated one permanent easement, two temporary construction easements will need to be revised and one Texas Power and Light encroachment agreement will need to be created. It is understood construction staging can be used in the new TxDOT ROW.

BASIC SERVICES – FNI shall render the following professional services as follows:

A. DESIGN PHASE (12-inch water line along Frontier Parkway): FNI shall provide professional services in this phase as follows:

1. FNI will review and merge TxDOT's proposed design files with the current water line design to determine the alignment of the proposed water line.

2. Upon receipt of the OWNER's comments regarding the alignment adjustment, one (1) review meeting will be held to discuss the review comments and recommendations.

3. Once the comments on the alignment have been confirmed from the OWNER, FNI will prepare revised 90% set documents. The submittal will include electronic copies of construction drawings, specifications, contract documents, bid proposal, updated schedule and updated opinion of probable

Attachment: Agreement - Frontier Pkwy Water Line (Frontier Water Line Design)

construction costs. In addition, the submittals will include electronic copies of the construction drawings in pdf format.

4. FNI will use Celina's construction contract documents and technical specifications when applicable. FNI's technical specifications will be utilized when necessary.

5. Upon receipt of the OWNER's comments on the 90% submittals, one (1) review meeting will be held to discuss the review comments and recommendations based on the 90% plans.

6. Once the 90% comments have been received from the OWNER, FNI will prepare 100% documents. The submittal will include electronic copies of the construction drawings, specifications, contract documents, bid proposal, updated schedule and updated opinion of probable construction costs. In addition, the submittal will include electronic copies of the construction drawings in pdf format.

7. Upon receipt of the OWNER's comments on the 100% submittals, one (1) review meeting will be held to discuss the review comments and recommendations based on the 100% plans.

8. Once the 100% comments have been received from the OWNER, FNI will prepare "final" documents. Provide "final" plans, specifications, contract documents, and bid proposals in accordance with the OWNER's bidding procedures. Electronic copies of the construction drawings, specifications, contract documents, bid proposals and opinion of probable construction costs will be provide to the OWNER during the bidding process. In addition, the submittals will include electronic copies of the construction drawings in pdf on CDs.

9. Upon completion of the design services and approval of "final" drawings and specifications by OWNER, FNI will submit these to the TCEQ for review and approval. The project may be advertised and reviewed by the TCEQ concurrently as directed by OWNER, however the project cannot start construction until TCEQ approval. In addition to TCEQ submittal, FNI will provide final drawings for TxDOT's Utility Installation Review (UIR).

B. BID OR NEGOTIATION PHASE. Upon completion of the design services and approval of 100% drawings and specifications by OWNER, FNI will proceed with the performance of services in this phase as follows:

1. Assist OWNER in securing bids. FNI will provide input for the Notice to Bidders for the City's purchasing manager for advertisement of the project.

2. Assist OWNER by responding to questions and interpreting bid documents. Prepare responses and assist City's purchasing manager in issuing addenda to the bid documents to plan holders if necessary.

3. Assist OWNER in analyzing the bids received. Review the qualification information provided by the apparent low bidder to determine if, based on the information available, they appear to be qualified to construct the project. Recommend award of contracts or other actions as appropriate to be taken by OWNER. Pre-qualification of all prospective bidders and issuing a list of eligible bidders prior to the bid opening is an additional service.

4. Assist the OWNER in conducting a pre-bid conference for the construction projects and coordinate responses with OWNER. Response to the pre-bid conference will be in the form of addenda issued after the conference. Attend the tour of the project site after the pre-bid conference.

5. Assist OWNER in the preparation of Construction Contract Documents for construction contracts. Conform construction drawings with any addendum comments for issue for construction drawings.

Attachment: Agreement - Frontier Pkwy Water Line (Frontier Water Line Design)

6. Furnish OWNER five (5) half size (11”x17”) copies of the drawings for construction pursuant to the General Conditions of the Construction Contract.

C. CONSTRUCTION PHASE: Upon completion of the bid or negotiation phase services, FNI will proceed with the performance of construction phase services as described below.

1. Assist OWNER in conducting pre-construction conference(s) with the Contractor(s), review construction schedules prepared by the Contractor(s) pursuant to the requirements of the construction contract and prepare a proposed estimate of monthly cash requirements of the Project from information provided by the Construction Contractor.

2. Establish and maintain a project documentation system consistent with the requirements of the construction contract documents. Monitor the processing of contractor’s submittals and provide for filing and retrieval of project documentation. Produce monthly reports indicating the status of all submittals in the review process. Review contractor’s submittals, including, requests for information, modification requests, shop drawings, schedules, and other submittals in accordance with the requirements of the construction contract documents for the projects. Monitor the progress of the contractor in sending and processing submittals to see that documentation is being processed in accordance with schedules.

3. Based on FNI’s observations as an experienced and qualified design professional and review of the Payment Requests and supporting documentation submitted by Contractor, determine the amount that FNI recommends Contractor be paid on monthly and final estimates, pursuant to the General Conditions of the Construction Contract.

4. Make visits appropriate to the stage of construction to the site to observe the progress and the quality of work and to attempt to determine in general if the work is proceeding in accordance with the Construction Contract Documents. In this effort FNI will endeavor to protect the OWNER against defects and deficiencies in the work of Contractors and will report any observed deficiencies to OWNER. Visits to the site in excess of six (6) for the 12-inch Water Line along Frontier Parkway are an additional service.

5. Notify the contractor of non-conforming work observed on site visits. Review quality related documents provided by the contractor such as test reports, equipment installation reports or other documentation required by the Construction contract documents.

6. Interpret the drawings and specifications for OWNER and Contractor(s). Investigations, analyses, and studies requested by the Contractor(s) and approved by OWNER, for substitutions of equipment and/or materials or deviations from the drawings and specifications is an additional service.

7. Establish procedures for administering constructive changes to the construction contracts. Process contract modifications and negotiate with the contractor on behalf of the OWNER to determine the cost and time impacts of these changes. Prepare change order documentation for approved changes for execution by the OWNER. Documentation of field orders, where cost to OWNER is not impacted, will also be prepared. Investigations, analyses, studies or design for substitutions of equipment or materials, corrections of defective or deficient work of the contractor or other deviations from the construction contract documents requested by the contractor and approved by the OWNER are an additional service. Substitutions of materials or equipment or design modifications requested by the OWNER are an additional service.

8. Prepare documentation for contract modifications required to implement modifications in the design of the project. Receive and evaluate notices of contractor claims and make recommendations to the

Attachment: Agreement - Frontier Pkwy Water Line (Frontier Water Line Design)

OWNER on the merit and value of the claim on the basis of information submitted by the contractor or available in project documentation. Endeavor to negotiate a settlement value with the Contractor on behalf of the OWNER if appropriate. Providing these services to review or evaluate construction contractor(s) claim(s), supported by causes not within the control of FNI are an additional service.

9. Conduct, in company with OWNER's representative, a final review of the Project for conformance with the design concept of the Project and general compliance with the Construction Contract Documents. Prepare a list of deficiencies to be corrected by the contractor before recommendation of final payment. Assist the City in obtaining legal releases, permits, warranties, spare parts, and keys from the contractor. Review and comment on the certificate of completion and the recommendation for final payment to the Contractor(s). Visiting the site to review completed work in excess of two trips are an additional service.

10. Revise the construction drawings in accordance with the information furnished by construction Contractor(s) reflecting changes in the Project made during construction. Electronic pdf and CAD files shall be submitted and will include line-work for property boundaries, right-of-way, easements, roadway, lighting, drainage, and water.

Attachment: Agreement - Frontier Pkwy Water Line (Frontier Water Line Design)

EXHIBIT B
TIMELINE

PROJECT SCHEDULE

FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services in accordance with the following schedule:

1. Submit 90% Package: 2 Months after Notice to Proceed
2. Submit Final Package: 1 Month after 90% Review Comments from City
3. Bid Phase: To Follow after Final Package
4. Construction Phase Services: To Be Determined

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to equitable adjustment of rates and amounts of compensation and FNI shall be entitled to adjust contract schedule consistent with the number of days of delay.

Attachment: Agreement - Frontier Pkwy Water Line (Frontier Water Line Design)

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Kim Brawner, Executive Director of Public Services
Date: August 10, 2021
Re: 302 N Oklahoma Parking Agreement

Action Requested:
Consider and act to authorize the City Manager of the City of Celina to enter into an Agreement with GBT Celina for temporary use of their property as public parking in Downtown Celina. (Brawner)

Background Information: In September 2021, City Council authorized staff to enter into agreements with multiple downtown property owners to create temporary parking lots. This agreement is the final outstanding agreement to resolve.

Board Review/Citizen Input: NA

Alternatives: Council could chose to not approve this agreement.

Financial Considerations: NA

Legal Review: NA

Supporting Documents: Agreement

Staff Recommendation:
Staff recommends approval.

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("License"), made and entered into as of this _____day of_____2020 by and between GBT CELINA 302 OKLAHOMA LLC (the "Licensor"), having an address at 9550 John W. Elliott Drive, Ste 106, Frisco, Texas 75033-5033, Attn: Clay Thomas, and CITY OF CELINA, TEXAS ("Licensee"), having an address at 142 N. Ohio Street, Celina, Texas 75009.

W I T N E S S E T H:

WHEREAS, Licensee is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, Licenseedesires to create a safer and more vibrant downtown business district by providing parking within walking distance to restaurant and retail establishments; and

WHEREAS, Licensor owns that certain real property located at 302 N. Oklahoma Street and described and depicted in the attached **Exhibit "A"** (the "Property") and Licensee wishes to use a portion of the Property for public parking spaces (the "Licensed Spaces"); and

WHEREAS, Licensee desires to enter upon the Licensed Spaces in order to use it as a public parking area thereupon pursuant to this License; and

WHEREAS, Licensor shall provide Licensee with access to the Licensed Spaces 24 hours a day, 7 days a week for the purpose of providing parking spaces for use by the general public as provided herein.

NOW THEREFORE, it is agreed by and between the parties as follows:

ARTICLE 1
PREMISES

Licensor shall permit Licensee to use the Licensed Spaces for public parking. The Licensed Spaces are initially to be comprised of _____ self-parking spaces. Licensee may increase or decrease the number of self-parking spaces on the Property, subject to the Prior Parking Agreement (defined below). Licensor shall deliver the Property to Licensee, and Licensee shall accept the Property on the Commencement Date, in the Property's then existing "as is" "where is" condition, with all faults.

Attachment: FINAL Public Parking Agreement 302 N Oklahoma 08.03.21 (Parking Agreement - 302 N Oklahoma)

ARTICLE 2
TERM

This License shall take effect as of _____, 2020 (the "Commencement Date") and shall continue for a minimum use period of one (1) year with an expiration date of _____, 2021 (the "Term").

Licensor may elect to not renew the License by giving the Licensee written notice of non-renewal at least sixty (60) days prior to the end of the Term. Otherwise, the License shall automatically renew for one (1) additional one (1) year term; provided, however, that in no event shall the Term of this License be extended beyond the second (2nd) anniversary of the Commencement Date without the prior written agreement of both Licensor and Licensee. Notwithstanding any provision herein to the contrary, this License may be terminated by Licensor or Licensee for any reason by delivering written notice to the other party at least thirty (30) days prior to the effective date of such termination.

ARTICLE 3
USE

Licensee shall permit the public to enter upon and use the Licensed Spaces only for and for no purpose other than public parking. Licensor shall use commercially reasonable efforts to make the Licensed Spaces available at all times for public parking. Licensee acknowledges and agrees that Licensor has entered into a prior parking agreement (the "Prior Parking Agreement") whereby Licensor granted to a third party the right to use the sixteen (16) parking spaces that are depicted on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Prohibited Spaces"). For the avoidance of doubt, the term "Licensed Spaces" shall include all parking spaces on the Property except for the Prohibited Spaces. Licensee agrees not to interfere with use of the Prohibited Spaces and to prevent any and all vehicles from parking in any and all of the Prohibited Spaces except for those vehicles that are expressly authorized by Licensor pursuant to the Prior Parking Agreement. To the extent permitted by law, Licensee shall indemnify, defend, and hold Licensor harmless from and against any and all losses, claims, damages, costs and expenses (including, without limitation, reasonable attorneys' fees) and liabilities, joint or several, to which the Licensor may become subject under any applicable federal or state law or otherwise caused by or arising out of any unauthorized vehicle parking in any of the Prohibited Spaces and for the intentional torts, gross negligence, recklessness, willful misconduct, criminal acts, bad faith, breach of agreement, and negligence of Licensee related to this License (each, a "Claim" and collectively, the "Claims").

ARTICLE 4
INSURANCE AND INDEMNIFICATION

Licensee agrees to maintain throughout the Term a policy or policies of commercial general liability insurance covering the Property and Licensee's use thereof, insuring against claims for personal or bodily injury or death or property damage (including contractual indemnity and liability coverage without contractual exclusion) occurring upon, in or about the Property, in an amount not less than One Million Dollars ($1,000,000.00) per occurrence (each

Attachment: FINAL Public Parking Agreement 302 N Oklahoma 08.03.21 (Parking Agreement - 302 N Oklahoma)

with a waiver of subrogation endorsement in favor of Landlord) issued by an insurance company or companies rated by A.M. Best's Rating Guide as "A-" or better, authorized to do business in the State of Texas. Each such insurance policy will name Licensor and (upon request by Licensor) any property manager and/or mortgagee of Licensor as either (as applicable) an "additional insured" or insured "as such party's interest will appear." Licensee shall provide Licensor with proof of said insurance as a condition to using the Property and otherwise within five (5) days following Licensor's request.

To the extent permitted by law, Licensee shall indemnify, defend and hold harmless the Licensor from and against any and all Claims or otherwise caused by or arising out of any event related to parking on, or the use of, the License Spaces. All indemnification obligations of Licensee in this License shall survive the expiration or earlier termination of this License.

ARTICLE 5
NO ASSIGNMENT

This License is for the exclusive benefit of the Licensee and solely for the purposes hereinabove set forth and shall not be assigned either in whole or in part, or leased or sublet in any manner, nor shall any interest therein pass to any other person, firm or corporation whatsoever, either by the acts of the Licensee or by operation of law, without the prior consent in writing of Licensor.

ARTICLE 6
OTHER AGREEMENTS

It is understood that all other agreements between the parties with respect to this License shall be superseded by this License and any obligations between the parties shall be determined solely by this License until such time as this License is superseded by another agreement.

ARTICLE 7
NOTICES

Any notice or demand which either party may or must give to the other according to this License shall be effective only if in writing and sent by certified or registered mail, return receipt requested, addressed to the other party at its address first set forth hereinabove and shall be effective for all purposes on the day after the mailing.

ARTICLE 8
WARRANTY

The undersigned signatory for Licensee personally warrants and represents that he/she has full power and authority to enter into this License on behalf of Licensee.

Attachment: FINAL Public Parking Agreement 302 N Oklahoma 08.03.21 (Parking Agreement - 302 N Oklahoma)

ARTICLE 9
REQUIREMENTS UPON LICENSEE

Licensee shall, at Licensee's sole cost and expense, maintain, and if necessary, repair and replace, the Licensed Spaces to the same condition as they are found at the time of the Commencement Date. Licensee shall keep the Licensed Spaces secure and free from deposits of refuse, debris, garbage, waste and all other reasonably objectionable materials.

ARTICLE 10
LICENSEE AS SOVEREIGN

Nothing in this License shall be construed as a waiver of Licensee's sovereign immunity.

[Remainder of page is intentionally left blank; Signatures on following page]

Attachment: FINAL Public Parking Agreement 302 N Oklahoma 08.03.21 (Parking Agreement - 302 N Oklahoma)

LICENSOR:

GBT CELINA 302 OKLAHOMA LLC

By:_____

Name:_____

Title:_____

LICENSEE:

CITY OF CELINA, TEXAS

By:_____

Title:_____

Attached Exhibits:

Exhibit "A" – Description of the Property

Exhibit "B" – Depiction of the Prohibited Spaces

Attachment: FINAL Public Parking Agreement 302 N Oklahoma 08.03.21 (Parking Agreement - 302 N Oklahoma)

EXHIBIT "A"

The Property

BEING a tract of land situated in the J. Rice Survey, Abstract No. 767, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to E.L. Marks, Jr., and Teena Marks according to the deed recorded in Volume 4515, Page 3429 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the west line of North Oklahoma Drive, a called 60 foot right-of-way (formerly known as Sixth Street), for the northeast corner of a tract conveyed to Ash, Beech and Oklahoma, LLC, recorded in Document No. 20090224000202350 DRCCT;

THENCE N 78°30'09" W, 198.13 feet along the north line thereof to a point for corner;

THENCE N 14°16'30" E, 177.75 feet to the south line of a tract conveyed to GBT Real Estate Services, LLC, recorded in Document No. 20150616000715990 DRCCT;

THENCE S 78°42'42" E, 188.72 feet along the south line thereof to a point on the west line of North Oklahoma Drive, a point from which a 1/2" iron rod found for the northeast corner of said GBT Real Estate Services, LLC tract bears N 11°26'09" E, 300.15 feet;

THENCE S 11°14'32" W, 178.23 feet along the west line of North Oklahoma Drive to the POINT OF BEGINNING with the subject tract containing 34,405 square feet or 0.790 acres of land.

Attachment: FINAL Public Parking Agreement 302 N Oklahoma 08.03.21 (Parking Agreement - 302 N Oklahoma)

EXHIBIT "B"

The Prohibited Spaces

Attachment: FINAL Public Parking Agreement 302 N Oklahoma 08.03.21 (Parking Agreement - 302 N Oklahoma)

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Kim Brawner, Executive Director of Public Services
Date: August 10, 2021
Re:

Action Requested:
Consider and act to authorize the City Manager to enter into an agreement with Republic Group, LLC to construct improvements to The Outer Loop and Light Farms Way (Brawner)

Background Information: The City of Celina entered into a cost sharing agreement with MM Columns Residential, LLC and Republic Property Group for the construction of Light Farms Way from Punk Carter Parkway to Outer Loop in 2019. As part of this agreement, MM Columns Residential LLC agreed to contribute $995,523.00 towards the construction of Light Farms Way. This obligation has been met.

The City has reviewed and approved the proposed construction plans for Light Farms Way that were submitted by Republic Group; however, the original plans did not include the City's standard lighting nor did it include on street bike lanes that are Celina standards. Per the original development agreement with Republic Group for Light Farms, the developer is must meet the Collin County Standards from 1999. In a joint effort to meet current design standards, the City is contributing 50% of the difference in cost and Republic Group is contributing the remaining 50%.

The construction of the Outer Loop is complete. However, the plans submitted for the Outer Loop did not include right and left turn lanes at Light Farms because the roadway did not exist. Republic Group has paid for the design of these improvements and the City of Celina will pay for the construction of these improvements. Republic Group will bid the project per state statue and District 10 guidelines.

Board Review/Citizen Input: NA

Alternatives: City Council could chose to not authorize the City Manager to enter into the agreement.

Financial Considerations: Funding will come from current available funds.

Legal Review: Celina's legal counsel has reviewed and approved the proposed agreement.

Supporting Documents: Agreement

Staff Recommendation:

Approve

August 3, 2021

Via Email:
and CMRRR 12345678900000

Republic Property Group
8401 N. Central Expressway, Suite 350
Dallas, Texas 75225
Attn: Jake Wagner

Re: Addendum to Escrow Letter Agreement for Light Farms Way Extension between City of Celina (the "City"), MM Columns Residential, LLC, as successor in interest to CADG Celina Outer Loop, LLC ("MM Columns") and Republic Property Group ("Republic")

Dear Mr. Wagner:

This addendum to escrow letter agreement ("Addendum") memorializes and binds the signatories to the terms herein.

The City entered into an agreement with MM Columns and Republic (the "Escrow Agreement") to act as escrow between the two parties while certain improvements to Light Farms Way were being constructed. The Escrow Agreement was filed in the Collin County Real Property Records on March 17, 2020. This Addendum is meant to act in conjunction with that Escrow Agreement and the terms therein to provide for improvements that were not included in the scope of the Escrow Agreement.

The City has determined the costs of constructing bicycle lanes on Light Farms Way and the improvements to the intersection of Light Farms Way and Outer Loop (the "Costs"), with such Costs attached hereto as **Exhibit A** and incorporated herein. The City agrees to provide Republic fifty percent (50%) of the Costs to construct bicycle lanes on Light Farms Way, between Punk Carter Parkway and Outer Loop, as shown on the attached **Exhibit B**.

The City further agrees to pay Republic the entire Costs of improvements located at the intersection of Light Farms Way and Outer Loop (both Costs hereinafter referred to as the "City Share") with such Costs attached hereto as **Exhibit C** and incorporated herein and per the attached **Exhibit D.**

The City shall deposit the City Share with the Escrow Agent according to the terms of the Escrow Agreement and such City Share will be disbursed according to the terms of the Escrow Agreement.

In the event a party defaults on any obligation stated herein or in the event Republic shall, in any case, fail to complete the Improvements within the period of time required herein, the City may appropriate or draw from the Escrow Funds in order to ensure the satisfactory completion of

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

the Improvements. To ensure the satisfactory completion of the Improvements, the City may complete the Improvements itself or it may contract with a third party for completion. Republic grants to the City, its successors, assigns, agents, contractors, subcontractors and employees, a nonexclusive right and easement to enter for the purposes of constructing, reconstructing, maintaining and/or repairing such Improvements.

This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. A signature of a party transmitted by facsimile or by other electronic means shall be binding on such party to the same extent as an original signature. If this Agreement is signed by the parties or party and delivered by means of facsimile or other electronic transmission, the parties agree promptly to thereafter exchange original, executed counterparts thereof, but failure to do so shall not affect the validity, enforceability or binding effect thereof.

Sincerely,

CITY OF CELINA

By: _____
Jason Laumer, City Manager

Agreed and accepted:

REPUBLIC PROPERTY GROUP, LTD
a Texas limited partnership

By: RPG, LLC,
a Texas limited liability corporation
Its General Partner

By:_____
Name: John C Wagner
Its: CO-CEO

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

EXHIBIT "A"
LIGHT FARMS WAY BICYLE LANES AND STREET LIGHTING IMPROVEMENT COSTS

HUITT-ZOLLARS

LIGHT FARMS
ESTABLISHED 2012

Cost Sharing
Sitework Construction Summary
Infrastructure Improvements for Light Farms Way
Light Farms Way Extension
5' BIKE LANES AND W. PUNK CARTER PKWY TURN LANES

Light Farms, Celina, TX
Date Prepared: June 30, 2021
Date Updated: June 30, 2021

Total Acres= 7.70 Ac

SUMMARY OF CONSTRUCTION COSTS:

		Total Costs	Cost /Acre
Bonds and Mobilization		21,700.00	$ 2,818.18
Storm Drainage		3,510.00	$ 455.84
Paving		247,850.50	$ 32,188.38
Lighting, Sleeving & Striping		179,091.50	$ 23,258.64
Developer Subtotal		226,076.00	$ 29,360.52
City Cost Subtotal		226,076.00	$ 29,360.52
Subtotal		**452,152.00**	**$ 58,721.04**
Franchise Utilties	5.0%	22,607.60	$ 2,936.05
Subtotal Onsite Construction Costs		**474,759.60**	**$ 61,657.09**
Contingency	10.0%	45,215.20	$ 5,872.10
Subtotal Onsite - Hard Construction Costs		**497,367.20**	**$ 64,593.14**
Geotechnical & Material Testing	1.5%	7,121.39	$ 924.86
Engineering Design, Survey, Construction Staking & CA Services	15%	71,213.94	$ 9,248.56
Miscellaneous Fees	1.50%	7,121.39	$ 924.86
Total Estimate		**582,823.93**	**$ 75,691.42**

Prepared by HUITT-ZOLLARS, INC.
I:\proj\R312751.10 - Light Farms Way Extension Phase 2\09 Construction CA - CM\OPC\20210630 BIKE LANE COST\
20210630 -LFW-BIKE LANE.xlsx, LFW

Page 1 of 2
6/30/2021

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

HUITT-ZOLLARS

LIGHT FARMS
ESTABLISHED 2012

Cost Sharing
Sitework Construction Summary
Infrastructure Improvements for Light Farms Way
Light Farms Way Extension
5' BIKE LANES AND W. PUNK CARTER PKWY TURN LANES

Light Farms, Celina, TX
Date Prepared: June 30, 2021
Date Updated: June 30, 2021

COST DETAILS:

Bonds and Mobilization

Item #	Description	Unit	Quantity	Unit Price	Cost
	General Conditions & Mobilization	LS	1.00	$ 15,100.00	$ 15,100.00
	Performance & Payment Bonds	LS	1.00	$ 4,400.00	$ 4,400.00
	2 Year Maintenance Bond	LS	1.00	$ 2,200.00	$ 2,200.00
				Subtotal Bonds and Mobilization	**$ 21,700.00**

Storm Drainage

Item #	Description	Unit	Quantity	Unit Price	Cost
	18" HP Polypropylene Storm Pipe	LF	75.00	$ 44.70	$ 3,352.50
	Trench Safety	LF	75.00	$ 0.10	$ 7.50
	Television Inspection	LF	75.00	$ 2.00	$ 150.00
				Subtotal Storm Drainage	**$ 3,510.00**

Paving

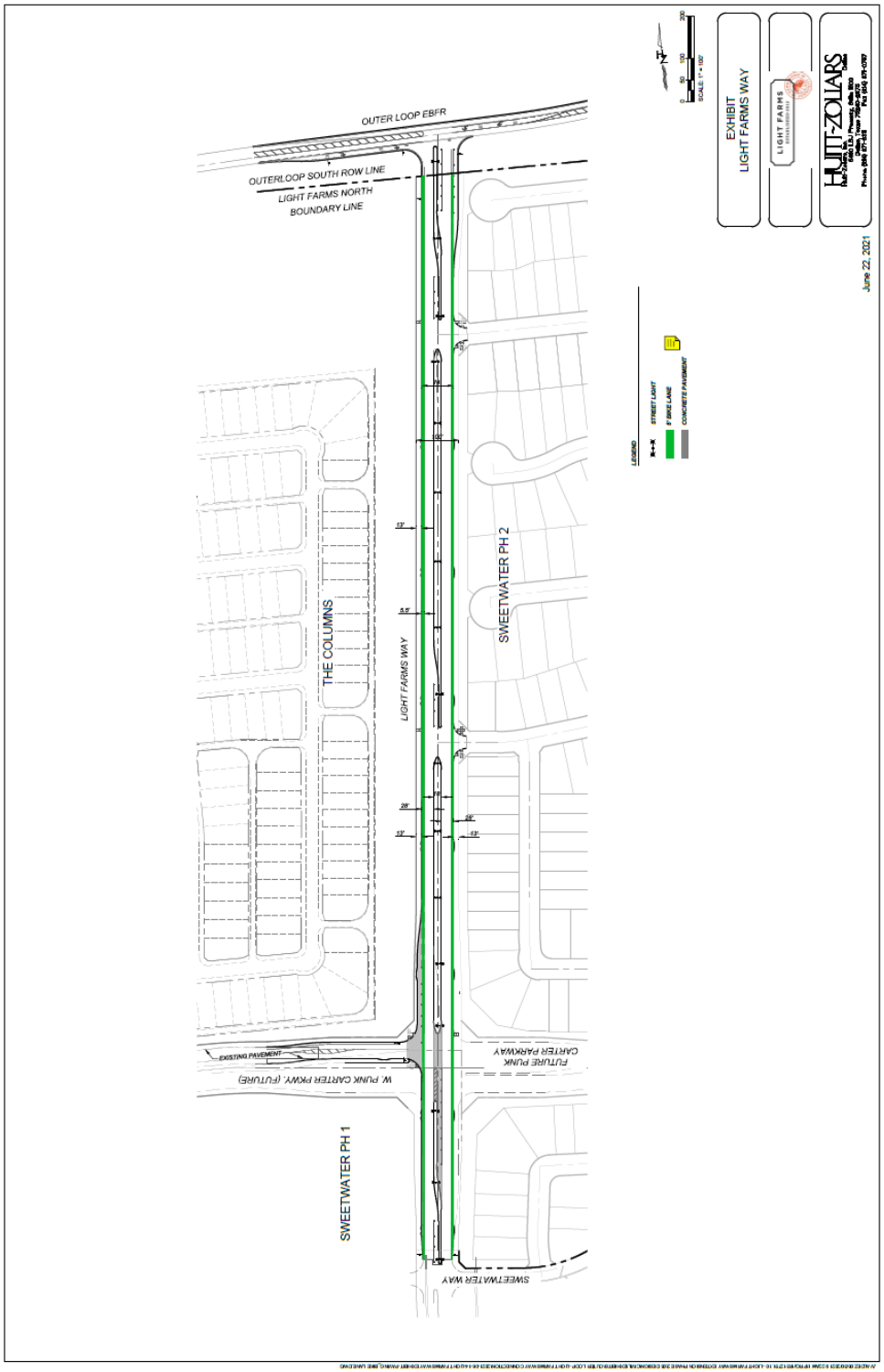
Item #	Description	Unit	Quantity	Unit Price	Cost
	10" 4000 psi Reinf. Concrete Pavement (5' Bike Lane)	SY	4,020.00	$ 52.25	$ 210,045.00
	8" Subgrade Preparation	SY	4,020.00	$ 3.65	$ 14,673.00
	Hydrated Lime Material (40 lbs/sy)	Tons	80.50	$ 175.00	$ 14,087.50
	12" Deep Moisture Conditioning	SY	4,020.00	$ 2.25	$ 9,045.00
				Subtotal Paving	**$ 247,850.50**

Lighting, Sleeving & Striping

Item #	Description	Unit	Quantity	Unit Price	Cost
	30' Street Light	EA	17.00	$ 9,500.00	$ 161,500.00
	Single 6" White Solid Thermo-Plastic Stripe	LF	4,505.00	$ 2.00	$ 9,010.00
	Single 6" White Dotted Thermo-Plastic Stripe	LF	625.00	$ 2.50	$ 1,562.50
	Single 8" WhiteSolid Thermo-Plastic Stripe w/Buttons	LF	400.00	$ 3.10	$ 1,240.00
	Single 4" Yellow Solid Thermo-Plastic Stripe w/Buttons	LF	165.00	$ 1.80	$ 297.00
	Single 12" Yellow Solid Thermo-Plastic Stripe w/Buttons	LF	80.00	$ 3.50	$ 280.00
	Single Bike Man Symbol	EA	9.00	$ 578.00	$ 5,202.00
				Subtotal Lighting, Sleeving & Striping	**$ 179,091.50**

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

EXHIBIT "B"
LIGHT FARMS WAY BICYLE LANES AND STREET LIGHTING



Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

EXHIBIT "C"
OUTER LOOP TURN LANE IMPROVEMENTS COSTS

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

HUITT-ZOLLARS

LIGHT FARMS
ESTABLISHED 2012

Opinion of Probable Cost
Sitework Construction Summary
Infrastructure Improvements for Light Farms Way
Light Farms Way Extension
OUTER LOOP EBFR IMPROVEMENTS

Light Farms, Celina, TX
Date Prepared: July 17, 2018
Date Updated: June 23, 2021

Total Acres= 1.60 Ac

SUMMARY OF CONSTRUCTION COSTS:

		Total Costs	Cost /Acre
Bonds and Mobilization		19,900.00	$ 12,437.50
Earthwork & Demo		31,536.00	$ 19,710.00
Erosion Control		18,035.00	$ 11,271.88
Storm Drainage		38,205.00	$ 23,878.13
Paving		282,132.00	$ 176,332.50
Striping		12,997.00	$ 8,123.13
Subtotal		**402,805.00**	**$ 251,753.13**
Franchise Utilties	5.0%	20,140.25	$ 12,587.66
Subtotal Onsite Construction Costs		**422,945.25**	**$ 264,340.78**
Contingency	10.0%	40,280.50	$ 25,175.31
Subtotal Onsite - Hard Construction Costs		**443,085.50**	**$ 276,928.44**
Geotechnical & Material Testing	1.5%	6,344.18	$ 3,965.11
Engineering Design, Survey, Construction Staking & CA Services	15%	63,441.79	$ 39,651.12
Miscellaneous Fees	1.00%	4,229.45	$ 2,643.41
Total Estimate		**517,100.92**	**$ 323,188.07**

Construction cost estimates provided by Huitt-Zollars are prepared from experience and judgment. Huitt-Zollars has no control over market conditions or construction procedures and does not warrant that proposals, bids, or actual construction costs will not vary from Huitt-Zollars estimates.

NOTES:

1. No sales tax is included herein.
2. Unit costs are based on bids received in 2020 for Light Farms and historical bids received in 2019. These unit costs do not include escalation of unit prices.
3. Quantities based on Layout in working CAD on 02/23/2020.
4. Mobilization and Bonds assume one (1) contractor will construct the work.
5. Please be advised that these quantities are preliminary in nature and may be revised. We reserve the right to adjust quantities and unit prices as required to reflect changes in market costs, modifications to the land plan and/or design.
6. Estimate does not include rock excavation (All Excavation is considered unclassified).
7. This estimate does not include legal, developer, other administrative or professional fees.
8. Utilities in adjacent streets are assumed adequate and reliable. No offsite work other than what is listed in cost estimate is included herein.
9. This estimate assumes that all construction in jurisdictional waters is non-regulated and does not require permitting by USACE.
10. Estimate does not include hazardous material disposal.
11. Estimate does not include mitigation for protected trees.
12. Estimate does not include Hardscape or Landscape Improvements

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

HUITT-ZOLLARS

LIGHT FARMS
ESTABLISHED 2012

Opinion of Probable Cost
Sitework Construction Summary
Infrastructure Improvements for Light Farms Way
Light Farms Way Extension
OUTER LOOP EBFR IMPROVEMENTS

Light Farms, Celina, TX
Date Prepared: July 17, 2018
Date Updated: June 23, 2021

12. This Estimate assumes the Conceptual layout will be approved by the City of Celina.
13. Excludes a Traffic Impact Analysis.

UPDATE NOTES:

1.
2.

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

HUITT-ZOLLARS

LIGHT FARMS ESTABLISHED 2012

Opinion of Probable Cost
Sitework Construction Summary
Infrastructure Improvements for Light Farms Way
Light Farms Way Extension
OUTER LOOP EBFR IMPROVEMENTS

Light Farms, Celina, TX
Date Prepared: July 17, 2018
Date Updated: June 23, 2021

ESTIMATE DETAILS:

Bonds and Mobilization

Item #	Description	Unit	Quantity	Unit Price	Cost
	General Conditions & Mobilization	LS	1.00	$ 13,000.00	$ 13,000.00
	Performance & Payment Bonds	LS	1.00	$ 3,700.00	$ 3,700.00
	2 Year Maintenance Bond (City of Celina)	LS	1.00	$ 2,000.00	$ 2,000.00
	2 Year Maintenance Bond (CCMUD #1)	LS	1.00	$ 1,200.00	$ 1,200.00
				Subtotal Bonds and Mobilization	**$ 19,900.00**

Earthwork & Demo

Item #	Description	Unit	Quantity	Unit Price	Cost
	Site Clearing and Grubbing	AC	1.60	$ 685.00	$ 1,096.00
	Unclassified Excavation	CY	1,400.00	$ 6.00	$ 8,400.00
	Remove Conc. Curb & Gutter (includes Sawcut)	LF	1,495.00	$ 10.00	$ 14,950.00
	Remove Conc. Drive (includes Sawcut)	SY	16.00	$ 15.00	$ 240.00
	Remove Storm Inlet	EA	3.00	$ 500.00	$ 1,500.00
	Remove Storm Inlet Top	EA	5.00	$ 300.00	$ 1,500.00
	Remove, & Salvage 18" RCP	LF	110.00	$ 35.00	$ 3,850.00
				Subtotal Earthwork & Demo	**$ 31,536.00**

Erosion Control

Item #	Description	Unit	Quantity	Unit Price	Cost
	Silt Fence	LF	1,580.00	$ 2.00	$ 3,160.00
	Silt Fence Overflow Dam	EA	4.00	$ 300.00	$ 1,200.00
	Interim Inlet Protection	EA	9.00	$ 160.00	$ 1,440.00
	Final Inlet Protection	EA	7.00	$ 160.00	$ 1,120.00
	6" Wide Hay Mat with Seed	LF	1,535.00	$ 1.00	$ 1,535.00
	Temporary Const. Entrance	EA	1.00	$ 2,400.00	$ 2,400.00
	Hydro-Mulch Seeding	AC	1.60	$ 300.00	$ 480.00
	SWPPP Preparation, Implementation & Maintenace	LS	1.00	$ 6,700.00	$ 6,700.00
				Subtotal Erosion Control	**$ 18,035.00**

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

HUITT-ZOLLARS

LIGHT FARMS ESTABLISHED 2012

Opinion of Probable Cost
Sitework Construction Summary
Infrastructure Improvements for Light Farms Way
Light Farms Way Extension
OUTER LOOP EBFR IMPROVEMENTS

Light Farms, Celina, TX
Date Prepared: July 17, 2018
Date Updated: June 23, 2021

Storm Drainage

Item #	Description	Unit	Quantity	Unit Price	Cost
	18" CLASS III RCP	LF	35.00	$ 70.00	$ 2,450.00
	5' Curb Inlet - (Compl)(PCO)(None)	EA	4.00	$ 4,500.00	$ 18,000.00
	10' Curb Inlet - (Compl)(PCO10R)(3x5)	EA	2.00	$ 4,900.00	$ 9,800.00
	Pre-cast Slab Lid - (Compl)(PSL)(FG)(3'x5')	EA	6.00	$ 250.00	$ 1,500.00
	Connect to Existing RCP	EA	1.00	$ 850.00	$ 850.00
	Connect to Existing Pre-cast Boc (PB)	EA	5.00	$ 300.00	$ 1,500.00
	Adjust Existing Appurtenances	EA	2.00	$ 2,000.00	$ 4,000.00
	Trench Safety	LF	35.00	$ 1.00	$ 35.00
	Television Inspection	LF	35.00	$ 2.00	$ 70.00
				Subtotal Storm Drainage	**$ 38,205.00**

Paving

Item #	Description	Unit	Quantity	Unit Price	Cost
	9" 4000 psi Reinf. Concrete Pavement including Type II Curb (Mono)	SY	2,715.00	$ 60.00	$ 162,900.00
	4" D-GR HMA (TY B) PG64-22	Tons	674.00	$ 75.00	$ 50,550.00
	8" Flex Base w/Prime - FL BS (CMP In Place)(TY A) GR 1-2)(8")	SY	3,065.00	$ 15.00	$ 45,975.00
	6" Subgrade Preparation	SY	3,065.00	$ 2.50	$ 7,662.50
	Prime Coat @ 0.2 Gal/SY - (MC-30 Or AE-P)	Gal	615.00	$ 4.30	$ 2,644.50
	Warning & Regulatory Signs	EA	4.00	$ 600.00	$ 2,400.00
	Traffic Control Plan, Implementation & Maintenace	LS	1.00	$ 10,000.00	$ 10,000.00
				Subtotal Paving	**$ 282,132.00**

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

HUITT-ZOLLARS

LIGHT FARMS
ESTABLISHED 2012

Opinion of Probable Cost
Sitework Construction Summary
Infrastructure Improvements for Light Farms Way
Light Farms Way Extension
OUTER LOOP EBFR IMPROVEMENTS

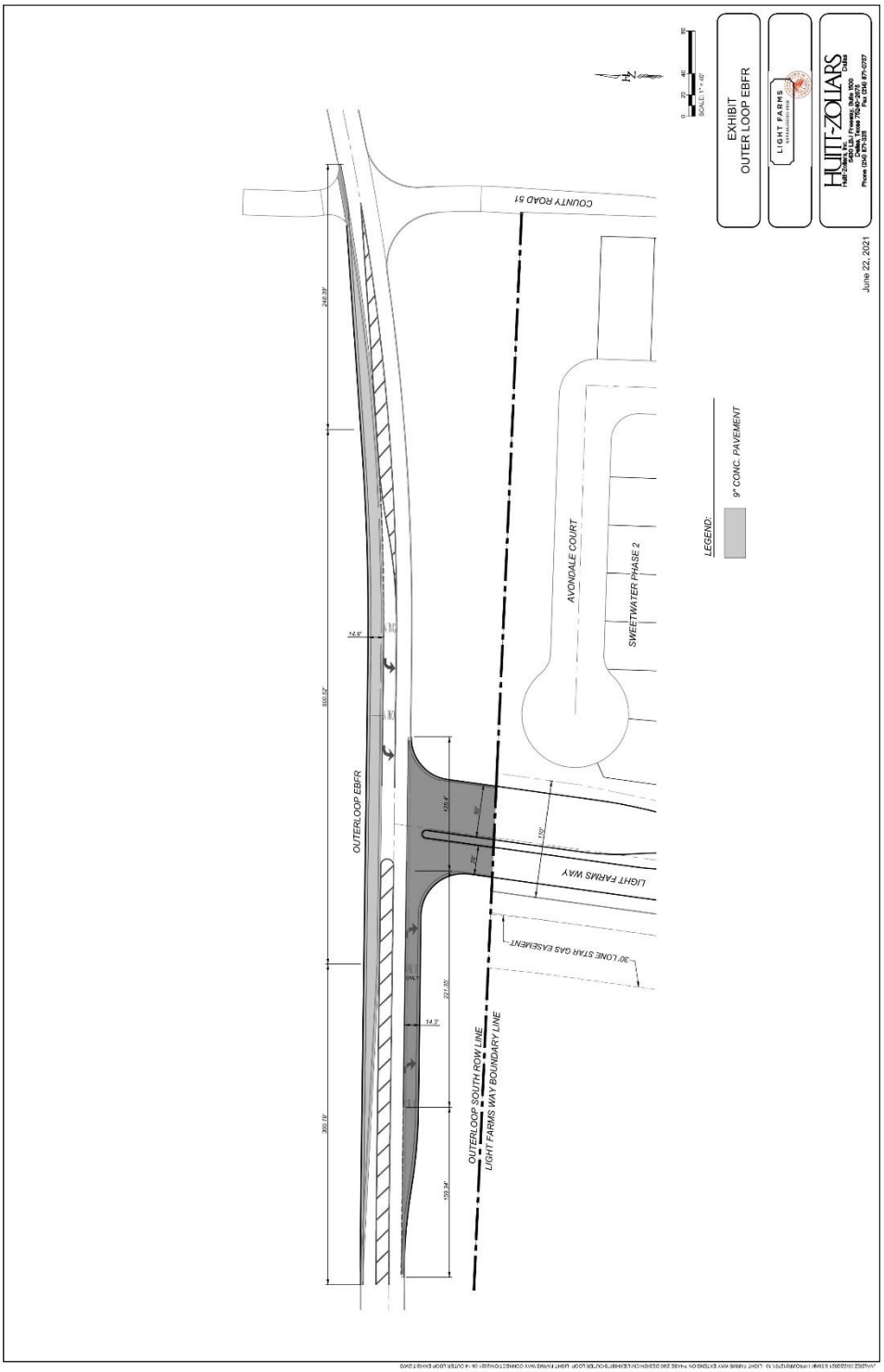
Light Farms, Celina, TX
Date Prepared: July 17, 2018
Date Updated: June 23, 2021

Striping

Item #	Description	Unit	Quantity	Unit Price	Cost
	REFL PAV MRK TY I (W) 8" (DOT) (100MIL)	LF	320.00	$ 2.10	$ 672.00
	REFL PAV MRK TY I (W) 8" (SLD) (100MIL)	LF	375.00	$ 1.50	$ 562.50
	REFL PAV MRK TY I (W) (ARROW) (100MIL)	LF	4.00	$ 142.00	$ 568.00
	REFL PAV MRK TY I (W) (WORD) (100MIL)	LF	4.00	$ 173.00	$ 692.00
	RE PM W/RET REQ TY I (W) 4" (SLD) (100MIL)	LF	1,735.00	$ 1.50	$ 2,602.50
	REFL PAV MRK TY I (Y) 12" (SLD) (100MIL)	LF	540.00	$ 3.50	$ 1,890.00
	RE PM W/RET REQ TY I (Y) 4" (SLD) (100MIL)	LF	3,590.00	$ 1.50	$ 5,385.00
	REFL PAV MRKR TY II-A-A @ 40' C-C	LF	100.00	$ 5.00	$ 500.00
	REFL PAV MRKR TY I-C @ 20' C-C	LF	25.00	$ 5.00	$ 125.00
				Subtotal Striping	**$ 12,997.00**

Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

EXHIBIT "D"
OUTER LOOP TURN LANE IMPROVEMENTS COSTS



Attachment: Bike lanes and Outer Loop turn lanes agreement (Light Farms Way Agreement)

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Kim Brawner, Executive Director of Public Services
Date: August 10, 2021
Re:

Action Requested:
Consider and act upon an authorization for the City Manager to enter into an agreement with Triaco Land Development, and Rockhill Capital & Investments, LLC to complete flood study for a portion of Doe Branch (Brawner)

Background Information: The area north of Downtown is rapidly growing. Multiple developments are underway in this area - Uptown, Laterra (aka Villages of Lakewood), The Cottages, Downtown Treatment Plant Expansion, and J Fred Smith alignment study. Doe Branch extends from the west side of town to east of Preston Road through this area. Each of the developing properties listed touches Doe Branch is this area; however, Doe Branch is an unstudied creek in this area. To begin any evaluation of the modification of a flood plain, base flood elevations (BFE) must be established.

After evaluating the options, the completion of one flood study for Doe Creek that would establish the base flood elevation (BFE) from Louisiana Drive (B 289) to west of Celina Parkway seemed to be a more efficient use of financial resources instead of doing three (or four) separate flood studies which would overlap. The City of Celina has developed a flood study scope of services with Freese & Nichols, Inc. This study scope has been reviewed and approved by Rockhill Capital Investments and Triaco Land Development. This agreement establishes that each group will pay its "fair share" of the study cost. This study will establish BFE and allow each developer to separately evaluate their ability to reclaim flood properties to meet Celina's Flood Ordinance.

Board Review/Citizen Input: NA

Alternatives: Council could chose to not approve the study.

Financial Considerations: Funding is available within existing funds.

Legal Review: The City attorney developed the proposed agreement and has approved the final version.

Supporting Documents: Flood Study, Agreement

Staff Recommendation:
Approve

Life Connected.

WORK AUTHORIZATION

MAPS # _____ **MAPS DATE:** _____

Pursuant to and subject to the above referenced Master Agreement for Professional Services (MAPS), between the City of Celina, Texas (Owner') and Consultant listed below; Owner requests that Consultant perform, and Consultant agrees to perform, the work described below.

Consultant:	Freese and Nichols, Inc.		
Consultant Project #:			
Project Name:	MASTER HYDROLOGIC AND HYDRAULIC MODEL OF LITTLE ELM CREEK AND TRIBUTATRIES		
Purchase Order#		**Project #(s)**	N/A

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month, billed by the 10th of the following month.
Invoice Mailing Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include work order number, PO number, billing period, and project name,

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Master Agreement for Professional Services (MAPS). Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings / Plans are / are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order and Signed Work Order.
5. **Other:**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attached as Exhibit A**
2. **Compensation:** **Attached as Exhibit B**
3. **Timeline:** **Attached as Exhibit C**

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

CITY OF CELINA	**CONSULTANT**
	Signature
Dawn Berry, Purchasing Manager	Clayton C. Barnard, PE, Principal/ Vice President
Date	Date

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

EXHIBIT A
SCOPE OF SERVICES

Project Understanding:

The City of Celina (City) has requested Freese and Nichols Inc (FNI) to develop Master Hydrologic and Hydraulic models representing Existing Conditions for Little Elm Creek Tributary 16, Tributary 16.4, Tributary A, Tributary A-2, Tributary A-3, and Tributary A-4 (see **Exhibit 1**). These models will become the City Effective models for regulation within the floodplain in the study area. Private developers will utilize these Master models as the basis for comparison when evaluating the hydrologic and hydraulic impacts of their proposed projects. As part of a collaborative effort, the Master models will be vetted by the private developer's Consultant Engineers (up to 3) to ensure that the H&H models will provide a level of detail that is adequate for evaluating the impacts of their proposed projects.

In addition to the Master H&H models, the City has requested FNI to perform a hydraulic evaluation of potential alignment alternatives for the proposed J. Fred Smith Pkwy. This roadway will impact several proposed developments in the study area and the City is interested in collaborating with all affected parties to develop the alignment alternatives. These alternatives will be generated by the private developers and vetted by the City. FNI will provide technical support to the City to evaluate these alternatives from a transportation engineering and environmental permitting perspective. FNI will then perform a hydraulic analysis for the selected alternatives and present results to the City and private developers for evaluation and selection of a preferred alternative.

Basic Services:

FNI shall render the following professional services in connection with the development of the Project:

Project Management

1. Conduct kickoff meeting to review scope, schedule, and budget; determine any special conditions that may affect the study; and discuss any administrative requirements from the City.
2. Manage efforts of internal team and sub-consultants on the Project and perform Quality Control review of all deliverables.
3. Prepare a Microsoft Project schedule and provide monthly updates including necessary revisions to bring the Project back on schedule if needed. The project schedule will not be resource loaded.
4. Prepare monthly reporting including status report, recent activities, schedule updates, and scope changes. Prepare monthly invoices.

Task 1 – Data Collection

1. Obtain and review previous watershed studies, planning studies, survey data, proposed development plans and record drawings from the City for the study area.
2. Obtain available GIS data, including but not limited to topographic maps, zoning maps, storm drain system mapping, soils, future land use maps and aerial imagery for base map development.
3. Obtain LIDAR topographic data from Texas Natural Resources Information System (TNRIS) for the study area.
4. Conduct up to two (2) site visits to verify and document existing cross drainage structures.

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

5. Prepare base map of existing conditions including streams, road crossings, hydraulic features, drainage areas, topography, and aerial photos.

Task 2 – Hydrologic Analysis

1. Review previous and on-going hydrologic and hydraulic studies within the study area (study area is defined in **Exhibit 1**). Several studies are currently underway within the study area, and it is expected that most of the hydrologic parameters will be adopted from these studies once reviewed by FNI.
2. Create initial HEC-HMS model by merging existing HEC-HMS models for the study area. FNI will create the model in HEC-HMS version 4.8.
3. Update watersheds and sub-watersheds for the study area as needed based on best available LiDAR data. Watershed boundaries from previous and on-going studies will be used as a starting point and will be updated as needed to provide the necessary level of detail for the purposes of this study.
4. Calculate/update hydrologic parameters for Existing and Fully Developed Conditions. Hydrologic parameters from previous and on-going studies will be used as a starting point and will be updated as needed.
5. Calculate/update basin routing parameters using the Modified Puls (where hydraulic models are available) or Muskingum Cunge method. Routing parameters from previous and on-going studies will be used as a starting point and will be updated as needed.
6. Refine initial HEC-HMS model and create Existing and Fully Developed Conditions basin models. Analysis will be performed based on Soil Conservation Service (SCS) unit hydrograph methodology. Determine preliminary Existing and Fully Developed discharges for the 2-, 5-, 10-, 25-, 50- and 100-year storm events.
7. Update channel and pond routings in hydrologic model based upon hydraulic model (**Task 3**).
8. Determine final Existing and Fully Developed discharges for the 2-, 5-, 10-, 25-, 50- and 100-year storm events.
9. Submit HEC-HMS model to private developer's Consultant Engineers for review.
10. FNI will address up to one (1) round of consolidated review comments from the private developer's Consultant Engineers.

Task 2 Deliverables:

a. HEC-HMS model for Existing and Fully Developed Conditions.

Task 3 – Hydraulic Analysis

1. Review previous and on-going hydrologic and hydraulic studies within the study area (study area is defined in **Exhibit 1**).
2. Create initial HEC-RAS model (1D Steady State) by merging and updating existing HEC-RAS models for the study area. Hydraulic model will be developed in HEC-RAS version 6.0.
3. Refine initial HEC-RAS model and create Existing Conditions model. The terrain for the refined HEC-RAS model will be created by merging LiDAR with survey data (**Task 6**) where appropriate to more accurately reflect existing conditions. Cross drainage structures (culverts, bridges) identified in the study area will be incorporated in the model. Model cross sections will be cut at intervals that will provide an appropriate level of detail for the purposes of this study. River reaches to be included in the model are indicated in **Exhibit 1**. Approximately 16 river miles will

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

be included in the HEC-RAS model; about 8.5 miles will be adopted and merged from existing models and 7.5 miles will be added by FNI as new reaches.

4. Perform routing analysis to define Modified Puls parameters to be included in the hydrologic model routing reaches.
5. Execute the Existing Conditions hydraulic model with the Existing and Fully Developed discharges for the 2-, 5-, 10-, 25-, 50-, and 100-year storm events.
6. Develop the Existing and Fully Developed conditions 100-year floodplains within the stream study limits.
7. Submit Existing Conditions HEC-RAS model to private developer's Consultant Engineers for review.
8. FNI will address up to one (1) round of consolidated review comments from the private developer's Consultant Engineers.

Task 3 Deliverables:

a. Existing Conditions HEC-RAS model (Existing and Fully Developed hydrology).

Task 4 – J. Fred Smith Pkwy – Alternatives Analysis

1. FNI will lead a 2-hour work session with City Staff and the private developer's Consultant Engineers to discuss potential alignment alternatives for J. Fred Smith Pkwy. It is assumed that the private developer's Consultant Engineers will present proposed roadway alignments that meet their particular goals while complying with all applicable City design criteria. FNI Transportation Engineers will support the City in evaluating the feasibility of the proposed alternatives and help facilitate the discussion during the work session. The final goal of the work session is to agree upon alternative alignments (up to 3) to be incorporated and evaluated in the hydraulic model.
2. FNI will perform a preliminary Environmental Permitting Evaluation to determine the potential permitting requirements associated with each roadway alignment alternative. FNI Environmental Scientists will conduct an environmental desktop review of up to three (3) alignments to identify potential Section 404 Nationwide Permit 14, Linear Transportation Crossings Pre-Construction Notification (PCN) triggers. FNI will also prepare a brief technical memo describing preliminary environmental permitting findings and recommendations.
3. FNI's archeologist will conduct a desktop review of the information from the engineering study to determine the Area of Potential Effect (APE) for up to three roadway alignments. The desktop review will use readily available resources as well as the Texas Archeological Sites Atlas (TASA) Restricted Access Database to determine if any previously recorded resources (archeological or historic) are located within the APE. A summary of the findings and recommendations from the desktop review for cultural resources will be included in the permitting evaluation memo.
4. FNI will incorporate the selected alignment alternatives in the HEC-RAS Existing Conditions model. For each alternative, FNI will evaluate up to three (3) potential cross drainage structures (bridge, multiple box culverts, arch culvert), for a total of nine (9) proposed conditions plans.
5. The dimensions of each cross drainage structure will be adjusted based on their hydraulic performance and to ensure compliance with Section 3 of the City of Celina Engineering Standards (Drainage Design Requirements). The cross drainage structures dimensions resulting from this study will be considered preliminary and subject to refinement in future design efforts. Opinions of probable construction costs are not included in this scope of work.
6. Submit Proposed Conditions HEC-RAS model to private developer's Consultant Engineers for review.

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

7. FNI will address up to one (1) round of consolidated review comments from the private developer's Consultant Engineers.

Task 4 Deliverables:

a. Proposed conditions HEC-RAS model. Hydraulic model will include up to three (3) alignment alternatives with up to three (3) cross drainage options per alternative.

b. Environmental Permitting Evaluation Technical Memorandum.

Task 5 – Technical Report

1. Prepare a Draft Technical Report documenting flood study analysis and submit to City electronically as PDF for review.
2. FNI will make up to one (1) round of revisions for the Technical Report based on City comments.
3. Submit Final Technical Report in PDF format.

Task 6 – Topographic Survey

1. Field survey will be collected at bridge/culvert crossings to supplement and ground truth the LIDAR. At each crossing, survey will be collected for the hydraulic openings, railings, curbs, and centerlines. In addition, each crossing survey includes one (1) cross sections upstream and one (1) downstream of the crossing. Cross sections to be surveyed will include the channel geometry for 50 feet on either side of the banks. The remainder of the section will be supplemented with LIDAR as needed. The location of cross sections and bridges/culverts to be surveyed will be determined after performing the site visits listed in **Task 1**. The location of all survey to be collected will be verified with the City prior to commencing work. A survey budget of $13,900 is estimated for this project, which includes approximately 9 crossings and 18 cross sections.
2. If the estimated survey scope exceeds the estimated budget for this project, additional services will be required to complete additional survey upon City approval.

ADDITIONAL SERVICES: Additional Services to be performed by FNI, if authorized the City, which are not included in the above described basic services, are described as follows:

1. Revisions to existing H&H models or creation of new models for areas not identified in **Exhibit 1**.
2. Development of H&H model runs to represent future proposed conditions associated with private developments or City projects within the study area.
3. Development of proposed roadway alignment alternatives for J. Fred Smith Parkway.
4. Preparation of LOMR or CLOMR submittals to FEMA.
5. Update or creation of floodway models.
6. Preparation of FIS documents such as profiles, summary of discharges table, or floodway data tables.
7. Additional field surveys beyond what is included in this scope of services.
8. Additional alternatives to be detailed modeled or evaluated, including analysis of study areas beyond those outlined in scope of work.
9. Design of cross drainage structures for the proposed J. Fred Smith Pkwy.

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

10. Opinions of Probable Construction Costs.
11. Visits to the project areas or City facilities in excess of the number of trips, coordination meetings or contract completion activities as defined in Basic Services.
12. Providing environmental investigations coordination with environmental resource agencies, jurisdictional determinations, and state or federal permitting.
13. Acquisition of individual federal or state permits that may be required.
14. Preparation of environmental statements.
15. Providing Geotechnical investigations, studies, or reports.
16. Soil and foundation investigations, including field and laboratory tests, borings, related engineering analyses, and recommendations.
17. Public meetings or other public outreach efforts.
18. Preparation of applications and supporting documents for government grants, loans, or planning advances for public works projects.
19. Appearances before regulatory agencies other than the City.
20. Assistance to the City as an expert witness in any litigation with third parties arising from the development of the Project.
21. Preparing data and reports for assistance to City in preparation for hearings before regulatory agencies, courts, arbitration panels or any mediator, giving testimony, personally or by deposition, and preparations therefore before any regulatory agency, court, arbitration panel or mediator.
22. Preparation of applications and supporting documents for government grants, loans, or planning advances for public works projects.
23. Providing basic or additional services on an accelerated time schedule. The scope of this service does not include cost for overtime wages of employees and consultants, inefficiencies in work sequence and plotting or reproduction costs directly attributable to an accelerated time schedule directed by the City.

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

EXHIBIT B

ENGINEERING FEE SUMMARY:

FNI proposes to furnish services as described herein for a Not to Exceed fee of One Hundred Sixty-Three Thousand Nine Hundred Dollars ($163,900). If FNI sees the Scope of Services changing so that additional services are needed, FNI will notify the City before proceeding.

BASIC SERVICES (NOT TO EXCEED)		AMOUNT
Task 1	Data Collection	$9,100
Task 2	Hydrologic Analysis	$26,400
Task 3	Hydraulic Analysis	$50,100
Task 4	J. Fred Smith Pkwy - Analysis of Alternatives	--
	Transportation Engineering Support	$4,900
	Preliminary Environmental Permitting Evaluation	$8,300
	Hydraulic Analysis of Alternatives	$32,200
Task 5	Technical Report	$19,000
	Sub-Total	**$150,000**
Task 6	Topographic Survey	$13,900
	TOTAL	**$163,900**

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

EXHIBIT C
TIMELINE

PROJECT SCHEDULE:

FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services per the following schedule:

West Transmission Pipeline			
Task	**Item Description**	**Total Days**	**Schedule Month - Start**
	Notice to Proceed	0	August 2021
1	Data Collection	40	August 2021
2	Hydrologic Analysis	60	August 2021
3	Hydraulic Analysis	50	September 2021
4	J. Fred Smith Pkwy – Alternatives Analysis	40	November 2021
5	Technical Report	40	January 2022
6	Topographical Survey	15	September 2021

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to an equitable adjustment of rates and amounts of compensation and FNI shall be entitled to adjust the contract schedule consistent with the number of days of delay.

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

Legend

River Reaches
- New Reach (FNI)
- Will Merge From Existing Model
- Study Area Sub-basins

FEMA Floodplains
- 1 PCT ANNUAL CHANCE FLOOD HAZARD
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- FLOODWAY

UNNAMED TRIBUTARY

LITTLE ELM CREEK TRIBUTARY A-2

UNNAMED TRIBUTARY

LITTLE ELM CREEK TRIBUTARY A

LITTLE ELM CREEK TRIBUTARY A-3

Little Elm Creek Tributary 16.4

LITTLE ELM CREEK TRIBUTARY A

Little Elm Creek Tributary 16

Downstream Study Limit

bing

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0 2,500 5,000 Feet

EXHIBIT 1

FN JOB NO	OFF21050
FILE	Ex_1_SOW
DATE	7/13/2021
SCALE	1:3
DRAFTED	02271

Master H&H Models Study Area

City of Celina

FREESE AND NICHOLS
801 Cherry Street, Suite 2800
Fort Worth, TX 76102
(P) 817-735-7300 (F) 817-735-7491

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

Gorrondona & Associates, Inc
Land Surveying / GIS / Aerial Mapping
Mobile LiDAR

July 16, 2021

Freese and Nichols, Inc.
Attn: Mr. David Rivers, PhD, PE, CFM
5805 Main Street, Suite B
Frisco, Texas 75034

via email: david.rivera@freese.com

Re: City of Celina – Surveying for Drainage Study
9 Drainage Crossing

Dear Mr. Rivers:

Gorrondona & Associates, Inc. (G&AI) is pleased to submit this proposal for professional land surveying services for the above referenced project. The following surveying services are to be provided by Gorrondona & Associates, Inc.:

PROJECT CONTROL

Establish 2 (two) project control for each drainage crossing using Global Positioning System (GPS) methodology. Horizontal values will be based on the Texas State Plane Coordinate System NAD 83 North Central Zone and scaled to surface by using the TxDOT Collin County surface adjustment factor. Elevations will be GPS derived based on the NAVD88 datum.

DRAINAGE SURVEY SCOPE

The field survey will be collected at bridge/culvert crossings to supplement and ground truth the LIDAR. We will collect the follow at each drainage crossing:

- Size of pipe/culvert
- Flowline elevation of pipe/culvert
- Bridge abutment
- Low chord elevation of bridge
- Top of rail of bridge
- Top of curb and centerline of roadway

In addition, each drainage crossing will include one (1) cross section upstream and downstream immediately at the structure. The locations of each drainage crossing are shown on Exhibit “A”.

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

SURVEY DELIVERABLES

G&AI shall deliver to the Client the following for this project:

1. One (1) electronic file of survey in ACAD or Microstation

2. Field notes in PDF format.

3. Survey points in Excel format.

FEE

Gorrondona & Associates, Inc. can provide the above professional land surveying services for a lump sum fee of **$12,078.00.**

Drainage survey to be provided for review within seven (11) business days.

This budget may be revised or updated, as authorized, due to changes in Scope, Timing or Complexity.

Revisions and/or addition of items or services not included above will be provided as authorized, with billing for these services to be accordance with the attached Rate Schedule.

If you have any questions or require additional information, please contact me at (214) 712-0600.

Thank you for considering Gorrondona and Associates, Inc. to provide your survey needs for this project.

Sincerely,
Gorrondona and Associates, Inc.

Elliott Busby RPLS
Dallas Area Manager

Accepted _____, 2021
Freese and Nichols, Inc.

By: _____

Title: _____

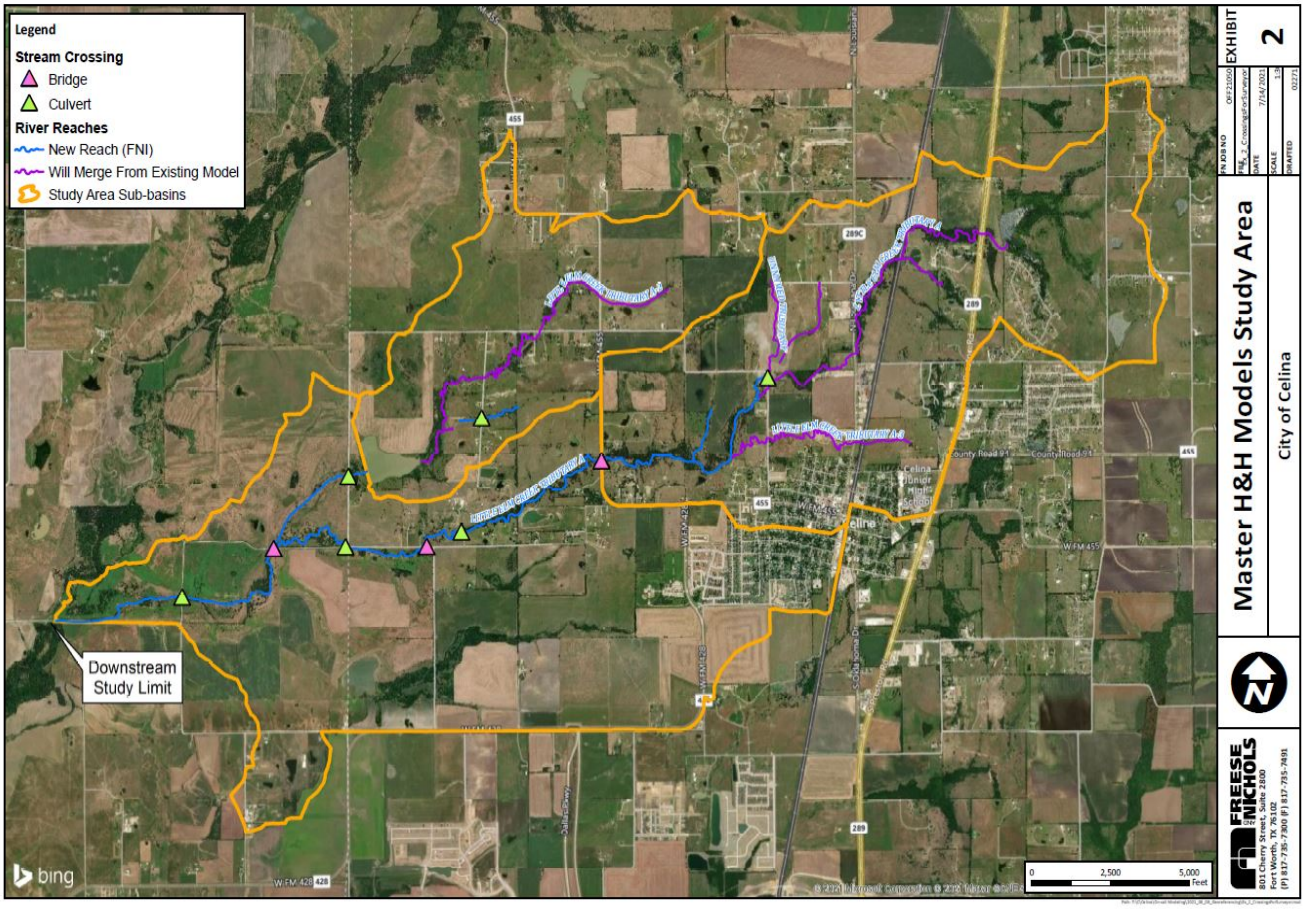
Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

GORRONDONA & ASSOCIATES, INC.
HOURLY FEE SCHEDULE 2019

DESCRIPTION OF SERVICE	HOURLY RATE
RPLS - PRINCIPAL	$ 175.00
RPLS - PROJECT MANAGER	$ 150.00
RPLS - TASK LEADER	$ 130.00
SENIOR SURVEY TECHNICIAN	$ 105.00
SURVEY TECHNICIAN	$ 94.00
1 – PERSON SURVEY CREW (INCLUDES TOTAL STATION AND GPS VRS UNIT)	$ 115.00
2 – PERSON SURVEY CREW (INCLUDES TOTAL STATION AND GPS VRS UNIT)	$ 160.00
3 – PERSON SURVEY CREW (INCLUDES TOTAL STATION AND GPS VRS UNIT)	$ 189.00

Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

EXHIBIT “A”



Attachment: LEC_Master_Flood_Study_07162021 (Doe Branch Flood Study Agreement)

COST-SHARING AGREEMENT

This Cost-Sharing Agreement (the "**Agreement**") is made and entered into as of this the _____ day of _____, 2021 (the "**Effective Date**") by and between the City of Celina, Texas, a home-rule municipality (hereinafter referred to as the "**City**") located in Collin and Denton Counties, James Land & Development, LLC, a Texas limited liability company (hereinafter referred to as "**James Development**"), and Rockhill Capital & Investments LLC, a Texas limited liability company (hereinafter referred to as "**Rockhill**"), each a "**Party**" and all three entities collectively hereinafter known as the "**Parties**".

RECITALS:

WHEREAS, the City is planning to enter into a Master Agreement for Professional Services with Freese and Nichols, Inc. (hereinafter referred to as the "**Master Agreement**") to perform a master hydrologic and hydraulic model of Little Elm Creek and its tributaries, further described in the (the "**Flood Study**");

WHEREAS, James Development and Rockhill will also be benefitted by the Flood Study, and wish to contribute to the costs of the Flood Study in order to ensure that the Flood Study is performed; and

WHEREAS, the Parties wish to enter into this Agreement to establish each Party's contribution towards the Flood Study and to delineate procedures whereby such contributions are made.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to establish a framework of cooperation for each of the Parties to contribute towards the costs of the Flood Study, which will benefit all Parties.

2. Recitals. The recitals contained in this Agreement (a) are true and correct as of the Effective Date, (b) form the basis upon which the Parties negotiated and entered into this Agreement, (c) reflect the final intent of the Parties with regard to the subject matter of this Agreement, and (d) constitute a legislative finding by the City Council of the City. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect.

3. Term; Termination. This Agreement shall begin on the Effective Date and shall terminate when the final payment for the Flood Study has been made.

4. City's Obligations. The City agrees to enter into the Master Agreement to perform the Flood Study and to comply with the terms of said Master Agreement. The City further agrees to

Attachment: Flood Study Agreement MFM 07-27-21 (Doe Branch Flood Study Agreement)

effectively manage and oversee the Flood Study and to ensure that the Flood Study is performed according to generally accepted industry standards.

5. Cost-Sharing Obligations.

a. Generally. The Parties agree that each Party will be responsible for the following portions of the $163,900 costs of the Flood Study, as further delineated and described in the attached **Exhibit 2**:

i. City: 40.8%
ii. James Development: 22.7%
iii. Rockhill: 36.4%

b. Change of Scope. If the scope of services under the Master Agreement is changed by the Freese and Nichols, Inc., the City will notify James Development and Rockhill within thirty (30) days. The City, at its sole discretion, may agree to the changed scope and James Development and Rockhill will be responsible for their shares of any increased costs which are incurred due to the changes.

c. Additional Services. The City has the ability to request and pay for additional services for itself under the Master Agreement. If all the Parties consent in writing to additional services, each Party shall be responsible for the percentage of costs for the additional services as reflected in Paragraph 5.a. above.

6. Payments. James Development and Rockhill shall pay the City their amounts due under the Master Agreement at least five (5) days before the amount is due to be paid by the City to Freese and Nichols, Inc. Upon receipt of the payments, the City shall forward the funds to Freese and Nichols, Inc. Upon execution of the Master Agreement, the City shall provide James Development and Rockhill a copy thereof. The City shall not be required to, but may, invoice James Development and Rockhill for amounts due. Should the City send an invoice to James Development and Rockhill, such invoice shall be paid to the City the City within fifteen (15) days of receipt of the invoice.

7. General Provisions.

A. Notices. All notices required to contemplated by this Agreement (or otherwise given in connection with this Agreement) (a "**Notice**") shall be in writing, shall be signed by or on behalf of the Party giving the Notice, and shall be effective on the earlier of (a) on the third (3rd) day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested with a confirming copy sent by facsimile or email, (b) on the day delivered by a private delivery or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed), or (c) on the day actually received by the person to whom the Notice is addressed, including, but not limited to, delivery in person, delivery by regular mail, delivery by facsimile (with a confirmation copy sent by regular mail), or delivery by email (with a confirming copy sent by one of the other

Attachment: Flood Study Agreement MFM 07-27-21 (Doe Branch Flood Study Agreement)

methods set forth herein). Notices given pursuant to this Section shall be addressed as follows:

To the City:	City of Celina 142 North Ohio Street Celina, Texas 75009 Attention: City Manager Telephone: (972) 283-2682 Facsimile: (972) 382-3736 Email: jlaumer@celina-tx.gov
With a copy to:	Julie Fort Messer, Fort & McDonald, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034 Telephone: (972) 668-6400 Email: julie@txmunicipallaw.com
To James Development:	_____ _____ _____ _____
To Rockhill:	_____ _____ _____ _____

The Parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least ten (10) days written notice to the other Party. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday, or legal holiday.

B. Force Majeure. In the event any Party is rendered unable, wholly or in part, by an Event of Force Majeure to carry out any of its obligations under this Agreement, it is agreed that on such Party's giving notice and full particulars of such Event of Force Majeure in writing to the other Party as soon as possible after the occurrence of the cause relied upon, then the obligations of the Party giving such notice, to the extent it is affected by the Event of Force Majeure and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability but for no longer period. Such cause shall as far as possible be remedied with all reasonable dispatch. An "Event of Force Majeure" means any event or occurrence that is not within the control of such Party or its Affiliates and prevents a Party from performing its

Attachment: Flood Study Agreement MFM 07-27-21 (Doe Branch Flood Study Agreement)

obligations under this Agreement, including without limitation, any act of God; act of a public enemy; war; riot; sabotage; blockage; embargo; failure or inability to secure materials, supplies, or labor through ordinary sources by reason of shortages or priority; labor strike, lockout or other labor or industrial disturbance (whether or not on the part of agents or employees of any Party); civil disturbance; terrorist act; power outage; fire, flood, windstorm, hurricane, earthquake, or other casualty; pandemic; any law, order, regulation, or other action of any governing authority; any action, inaction, order, ruling moratorium, regulation, statute, condition, or other decision of any governmental agency having jurisdiction over the Party, over the Flood Study, or over a Party's operations.

C. Default; Termination. If any Party fails to perform an obligation imposed on such Party by this Agreement (a "Failure") and such Failure is not cured after notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a default. If a Failure is monetary, the non-performing Party shall have 10 days within which to cure. If the Failure is non-monetary, the non-performing Party shall have 30 days within which to cure. In the event said breach is not cured within said thirty (30) day or ten (10) day period, as applicable, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, specific performance, mandamus, and injunctive relief.

D. Entire Agreement; Amendment. This Agreement contains the entire agreement of the Parties with respect to the matters covered by this Agreement, and no other agreement, statement, or promise made by either Party, or to any employee, officer, or agent of any Party, which is not contained in this Agreement shall be binding or valid. This Agreement may not be altered, amended, or modified except in writing and approved by the Parties.

Signature Page Follows

Attachment: Flood Study Agreement MFM 07-27-21 (Doe Branch Flood Study Agreement)

EXECUTED by the City, James Land & Development, LLC, and Rockhill Capital & Investments, LLC on the respective dates stated below.

CITY OF CELINA

_____
Sean Terry, Mayor

Date: _____

ATTEST:

_____
Vicki Tarrant, City Secretary

JAMES LAND & DEVELOPMENT, LLC

_____
Adam James, Manager

Date: _____

ROCKHILL CAPITAL & INVESTMENTS LLC

_____
_____, Manager

Date: _____

Attachment: Flood Study Agreement MFM 07-27-21 (Doe Branch Flood Study Agreement)

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Manager
CC: Andy Figueroa, Director of Public Works
Date: August 10, 2021
Re:

Action Requested:
Consider and act to authorize the purchase of Sensus water meters from Aquametric Sales as the sole source provider in an amount not to exceed $287,160.00. (Berry)

Background Information:
In January 2021 Council authorized the purchase of meters for fiscal year 21 in the amount of $759,900. Staff is in need of additional meters to keep up with growth in the estimated amount of 287,160.00.

The water meters to be purchased will be used on a daily basis to provide sound infrastructure by providing new meters for new builds and replacement meters for defective/broke meters. The City is currently utilizing Sensus software for reading meters. Sensus meters are considered sole source. They are only available through one vendor due to territorial restrictions.

The Water division of Public Works will have the primary responsibility for purchasing meters. Authorizing the purchase will allow staff to order required items as needed resulting in increased productivity and efficiency.

Meter pricing is guaranteed through October 1, 2021.

Financial Considerations:
Funding is available in the current budget. 202-117-000-6348

Expenditures will not exceed funds appropriated. Funds will be committed at the issuance of a purchase order.

Legal Review:
N/A

Supporting Documents:
Aquametric Sole Source Affidavit

Staff Recommendation:
Staff recommends authorizing the purchase of water meters from Aqua Metric Sales.

SOLE SOURCE (VENDOR) AFFIDAVIT

Thirkettle Corporation dba Aqua-Metric Sales Company — **Company Name**

Michael Cartwright, Operations Manager — **Contact Person**

16914 Alamo Parkway, Building 2, Selma, Texas 78154 — **Address**

City | **State** | **Zip**

(210) 967-6300 — **Phone**

Michael.Cartwright@aqua-metric.com — **Email**

Before me, the undersigned official, on this day, appeared, Thomas Thirkettle,
A person known to me to be the person whose signature appears below; whom after being duly sworn, his/her oath deposed and said:

1. My name is Thomas Thirkettle; I am over the age of 18, have never been convicted of a felony and I am competent to make this affidavit.

2. I am an authorized representative of the above named company or firm:

3. The above named company or firm is the sole source provider of the following item/service **and no other company or firm in the United States sells or distributes the products listed below**:

Note: Aqua-Metric is the sole source Sensus distributor for the majority of Texas - primarily east, northeast, and south Texas.
Sensus distributors outside of our territory will not supply product within our boundaries as this is not permitted by Sensus.
A copy of our official Sensus Sole Source Letter has been included as an attachment to this form.

4. Competition in providing the above named item/service) are precluded by the existence of a: (Please mark one source)

O	patent	O	copyright	O	secret process
O	monopoly	O	film	O	manuscript
O	book	O	a captive replacement part or component for equipment.		

☒ There is/are no other like item(s) or product(s) available for purchase that would serve the same purpose or function and there is only one price for the above named item(s) or products(s) because of exclusive distribution or marketing rights. **A vendor, who markets a product through distributors, or more than one outlet, is not a sole source because the products are available from more than one source.**

Signature of Authorized Official (President, CEO)

President
Title of Authorized Official

SUBSCRIBED AND SWORN to before me on this 6th **day of** February, 2019.

(Seal)

D. FRYMIRE
COMM. #2231912
Notary Public · California
Riverside County
My Comm. Expires Feb. 23, 2022

Signature of Notary

D. Frymire, Notary Public
Printed Name

Feb. 23, 2022
My Commission Expires

Approval: ✓ **Yes** ____ **No**

territorial sole source OEM

Signature of Purchasing Agent

2/6/19
Date

Attachment: Aqua Metric Sales Sole Source Affidavit (Meters FY 2021 - Additional Meters)

Jim Grillo
Sensus USA, Inc
Mid-West Director of Sales
612-867-3283
jim.grillo@xyleminc.com

sensus
a xylem brand

August 21, 2018

To Whom It May Concern:

Sensus USA, Inc is pleased to announce that **Aqua Metric of Schertz, TX** is the exclusive Authorized Distributor of Sensus products and Value Added Reseller (VAR) for Sensus Services such as SaaS in the territory of Central, East and South Texas and the state of Louisiana.

Please contact Aqua Metric for all of your Sensus needs. Purchasing Sensus products and services from the authorized distributor for your area ensures that your products will be properly supported and warranted.

We look forward to the opportunity of providing your firm with quality water measurement equipment and support in the near future. Please feel free to contact me at jim.grillo@xyleminc.com regarding this or any other matter.

Sincerely

James C. Grillo
Mid-West Director of Sales
Sensus USA, Inc

Attachment: Aqua Metric Sales Sole Source Affidavit (Meters FY 2021 - Additional Meters)

Aqua Metric

Sales Quote

Aqua-Metric Sales Company
Kelsey VanCleave
16914 Alamo Parkway, Bldg. 2 | Selma, TX 78154
Phone: (210) 967-6300 | Fax: (210) 967-6305

December 28, 2020

Quote for: City of Celina
Attention:
Address:
City, State, ZIP:
Phone:
Email: Nathan Morales <nmorales@Celina-tx.gov>

Quantity	Description	Unit Price	Line Total
	3/4" SRII METER TRPL	$184.91	
	1" SRII METER TRPL	$237.13	
	1.5" OMNI R2 METER TRPL	$480.24	
	2" OMNI R2 METER TRPL	$673.82	
	3" OMNI C2 METER TRPL	$1,694.54	
	4" OMNI C2 METER TRPL	$2,943.14	
	6" OMNI C2 METER TRPL	$5,083.60	
	8" OMNI C2 METER TRPL	$8,212.18	
	3" OMNI H2 METER W/TRPL AND CPLGS	$1,373.96	
	MXU 520M SINGLE PORT	$151.40	
	TRPL CABLE	$15.22	
	5/8"-1" SRII TRPL REGISTER ONLY	$66.74	
	3" OMNI C2 MEASURING CHAMBER TRPL	$1,218.96	

Total

This quote for the product and services named above is subject to the following terms:

1. All quotes are subject to the Aqua-Metric Terms of Sale located on our website.
2. Quote is valid through 10/01/21.
3. Freight allowed on complete single orders exceeding $10,000.00.
4. Net Thirty Days to Pay
5. Returned product may be subject to a 25% restocking fee.

Attachment: Quote Meter 100121 (Meters FY 2021 - Additional Meters)

Proprietary and Confidential

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Manager
CC: John Cullison, Police Chief
Date: August 10, 2021
Re: 2021 Vehicle Purchase Police

Action Requested:
Consider and act to authorize the purchase of a vehicle for the Police Department from Caldwell Country Ford ($38,635) and outfitting equipment from Defender Supply ($5,016) in an amount not to exceed $43,651.00. (Berry)

Background Information:
Staff requests authorization to procure a vehicle for the Police Department. Staff previously purchased new vehicles for Fiscal Year 2021 that exceeded $50,000 . This will be an additional purchase not previously authorized. This unit is an enhancement to the fleet and will be purchased through a cooperative contract with BuyBoard, Contract #601-19.

The City maintains an executed Interlocal Agreement with the cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Alternatives:
Council may reject the purchase and direct staff.

Financial Considerations:
Funding is available in the current budget.

Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Supporting Documents:
Quotes

Staff Recommendation:
Authorize the purchase of a Vehicle

DEFENDER SUPPLY™

Argyle, TX 76226

Date	5/27/2021
Estimate #	31260
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845

Bill To

Celina TX PD
142 North Ohio
Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2021 Ford F-150 Crew Pi... Thank you for you're continued business!

Description	Location	Qty	Price	Total
All Parts are for a customer supplied 2021 Ford F-150 Crew Cab Pick Up - Vin #				
Chief's Unit				
Customer PO #				
Defender Supply F150 Visor Light Handheld Controller Package - Full Function Dual Color LED Low Profile Visor Light Bar with Full Across Take Down, Progressing Flash Patterns with Slide Switch, Cruise, Low Power (R/W, B/W), No SIren Speaker of Bracket, Hand Held Siren Controller (HHS4200) and Main Harness. Includes Installation.		1	2,049.32	2,049.32
Defender Supply Tail Light Hide-Away Lighting Package -Includes 2, Dual Color Super LED Light Heads (R/B) Inserted in the Reverse Section of the Tail Lights. Includes Installation.		1	324.75	324.75
Defender Supply F150 Traffic Advisor Package 2 - Includes 1 Eight Head Traffic Advisor with Two End Flashing LEDs (Red/Amber/Blue) Mounted Behind Rear Glass. Includes Bracket Fabrication and Installation.		1	711.13	711.13
Boss Strong Box Under Rear Seat Weapon Pull Out Drawer 54"W x 13"D x 5.75"H - # 7126-7654		1	990.00	990.00
Installation of Above Weapon Storage		2.5	100.00	250.00
Customer to Deliver & Pick Up Truck				
Defender Supply Wiring Harness, Power Distribution Block and Battery Management System		1	690.80	690.80
Customer to Deliver & Pick Up Vehicle				

Attachment: PD Chief Vehicle Equipment (FY 2021 Vehicle Purchase - Police)

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total **$5,016.00**

Signature _____

CALDWELL COUNTRY FORD

PO BOX 72, ROCKDALE, TX 76567

BUYBOARD 601-19 **QUOTE #CC212175**

End User: CITY OF CELINA **Caldwell Rep:** CHRIS COLLINS

Contact: ALEX JONES 972-382-2121 **Phone/fax:** **979-567-6129**

Phone/email: AJONES@CELINA-TX.GOV **Date:** Friday, May 28, 2021

Product Description: FORD F150 REG CAB **email:** chris@caldwellcountry.com

A. **Bid Series:** 123 **A. Base Price:** **$ 38,235.00**

B. **Published Options [Itemize each below]**

Code	Options	Bid Price	Code	Options	Bid Price
W1E	21 F150 XLT 4WD SUPERCREW	INCL	86B	XLT CHROME APPEARANCE PKG	INCL
	5.5' BOX 145" WB	INCL	XL6	ELECTRONIC LOCKING 3.73	INCL
995	5.0L V8 GAS ENGINE	INCL		TILT/TELE STEERING WHEEL	INCL
44G	10 SPEED AUTOMATIC TRANS	INCL		REMOTE KEYLESS ENTRY	INCL
301A	EQUIPMENT GROUP 301A	INCL		POWER WINDOWS	INCL
16G	BLACK VINYL FLOORING	INCL		POWER LOCKS	INCL
53A	TRAILER TOW PACKAGE	INCL		LANE KEEPING SYSTEM	INCL
96W	TOUGH BED SPRAY IN LINER	INCL		PRE COLLISION ASSIST	INCL
96X	HARD FOLDING BOX COVER OEM	INCL		REAR VIEW MIRROR	INCL
59R	REMOTE START	INCL		CHROME BARS	INCL
64L	20" CHROMELIKE PVD WHEELS	INCL		CARGO BOX LIGHTS	INCL
				Total of B. Published Options:	**$ -**

C. **Unpublished Options [Itemize each below, not to exceed 25%]** **$=** 0.0 **%**

Options	Bid Price	Options	Bid Price
DIO- TINT FRONT TWO WINDOWS		M7-CARBONIZED GRAY	EXT COLOR
DIO-WEATHERGARD FRONT TWO MATS		US- CLOTH 40/CONSOLE/40	INT COLOR
		Q4 2021- Q1 2022	DELIVERY
		Total of C. Unpublished Options:	**$ -**

D. **Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time:** **INCLUDED** **$ -**

E. **UPFITTERS:** **$ -**

F. **Manufacturer Destination/Delivery:**

G. **Floor Plan Interest (for in-stock and/or equipped vehicles):** **$ -**

H **Lot Insurance (for in-stock and/or equipped vehicles):** **$ -**

I. **Contract Price Adjustment:** **$ -**

J. **Additional Delivery Charge:** 0 **miles** **INCLUDED** **$ -**

K. **Subtotal:** **$ 38,235.00**

L. **Quantity Ordered** 1 **x K =** **$ 38,235.00**

M. **Trade in:** **$ -**

N. **BUYBOARD FEE PER PURCHASE ORDER:** **$ 400.00**

O. **TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE::** **$**

Attachment: PD Chief Vehicle (FY 2021 Vehicle Purchase - Police)

Attachment: PD Chief Vehicle (FY 2021 Vehicle Purchase - Police)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Manager
CC: Andy Figueroa, Director of Public Works
Date: August 10, 2021
Re: Card Access for PW Buildings

Action Requested:
Consider and act to authorize installation services for card access to various Public Works sites to Automation Integration through BuyBoard contract #638-21 in an amount not to exceed $76,039.82. (Berry)

Background Information:
Services include updates to existing equipment and the addition of access control Light Farms and Coit water towers and the Frontier lift station . The detailed quote is attached.

The City maintains an executed Master Services Agreement (MSA) with the engineering firm for on-call engineering services.

Alternatives:
Council may reject the authorization and direct staff.

Financial Considerations:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
Agreement

Staff Recommendation:
Authorize Purchase

AUTOMATION INTEGRATION
Low Voltage Specialist

LF Generator / Gates

Quote #000878 v1

Prepared For:

City of Celina.
Alan Anderson
10165 CR 106
Celina, TX 75009

P: (469) 625-8237
E: aanderson@celina-tx.gov

Prepared By:

Automation Integration
Eric Becker
8186 Rawhide Rd
Celina, TX 75009

P: (214) 432-5981
E: eric@automationintegration.net

Date Issued:
07.12.2021

Expires:
10.10.2021

Light Farms Access		Qty
1. Install motor for existing gate and bring gate up to current code 2. Add access control keypad to gate		
920NTNNEK00000	**ICLASS SE R40 READER - BLACK** ICLASS SE R40 READER - BLACK	1
Misc LV	**Pedestal** Miscellaneous	1
Misc LV	**Tenching / Pipe** Miscellaneous	1
Misc LV	**Miscellaneous Wire / Cable** Miscellaneous	1
Service - Fixed Fee	**Service - Fixed Fee** Fixed fee labor for service or project work.	1
Misc LV	**Gate Motorization and retrofit** Miscellaneous	1
CT-V900-A	**CENTAUR 2-DOOR CONTROLLER** CENTAUR 2-DOOR CONTROLLER	1
RSIP	**RS232 TO IP CONVERTER** RS232 TO IP CONVERTER	1
CDVI150	**16V AND 24V 150VA TRANSFORMER** 16V AND 24V 150VA TRANSFORMER	1
DS004	**Wireless Wiegand** Wireless Wiegand Bridge	1
	Subtotal	**$33,955.**

Light Farms Generator		Qty
We will add a 200 amp single phase disconnect in the FS2 electrical room and tie it into the existing service to feed the water tower. There will be a complete shutdown of FS2 needed for 4-6 hours while the new service is being tied in.		
Misc EL	**Trenching / Pipe** Miscellaneous	1
Misc EL	**Cable** Miscellaneous	1
Misc EL	**ATS / Transformer**	1

Attachment: Card Access - Automation Intergration quote (Card Access for PW Buildings)

AUTOMATION INTEGRATION
Low Voltage Specialist

Light Farms Generator		Qty
Service - Fixed Fee	**Service - Fixed Fee** Fixed fee labor for service or project work.	1
Misc LV	**Miscellaneous** Miscellaneous	1
Misc EL	**Grounding** Miscellaneous	1
Misc EL	**Equipment Pad** Miscellaneous	1
Misc EL	**Landscape Repair / Grading** Miscellaneous	1
	Subtotal	**$28,731.**

Frontier Pump Station Access		Qty
Convert existing gate keypad to access control. Existing internet on site		
920NTNNEK00000	**ICLASS SE R40 READER - BLACK** ICLASS SE R40 READER - BLACK	1
Misc LV	**Miscellaneous Wire / Cable** Miscellaneous	1
Service - Fixed Fee	**Service - Fixed Fee** Fixed fee labor for service or project work.	1
Misc LV	**Outdoor Enclosure** Miscellaneous	1
Misc LV	**Chain Drop / Knox Key Switch** Miscellaneous	1
CT-V900-A	**CENTAUR 2-DOOR CONTROLLER** CENTAUR 2-DOOR CONTROLLER	1
RSIP	**RS232 TO IP CONVERTER** RS232 TO IP CONVERTER	1
CDVI150	**16V AND 24V 150VA TRANSFORMER** 16V AND 24V 150VA TRANSFORMER	1
DS004	**Wireless Wiegand** Wireless Wiegand Bridge	1
	Subtotal	**$5,766.**

Coit Rd Access		Qty
1. Add access control keypad to gate Existing internet on site		
920NTNNEK00000	**ICLASS SE R40 READER - BLACK** ICLASS SE R40 READER - BLACK	1
Misc LV	**Pedestal** Miscellaneous	1
CT-V900-A	**CENTAUR 2-DOOR CONTROLLER** CENTAUR 2-DOOR CONTROLLER	1
RSIP	**RS232 TO IP CONVERTER** RS232 TO IP CONVERTER	1

Attachment: Card Access - Automation Intergration quote (Card Access for PW Buildings)

AUTOMATION INTEGRATION
Low Voltage Specialist

Coit Rd Access		Qty
CDVI150	**16V AND 24V 150VA TRANSFORMER** 16V AND 24V 150VA TRANSFORMER	1
DS004	**Wireless Wiegand** Wireless Wiegand Bridge	1
Misc LV	**Miscellaneous Wire / Cable** Miscellaneous	1
Service - Fixed Fee	**Service - Fixed Fee** Fixed fee labor for service or project work.	1
Misc LV	**Chain Drop** Miscellaneous	1
	Subtotal	**$7,586.**

Quote Summary	Amou
Light Farms Access	$33,955.
Light Farms Generator	$28,731.
Frontier Pump Station Access	$5,766.
Coit Rd Access	$7,586.
Total:	**$76,039.**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. All pricing includes a 3% discour for cash / check payment, payment by Credit Card will forfeit the discount.

Acceptance

Automation Integration

Eric Becker
Signature / Name

07/12/2021
Date

City of Celina.

Signature / Name Initials

Date

Attachment: Card Access - Automation Intergration quote (Card Access for PW Buildings)

AUTOMATION INTEGRATION
Low Voltage Specialist

Project Terms

Contract

A. The general project description is contained in the attached document and related documents from herein referred to as th "Proposal'
B. The specific work to be performed by Contractor is the installation of the specified system as outlined in the Proposal.
C. The total amount to be paid by the owner for the performance (subject to additions and deductions by written change orde shall not exceed the total specified in the Proposal.
D. Progress payments will be made according to the payment schedule below. Equipment will not be ordered until the equipment deposit has been submitted. These times are subject to the timing of the construction and the lead times required fc the ordered equipment to be delivered.
E. Payment is due immediately after invoicing. Unpaid balance beyond 10 days after invoicing of completed tasks as outlinec in item D shall bear interest payable to Contractor at a rate of 1.5% per month simple interest.
F. This Proposal expires 30 days following the date stated on the top of this agreement. No work will be scheduled without a deposit plus a signed copy of this agreement. All drawings and specifications contingent on agreement and retainer.
G. If job is of a retro-fit/remodel nature on an existing structure, and scope of work exceeds time estimated to complete because of unforeseen circumstances, owner agrees that he/she will be back-charged at a rate of $75 per man, per hour for al extra labor involved in completing the job.
H. All drawings and documentation are contingent on retainer. Since preparing a proposal requires system design & engineering by a professional Systems Integrator, only one version of the proposal will be prepared without a retainer. If a second version is required or if project is for design & documentation only, a minimum $400 Design Retainer will be collected. This Design Retainer will cover up to three additional designs and proposals, as well as one block-diagram drawing of the system. For a $1000 Design Retainer, client will receive up to three versions, one block diagram drawing, plus one basic cabin audio placement and specification drawing. The retainer covers design & engineering time and is non-ref
I. Contractor reserves the right to replace proposed models in the case of obsolescence, discontinuation or unavailability with comparable model of equal or greater value. Contractor will not be held responsible or liable in any way for any said product's obsolescence, discontinuation or unavailability.

1. Contract Documents and Details
The contract documents consist of this agreement, including all general provisions, special provisions, specifications, drawings addenda, change orders, written interpretations, and written orders for minor changes in work. Work not covered by contract documents will not be required unless it is required by reasonable inference as being necessary to produce the intended result The costs associated with any related work or materials, including, but not limited to electrical, drywall, painting, cabinets are nc included unless specifically documented in the proposal. Contractor is not responsible for any underground trenching or laying supplying of conduit for outside wiring.
2. Time
With respect to schedule completion of the tasks in section D, time is of the essence. If Contractor is delayed at any time in the progress of the work by owner change orders, fire, labor disputes, acts of God or other causes beyond Contractor's control, the completion schedule for the work or affected parts of the work shall be extended by the same amount of the time caused by the delay.
3. Payments and Completion
The above Payment Schedule is a guideline and approximation. Since contractor will, if possible, open, test and burn-in equipment before delivery, all components must be paid for before delivery to job site. Payments may not be withheld under ar circumstances. Any disputes due to legal claims will be settled independently in good faith between the parties. Final payment shall be due immediately following completion of the project. Contractor will hold owner harmless with respect to claims of subcontractors and suppliers.
4. Insurance
Contractor shall purchase and maintain such insurance necessary to protect from claims under workers compensation and fror any damage to the owners property resulting from the conduct of this contract.
5. Changes in the Contract
The owner may order changes, additions, or modifications without invalidating the contract. Such changes must be in writing ai signed by the owner. The contractor shall provide the owner in writing the amount of additional costs or cost reductions resultin from changes ordered within 15 working days unless this requirement is waived in writing by the owner. Change Orders shall b paid in full upon acceptance of change and shall not alter the contract's payment schedule. In case of product unavailability or discontinuation, contractor reserves the right to substitute equipment of equal or better quality. Contractor will be held blameles in case of product unavailability or discontinuation.

Attachment: Card Access - Automation Intergration quote (Card Access for PW Buildings)

6. Warranty
Contractor warranties all parts and labor involved in an installation for six months. Contractor will also be glad to help the client get their manufacturer-warrantied equipment serviced though out the life of the said warranty.
7. Security
In the course of completing items under this contract and proposal it is possible for contractor to install such items requiring passwords, or to have access to user names and passwords of clients existing equipment. This shall be provided to Contractor a timely manner, and shall be safe-kept by contractor, with limited access to only those employees requiring use of such items complete requested work.
8. Retention of Title
Contractor shall retain title to any materials that Contractor supplies. Title shall not pass to Owner until satisfactory payment is made for any portion of the work performed, including subsequent extra work and/or change-orders. Materials shall not be deemed to become a part of real property, regardless of their severability, until Owner makes the entire Agreement payment. Contractor may remove an amount or portion of materials equivalent in value to any payment then in default. No part of this provision may be asserted against any prior or subsequent lien holder whose lien has been granted as a security interest in the property for purposes of financing its improvement in any manner, or any assignee or successor of such a lien holder.

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Manager
CC: Andy Glasgow, Director of Engineering
Date: August 10, 2021
Re: 2021 Vehicle - Engineering Department

Action Requested:
Consider and act to authorize the purchase of a vehicle for Engineering from Grapevine Dodge Chrysler Jeep in an amount not to exceed $36,701.00. (Berry)

Background Information:
Staff requests authorization to procure a vehicle for the Engineering Department. Staff previously purchased new vehicles for Fiscal Year 2021 that exceeded $50,000 . This will be an additional purchase not previously authorized. This unit is an enhancement to the fleet and will be purchased through a cooperative contract with BuyBoard, Contract #601-19.

The City maintains an executed Interlocal Agreement with the cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Alternatives:
Council may reject the purchase and direct staff.

Financial Considerations:
Funding is available in the current budget.

Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Supporting Documents:
Quote

Staff Recommendation:
Authorize the purchase of vehicle.

PRODUCT PRICING SUMMARY BASED ON CONTRACT

BUYBOARD #601-19

Grapevine Dodge Chrysler Jeep 2601 William D Tate, Grapevine, TX 76051

End Use: CITY OF CELINA

Rep: Dennis Thomas

Contact: LAP TRINH

Phone: 817-410-7541

Phone/Email: LTRINH@CELINA-TX.GOV

Email: dthomas@grapevinedcj.com

Product Description: 2021 RAM 1500 EXT CAB 4X4 INBOUND

Date: 07/14/2021

A. Bid Series 1500

A. Base Price: 17,888

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
DS6H41	EXT CAB 6FT 4IN BED 4X4 SLT	12,416	26F	WARLOCK 5.7L HEMI V8	2,134
PW7	WHITE	NC	P6X9	POWER CLOTH BUCKETS	1256
DMH	3.92 AXLE	92	ASJ	WARLOCK ALL TERRAIN	189
AJB	REMOTE START	383	AFC	ELECTRONICS GROUP	771
ADW	WARLOCK DÉCOR GROUP	286	AAN	TECHNOLOGY PACKAGE 1	291
				Total of B. Published Options:	17,818

C. Unpublished Options $= 0.0%

Options	Bid Price	Options	Bid Price
I HAVE 1 OF THESE INBOUND IN THIS SPEC			
4 corner amber strobes	595		
		Total of C. Unpublished Options:	595

D.	Pre-delivery Inspection:	
E.	Texas State Inspection:	$
F.	Manufacturer Destination/Delivery:	$
G.	Floor Plan Interest (for in-stock and/or equipped vehicles):	$
H.	Lot Insurance (for in stock and/or equipped vehicles):	$
I.	Contract Price Adjustment:	$
J.	Additional Delivery Charge: _____ miles	FOB GRAPEVINE
K.	Subtotal:	$36,301
L.	Quantity Ordered _____ x K =	$
M.	Trade in: _____	
N.	BUYBOARD Administrative Fee ($400 per purchase order)	$400.00
O.	TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE	$36,701

Attachment: Engineering - truck 2021 0810 agenda (FY 2021 Vehicle Engineering)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Manager
CC: Cody Webb, Director of Parks and Recreation
Date: August 10, 2021
Re: 2021 Vehicle - Parks Department

Action Requested:
Consider and act to authorize the purchase of a vehicle for the Parks Department from Caldwell Country Chevrolet through a cooperative contract with BuyBoard (Contract 601-19) in an amount not to exceed $42,137.00. (Berry)

Background Information:
Staff requests authorization to procure a vehicle for the Parks Department. Staff previously purchased new vehicles for Fiscal Year 2021 that exceeded $50,000 . This will be an additional purchase not previously authorized. This unit is an enhancement to the fleet and will be purchased through a cooperative contract with BuyBoard, Contract #601-19.

The City maintains an executed Interlocal Agreement with the cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Alternatives:
Council may reject the purchase and direct staff.

Financial Considerations:
Funding is available in the current budget.

Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Supporting Documents:
Quote

Staff Recommendation:
Authorize the purchase of a vehicle

CALDWELL COUNTRY CHEVROLET

800 HWY. 21 E. CALDWELL, TEXAS 77836 TAX ID#14-1856872

BUYBOARD BID 601-19 **QUOTE # CC212321**

End User:	CITY OF CELINA	**Caldwell Rep:**	CHRIS COLLINS
Contact:	BARBARA SPRINKLE 940-208-0128	**Phone:**	**979-567-6129**
Phone/email:	BSRPINKLE@CELINA-TX-GOV	**Date:**	Friday, July 30, 2021
Product Description:	CHEVY SILVERADO	**email:**	chris@caldwellcountry.com

A. Bid Series: 26 **A. Base Price:** $ 28,987.00

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
CC20953	22 SILVERADO 2500HD 2WD DOUBLE	INCL		REMOTE KEYLESS ENTRY	INCL
	CAB 162" WT - 55.2" CA	INCL		REAR AXLE 3.73 RATIO	INCL
L8T	ENGINE 6.6L V8 GAS	INCL		CHEV INFOTAINMENT 3 SYS	INCL
MYD	6 SPEED AUTOMATIC	INCL		GVWR 10,00LBS	INCL
5N5	REAR CAMERA KIT	INCL		TIRES LT245/75R17E ALL SEASON	INCL
JL1	TRAILER BRAKE CONTROLLER	INCL		CRUISE CONTROL	INCL
ZW9	PICK UP BED DELETE	INCL		17" STEEL WHEELS	INCL
ZLQ	WT CONVENIENCE PACKAGE	INCL		BLUETOOTH	INCL
1WT	WORK TRUCK EQUIP GROUP	INCL		FULL VINYL FLOOR	INCL
ZW9	PICK UP BED DELETE	INCL		AIR CONDITIONING	INCL
	POWER LOCKS/WINDOWS	INCL		FRONT SEAT 40/20/40 SPLIT BENCH	INCL

Total of B. Published Options: $ -

C. Unpublished Options [Itemize each below, not to exceed 25%] **$=** 0.0 **%**

Options	Bid Price	Options	Bid Price
	$ -	GAZ- SUMMIT WHITE	EXT COLOR
		H2G- VINYL JET BLACK	INT COLOR
		ORDER- Q1-Q3 2022	DELIVERY

Total of C. Unpublished Options: $ -

D. Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time: **INCLUDED** $ -

E. Upfitters: **TEXAS FLEET OUTFITTERS #9819** $ 12,750.00

F. Manufacturer Destination/Delivery:

G. Floor Plan Interest (for in-stock and/or equipped vehicles): $ -

H Lot Insurance (for in-stock and/or equipped vehicles): $ -

I. Contract Price Adjustment: $ -

J. Additional Delivery Charge: 0 **miles** **INCLUDED** $ -

K. Subtotal: $ 41,737.00

L. Quantity Ordered 1 **x K =** $ 41,737.00

M. Trade in:

N. BUYBOARD FEE PER PURCHASE ORDER: $ 400.00

O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE $

Attachment: Parks CITY OF CELINA- 2022 CHEVROLET 2500 CC20953-JULY 2021-TER TEXAS 9819-CC212321 (FY 2021 Vehicle Parks)

Attachment: Parks CITY OF CELINA- 2022 CHEVROLET 2500 CC20953-JULY 2021-TER TEXAS 9819-CC212321 (FY 2021 Vehicle Parks)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Manager
CC: Mark Metdker, Public Safety Director
Date: August 10, 2021
Re: Engine 3

Action Requested:
Consider and act to purchase a Pierce Custom Velocity PUC Engine 3 Fire Station 3 from Siddons Martin Emergency Group, LLC through a cooperative contract with HGAC in an amount not to exceed $873,057.00. (Berry)

Background Information:
Staff requests authorization to procure a new Pierce Fire Engine for Station 3 through the following cooperative agreement.

- Houston Galveston Area Council (HGAC)
- Contract #FS12-19

Delivery time is approximately sixteen months.

The City maintains an executed Interlocal Agreement with above the cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Alternatives:
Council may reject the purchase and direct staff.

Financial Considerations:
Funding is available from Bond sales. Expenditures will not exceed funds appropriated and funds will be committed at he issuance of a purchase order.

Supporting Documents:
Quote

Staff Recommendation:
Authorize the purchase as recommended.

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890

July 27, 2021

SHAIN HUNN, ASSISTANT CHIEF
CELINA FIRE DEPARTMENT
1413 S PRESTON RD
SUITE 200
CELINA, TX 75009

Proposal For: 2021 Celina PUC Pumper

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to CELINA FIRE DEPARTMENT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB CELINA FIRE DEPARTMENT and training on operation and use of the apparatus.

Description	Amoun
Qty. 1 - 1073 - Pierce-Custom Velocity PUC	
(Unit Price - $899,353.00)	
Delivery within 15-16 months of order date	
QUOTE # - SMEG-0002304-1	
Vehicle Price	$899,353.00
Chassis Prepay Discount	($12,336.00
Full Prepay Discount	($15,960.00
1073 - UNIT TOTAL	**$871,057.00**
SUB TOTAL	$871,057.00
HGAC FS12-19 (FIRE)	$2,000.00
TOTAL	**$873,057.00**

Price guaranteed for 60 days

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Attachment: Quote - Engine 3 (Engine 3)

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

(A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
(B) 20% of the Purchase Price after completion of the approval drawings;
(C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Scott Beckwith

I, _____, the authorized representative of CELINA FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

_____
Signature & Date

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Cambridge Crossing PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Cambridge Crossing Public Improvement District. (Stovall)

Background Information:
The Cambridge Crossing PID was created by the City Council pursuant to the PID Act and a resolution approved on February 28, 2017. The PID is located approximately two miles west of Preston Road, approximately four and one-half miles north of US 380, and approximately 1,000 feet west of the Dallas North Tollway extension. The PID is anticipated to contain an estimated 1,528 residential units on approximately 484.074 acres within seven phases.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

CAMBRIDGE CROSSING
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)

AS APRROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

CAMBRIDGE CROSSING
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 – 8/31/22)

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Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

I. INTRODUCTION

The Cambridge Crossing Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on January 10, 2017, to finance certain public improvement projects for the benefit of the property in the PID.

On August 14, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $9,555,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phases #2-7 Major Improvement Project) (the "Phases #2-7 Major Improvement Bonds") in the aggregate principal amount of $13,795,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted the Phases #1 Assessment Roll and the Phases #2-7 Major Improvements Assessment Roll attached as Appendix F and Appendix E, respectively, to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2021-22.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(remainder of this page is intentionally left blank)

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on August 14, 2018, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Phases #2-7 Major Improvement costs and bond issuance costs, were equal to $9,906,948. As described in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, actual costs of the Phase #1 Improvements were equal to $9,961,817.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the Phase #1 Improvements were completed and accepted February 24, 2020, and the Outer Loop was completed and accepted on June 10, 2021.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of the Phases #2-7 Major Improvement costs, (2) establish the PID, and (3) issue Phase #1 Bonds. The actual costs spent to date of the Phase #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/P21475028-P21144156-P21557663.pdf

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Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Table II-A
Updated Sources and Uses – Phase #1

Sources of Funds	Initial Estimated Budget	Actual Amount Spent	Variance
Par amount	$9,555,000	$9,555,000	$0
Other funding sources			
Phase #1 Improvement Account additional interest income	$0	$77,492	$77,492
Developer contributions	$351,948	$351,948	$0
Subtotal: Other funding sources	*$351,948*	*$429,439*	*$77,492*
Total Sources	**$9,906,948**	**$9,984,439**	**$77,492**
Uses of Funds			
Phase #1 Improvements			
Road improvements	$2,543,000	$2,404,410	($138,590)
Water distribution system improvements	$1,097,000	$1,055,340	($41,660)
Sanitary sewer improvements	$1,003,000	$933,576	($69,424)
Storm drainage improvements	$0	$0	$0
Other soft and miscellaneous costs	$194,000	$521,165	$327,165
Subtotal: Phase #1 Improvements	*$4,837,000*	*$4,914,492*	*$77,492*
Major Improvements			
Road improvements including Right-of-Way	$2,302,624	$2,057,210	($245,414)
Water distribution system improvements	$223,957	$197,469	($26,488)
Sanitary sewer improvements	$312,073	$266,900	($45,173)
Storm drainage improvements	$229,772	$316,838	$87,066
Other soft and miscellaneous costs	$79,957	$309,966	$230,009
Subtotal: Authorized Improvements	*$3,148,382*	*$3,148,382*	*$0*
Bond Issuance Costs			
Capitalized interest	$486,053	$486,053	$0
Reserve fund	$678,863	$678,863	$0
Administrative expense fund	$35,000	$35,000	$0
Other costs of issuance including underwriter's discount	$721,650	$721,650	$0
Subtotal: Bond Issuance Costs	*$1,921,565*	*$1,921,565*	*$0*
Total Uses	**$9,906,948**	**$9,984,439**	**$77,492**

[1]The revised budget variance ($77,492) attributable for Phase #1 Improvements costs was paid through additional interest income earned within the Phase #1 Improvement Account.
[2]According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Phase #1 Improvement Cost Variances

As stated in Table II-A above, there are no significant variances to the Phase #1 Improvement aggregate budget.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Phases #2-7 Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on August 14, 2018, the initial total estimated costs of the Phases #2-7 Major Improvements, including bond issuance costs, were equal to $14,028,091. As described in the Developer's Quarterly Improvement Implementation Report dated as if June 30, 2021, the current estimated costs of the Major Improvements remain unchanged from the initial estimated costs.

According to the Developer, Phases #2-7 Major Improvements are anticipated to be completed in the third quarter of 2021.

Table II-B below summarizes the updated sources and uses of funds required to (1) construct the Phases #2-7 Major Improvements, (2) establish the PID, and (3) issue Phases #2-7 Major Improvement Bonds. The actual costs spent to date of the Phases #2-7 Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional Phases #2-7 development-related information, refer to the link below:

https://emma.msrb.org/P21475051-P21144177-P21557687.pdf

Table II-B
Updated Sources and Uses – Phases #2-7 Major Improvements

Sources of Funds	Initial Estimated Budget	Budget Changes	Revised Budget	Funded to Date	Remaining Balance to be Funded[1]
Par amount	$13,795,000	$0	$13,795,000	$13,714,509	$80,491
Other funding sources	$233,091	$0	$233,091	$233,091	$0
Total Sources	**$14,028,091**	**$0**	**$14,028,091**	**$13,947,600**	**$80,491**
Uses of Funds					
Major Improvements					
Road improvements including Right-of-Way	$8,189,716	($872,861)	$7,316,855	$7,257,886	$58,969
Water distribution system improvements	$796,543	($94,209)	$702,334	$702,334	$0
Sanitary sewer improvements	$1,109,947	($160,665)	$949,282	$949,282	$0
Storm drainage improvements	$817,228	$309,665	$1,126,893	$1,126,893	$0
Other soft and miscellaneous costs	$284,376	$818,070	$1,102,447	$1,080,925	$21,522
Subtotal: Authorized Improvements	*$11,197,811*	*$0*	*$11,197,811*	*$11,117,320*	*$80,491*
Bond Issuance Costs					
Capitalized interest	$755,430	$0	$755,430	$755,430	$0
Reserve fund	$1,014,000	$0	$1,014,000	$1,014,000	$0
Administrative expense fund	$35,000	$0	$35,000	$35,000	$0
Other costs of issuance including underwriter's discount	$1,025,850	$0	$1,025,850	$1,025,850	$0
Subtotal: Bond Issuance Costs	*$2,830,280*	*$0*	*$2,830,280*	*$2,830,280*	*$0*
Total Uses	**$14,028,091**	**$0**	**$14,028,091**	**$13,947,600**	**$80,491**

[1]According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Phases #2-7 Major Improvement Area Cost Variances

As stated in Table II-B on the previous page, there are no significant variances to the Phases #2-7 Major Improvement aggregate budget.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-C below.

Table II-C
Projected Annual Installments (2020-2027)

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments	Phase #2-7 Projected Annual Installments
2020-2021	$1,271,291	$1,872,451
2022	$732,789	$1,060,199
2023	$743,948	$1,078,260
2024	$745,918	$1,077,318
2025	$741,441	$1,079,341
2026	$741,723	$1,080,554
2027	$746,508	$1,075,958
Total	**$5,723,617**	**$8,324,081**

[1]Projected Annual Installments for Assessment Years ending 2020-22 represent actual amounts billed and include applicable credits. Assessment Years ending 2023-2026 represent projected amounts and will be updated in future Annual Service Plan Updates.

C. Status of Development

According to the City, two-hundred one (201) building permits have been issued for Phase #1 of the PID as of June 30, 2021, representing 60.91 percent of the 330 total building permits expected to be issued within Phase #1. As of the same date, seventy (70) certificates of occupancy have been issued for Phase #1 of the PID, representing 21.21 percent of the 330 total certificates of occupancy expected to be issued within Phase #1.

See Table II-D on the following page for the status of completed homes within Phase #1 as of June 30, 2021.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Table II-D
Completed Homes

Status	Cumulative as of June 30, 2020[1]	Cumulative as of June 30, 2021[2]
Completed Homes	3	70

[1]According to Developer's Phase #1 Quarterly Improvement Implementation Report dated as of June 30, 2020.
[1]According to the City report of Certificates of Occupancy issued as of June 30, 2021.

See Appendix C for 2021 preliminary assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 5.09 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (5.09 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2021-22

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-E below.

Table II-E
Budget for the Phase #1 Annual Installments to be Collected for 2021-22

	Phase #1 Bonds
Interest payment on March 1, 2022	$238,744
Interest payment on September 1, 2022	$238,744
Principal payment on September 1, 2022	$180,000
Subtotal debt service payments	*$657,488*
Administrative expenses	$39,000
Excess interest for prepayment and delinquency reserves	$46,900
Subtotal Expenses	*$743,388*
Available reserve fund income	($1,599)
Available capitalized interest account	$0
Available Administrative Expense account	($9,000)
Subtotal funds available	*($10,599)*
Annual Installments	**$732,789**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $238,744 and on September 1, 2022 in the amount of $238,744, which equal interest on the outstanding Phase #1 Assessments balance of $9,380,000 for six months each and an effective interest rate of 5.09 percent. Annual Installments to be collected include a principal amount of $180,000 due on September 1, 2022. As a result, total Annual Installments to be collected in 2020-21 for principal and interest is estimated to be equal to $657,488.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F below, the total Phase #1 administrative expenses to be collected for 2021-22 are estimated to be $39,000.

Table II-F
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$26,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$3,855
Total	**$39,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $46,900, which equals 0.5 percent interest on the outstanding Phase #1 Assessments balance of $9,380,000.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $680,462, which includes the Bond Reserve Requirement of $678,863 and investment income $1,599. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $1,599 should be transferred to the Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, the amount to be transferred ($1,599) is available to pay a portion of the Phase #1 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $33,229. Approximately $24,229 is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are $9,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 2021-22 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Service and Assessment Plan, 330 units, representing 254.02 total Equivalent Units, were anticipated to be built within Phase #1 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,766.67 (i.e. ($657,488 + $46,900 - $1,599) ÷ 254.02 = $2,766.67) and the net Administrative Expenses to be collected from each Equivalent Unit will be $118.10 (i.e. ($39,000 - $9,000) ÷ 254.02 = $118.10). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,884.77 (i.e. $2,766.67 + $118.10 = $2,884.77). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,884.77 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2021-22 is shown in Table II-G below.

Table II-G
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
74 Ft	$2,884.77	1.00	$2,884.77
60 Ft	$2,884.77	0.81	$2,336.66
50 Ft	$2,884.77	0.68	$1,961.64

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

F. Annual Budget – Phases #2-7 Major Improvement Area

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-7 Major Improvement Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-7 Major Improvement Bonds. The effective interest rate on the Phases #2-7 Major Improvement Bonds is 5.48 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-7 Major Improvement Bonds (5.48%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-7 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phases #2-7 Annual Installments to be Collected for 2021-22

The budget for Phase #2-7 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-H on the following page.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Table II-H
Budget for the Phases #2-7 Major Improvement Area
Annual Installments to be Collected for 2021-22

	Phase #2-7 Bonds
Interest payment on March 1, 2022	$371,856
Interest payment on September 1, 2022	$371,856
Principal payment on September 1, 2022	$230,000
Subtotal debt service payments	*$973,713*
Administrative expenses	$33,000
Excess interest for prepayment and delinquency reserves	$67,875
Subtotal Expenses	*$1,074,588*
Available reserve fund income	($2,389)
Available capitalized interest account	$0
Available Administrative Expense account	($12,000)
Subtotal funds available	*($14,389)*
Annual Installments	**$1,060,199**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $371,856 and on September 1, 2022 in the amount of $371,856, which equal interest on the outstanding Phases #2-7 Major Improvement Assessments balance of $13,575,000 for six months each and an effective interest rate of 5.48 percent. Annual Installments to be collected include a principal amount of $230,000 due on September 1, 2022. As a result, total Phases #2-7 Major Improvement Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $973,713.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-I on the following page, the total Phases #2-7 Major Improvement administrative expenses to be collected for 2021-22 are estimated to be $33,000.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Table II-I
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$20,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$3,855
Total	**$33,000**

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $1,016,389, which includes the Bond Reserve Requirement of $1,014,000 and investment income $2,389. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $2,389 should be transferred to the Principal & Interest Account and used to pay interest on the Phases #2-7 Major Improvement Bonds on the next interest payment date. As a result, the amount to be transferred ($2,389) is available to pay a portion of the Phases #2-7 Major Improvement Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no capitalized interest account credit available to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $33,170. Approximately $21,170 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are $12,000 anticipated to be available in the Administrative Expense Fund to reduce the Phases #2-7 Major Improvement 2021-22 Annual Installment.

G. Annual Installments Per Unit - Phases #2-7 Major Improvement Area

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phases #2-7 Major Improvement Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of the Phases #2-7 Major Improvement Area.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

According to the Service and Assessment Plan, 1,198 units representing 903.47 total Equivalent Units are anticipated to be built within the Phases #2-7 Major Improvement Area of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,150.23 (i.e. ($371,856 + $371,856 + $230,000 + $67,875 - $2,389) ÷ 903.47 = $1,150.23) and the Administrative Expenses to be collected from each Equivalent Unit will be $23.24 (i.e. ($33,000 - $12,000) ÷ 903.47 = $23.24). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phases #2-7 Major Improvement Area will be $1,173.47 (i.e. $1,150.23 + $23.24 = $1,173.47) for each Parcel within the Phases #2-7 Major Improvement Area. The Annual Installment to be collected from each Parcel within the Phases #2-7 Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,173.47 by the total estimated Equivalent Units for each Parcel in the Phases #2-7 Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2021-22 is shown in Table II-J below.

Table II-J
Annual Installment Per Unit – Phases #2-7 Major Improvement Area

Land Use Class	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
74 Ft	$1,173.47	1.00	$1,173.47
60 Ft	$1,173.47	0.81	$950.51
50 Ft	$1,173.47	0.68	$797.96

The list of Parcels within the Phases #2-7 Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll summary attached hereto as Appendix E.

H. Bond Redemption Related Updates

Phase #1 Bonds

The Phase #1 Bonds were issued in 2018. Pursuant to Section 4.3 of the Phase #1 Trust Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phases #2-7 Major Improvement Bonds

The Phase #2-7 Major Improvement Bonds were issued in 2018. Pursuant to Section 4.3 of the Phases #2-7 Major Improvement Trust Indenture, the City reserves the right and option to redeem the Phases #2-7 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-7 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix D and Appendix E of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer and the Collin Central Appraisal District records, Phase #1 of the PID was completely subdivided and final plat recorded on February 12, 2020, and the Assessments allocated proportionally according to Lot Type as shown in the 2020-21 Service and Assessment Plan Update. The various Phase #1 Lots were subdivided from Parcel 985517, Parcel 997979, Parcel 2707966, and Parcel 986384.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

B. Prepayment of Assessments

As of June 30, 2021, there have been no prepayment of Assessments for any Parcel within the PID.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

APPENDIX A
CAMBRIDGE CROSSING PID MAP

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

NOTE:

1) THE STREET PATTERN AND OPEN SPACE AREAS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO FUTURE ALTERATION DURING THE DESIGN PROCESS.
2) LOTS ADJACENT TO THE FLOODPLAIN MAY EXTEND INTO THE FLOODPLAIN; THE LIMITS OF THE FLOODPLAIN WILL BE DEFINED WITH FUTURE ENGINEERING PLANS.
3) FOR ADDITIONAL INFORMATION ON DESIGN REGULATIONS FOR EACH TYPE OF USE, PLEASE REFER TO THE PLANNED DEVELOPMENT STANDARDS.
4) THE OVERALL MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL BE 2000. THE MAXIMUM NUMBER OF TYPE 3 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 55%. THE MINIMUM NUMBER OF TYPE 1 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 10%.

PROPOSED LAND USE SUMMARY

SINGLE FAMILY	±376 AC	(59%)
MU-2	±78 AC	(12%)
OPEN SPACE	±89 AC	(14%)
RIGHT-OF-WAY	±97AC	(15%)
TOTAL LAND AREA	±639 AC	

NOTE:
THE ACREAGES SHOWN ABOVE ARE APPROXIMATE BASED ON THE CONCEPT PLAN AND ARE SUBJECT TO CHANGE WITH FUTURE PLATS.

LAND USE LEGEND:

- SF-R — SINGLE-FAMILY RESIDENCE
- MU-2 — MIXED USE
- FUTURE ELEMENTARY SCHOOL
- OPEN SPACE
- PID BOUNDARY

Overall

CONCEPT PLAN

CELINA TEXAS
CAMBRIDGE CROSSING

Cambridge
8750 N. Central Expressway
Ste. 1735
Dallas, TX 75231

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093
Phone 972/931-0694 Fax 972/931-9538

This is a conceptual layout and does not necessarily depict the project as it shall finally be developed.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Job #14037

Exhibit Prepared 2018-06-19

APPENDIX B
PREPAID PARCELS

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

APPENDIX B

As of June 30, 2021, there have been no prepayment of Assessments for any Parcel within the PID.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Appendix C
Cambridge Crossing Public Improvement District
Preliminary Value Per Phase

Phase	Parcels	2021 Preliminary Value[3,4]
Phase #1[1]	345	$40,886,918
Phases #2-7[2]	6	$27,193,157
Total	351	$68,080,075

[1]Parcels include three hundred and thirty residential lots, one school site, and two right of ways.

[2]Parcels include six parent parcels that have yet to be subdivided for the 2020-21 Assessment year.

[3]Parcel assessed values are in accordance with Collin Central Appraisal District online records as of June 30, 2021.

[4]Values shown reflect the 2021 preliminary assessed values.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

APPENDIX D
PHASE #1 ASSESSMENT ROLL – 2021-22

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT
PHASES #1 ASSESSMENT ROLL
2021-22

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2021-22 Annual Installment
2811954	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2811956	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811975	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811976	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811977	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811982	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811983	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811984	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811985	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811986	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811987	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811988	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811989	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811990	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811991	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811992	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2811993	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812018	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812019	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812020	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812021	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812023	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812024	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812025	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812026	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812027	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812028	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812029	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812030	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812031	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812193	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812194	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812195	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812196	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812197	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812198	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812199	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812200	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812201	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812202	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812203	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812204	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812205	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812206	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812207	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812208	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812209	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812210	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812211	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812212	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812213	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812214	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812215	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812216	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812217	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812218	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812219	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812220	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812221	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812222	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812223	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812224	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812344	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812345	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812346	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812347	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812348	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812349	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812350	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812351	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812352	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812353	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812354	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812355	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT
PHASES #1 ASSESSMENT ROLL
2021-22

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2021-22 Annual Installment
2812356	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812357	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812358	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812359	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812360	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812361	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812362	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812363	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812364	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812365	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812366	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812367	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812368	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812369	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812370	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812371	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812372	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812373	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812374	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812375	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812376	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812377	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812378	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812379	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812380	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812381	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812382	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812383	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812384	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812385	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812386	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812387	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812388	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812389	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812390	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812391	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812392	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812393	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812394	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812395	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812396	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812397	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812398	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812399	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812400	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812401	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812402	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812403	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812404	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812405	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812406	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812407	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812408	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812409	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812410	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812411	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812420	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812421	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812422	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812423	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812424	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812425	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812426	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812427	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812428	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812429	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812430	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812431	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812432	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812433	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812434	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812435	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812436	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812437	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64

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CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT
PHASES #1 ASSESSMENT ROLL
2021-22

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2021-22 Annual Installment
2812438	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812439	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812440	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812441	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812442	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812443	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812444	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812445	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812446	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812447	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812448	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812449	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812450	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812451	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812452	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812453	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812454	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812455	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812456	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812457	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812458	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812459	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812460	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812461	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812462	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812463	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812464	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812465	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812466	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812467	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812468	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812469	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812470	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812471	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812472	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812473	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812474	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812475	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812476	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812477	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812478	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812479	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812480	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812481	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812482	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812483	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812484	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812485	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812486	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812487	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812488	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812489	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812490	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812491	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812492	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812493	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812494	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812495	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812496	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812498	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812499	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812500	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812501	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812502	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812503	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812504	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812505	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812506	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812507	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812508	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812509	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812510	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812511	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812512	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT
PHASES #1 ASSESSMENT ROLL
2021-22

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2021-22 Annual Installment
2812513	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812514	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812515	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812516	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812518	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812519	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812520	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812521	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812522	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812523	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812524	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812525	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812526	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812527	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812528	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812529	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812530	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812531	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812532	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812533	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812534	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812535	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812536	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812537	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812538	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812539	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812540	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812541	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812542	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812543	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812544	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812547	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812548	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812549	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812550	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812551	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812552	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812553	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812554	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812555	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812556	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812557	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812558	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812559	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812560	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812561	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812562	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812563	50	3	0.68	$25,110	$481.85	$1,273.93	$125.55	$80.31	$1,961.64
2812564	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812565	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812566	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812567	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812568	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812569	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812570	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812571	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812572	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812573	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812574	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812575	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812583	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812584	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812585	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812586	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812587	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812588	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812589	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812590	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812591	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812592	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812593	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812594	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812595	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812596	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT
PHASES #1 ASSESSMENT ROLL
2021-22

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2021-22 Annual Installment
2812597	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812598	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812599	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812600	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812601	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812602	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812603	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812604	74	1	1.00	$36,926	$708.61	$1,873.43	$184.63	$118.10	$2,884.77
2812607	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812608	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812609	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812614	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812615	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812616	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812617	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812618	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812620	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812621	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812622	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812624	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812625	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812626	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812627	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812628	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812629	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812630	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812631	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812632	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812633	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812634	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812635	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812636	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812637	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812638	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812639	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812640	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812641	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812642	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812643	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812644	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812645	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812652	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812653	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812654	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812655	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812656	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812657	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812658	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
2812659	60	2	0.81	$29,910	$573.97	$1,517.48	$149.55	$95.66	$2,336.66
Total			**254.02**	**$9,380,000.00**	**$180,000.00**	**$475,888.84**	**$46,900.00**	**$30,000.00**	**$732,788.84**

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

APPENDIX E
PHASES #2-7 MAJOR IMPROVEMENT
ASSESSMENT ROLL – 2021-22

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT
PHASES #2-7 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL
2021-22

Parcel ID	Estimated Acreage[1]	Outstanding Assessments	Prinicpal	Interest	Excess Interest for Reserves	Administrative Expenses	2021-22 Annual Installment
985517	14.03	$607,731.59	$10,296.74	$33,187.92	$3,038.66	$940.14	$47,463.45
997979	8.67	$375,698.23	$6,365.42	$20,516.69	$1,878.49	$581.19	$29,341.79
2707966	142.21	$6,161,044.58	$104,386.02	$336,451.54	$30,805.22	$9,530.90	$481,173.68
961622	43.40	$1,880,055.07	$31,853.60	$102,668.86	$9,400.28	$2,908.37	$146,831.11
961613	103.98	$4,504,830.66	$76,324.94	$246,006.53	$22,524.15	$6,968.80	$351,824.42
986384	1.05	$45,639.87	$773.27	$2,492.37	$228.20	$70.60	$3,564.44
Total	**313.350**	**$13,575,000.00**	**$230,000.00**	**$741,323.91**	**$67,875.00**	**$21,000.00**	**$1,060,198.91**

[1]Estimated Acreage represents assessed acreage to be developed.

Attachment: Cambridge Crossing - Annual SAP Update - 2021-22 (SAP Update - Cambridge Crossing PID)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Lakes at Mustang Ranch PID SAP update

Action Requested:
Consider and act on the 2021-2022 annual service plan update for the Lakes at Mustang Ranch Public Improvement District. (Stovall)

Background Information:
The Lakes at Mustang Ranch PID (a.k.a. "Mustang Lakes") was created by the City Council pursuant to the PID Act and a resolution approved on March 10, 2008. The PID is located approximately two miles east of Preston Road and approximately three miles north of US 380, and just north of the City of Prosper. The PID is anticipated to contain an estimated 1,772 residential units on approximately 682 acres within nine phases.

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

LAKES AT MUSTANG RANCH
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)

AS APPROVED BY CITY COUNCIL:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

LAKES AT MUSTANG RANCH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 – 8/31/22)

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APPENDIX I - PHASE #5 ASSESSMENT ROLL

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

I. INTRODUCTION

The Lakes at Mustang Ranch (the "PID") was created pursuant to the PID Act and a resolution of the City Council on March 10, 2008 to finance certain public improvement projects for the benefit of the property in the PID.

On January 13, 2015, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $9,000,000. The Phase #1 Bonds were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. On August 11, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project) (the "Phase #1 Refunding Bonds") in the aggregate principal amount of $7,750,000. The Phase #1 Refunding Bonds were issued to refinance the Phase #1 Bonds.

On January 13, 2015, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Lakes at Mustang Ranch Public Improvement District Phases #2-9 Project) (the "Phases #2-9 Bonds") in the aggregate principal amount of $13,150,000, The Phases #2-9 Bonds were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phases #2-9 Reimbursement Agreement in the aggregate principal amount of $5,000,000 are secured by Assessments (the "Assessments").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided through the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for Phase #2 on December 13, 2016 to incorporate reimbursement obligations for the Phase #2 in the aggregate principal amount of $5,300,000 (the "Phase #2 Reimbursement Agreement") to finance the Phase #2 Improvements, updated for Phase #3 on December 10, 2019 to incorporate reimbursement obligations for the Phase #3 in the aggregate principal amount of $3,700,000 (the "Phase #3 Reimbursement Agreement") to finance the Phase #3 Improvements, updated for Phase #4 on July 14, 2020 to incorporate reimbursement obligations for the Phase #4 in the aggregate principal amount of $167,000 (the "Phase #4 Reimbursement Agreement") to finance the Phase #4 Improvements, and updated for Phase #5 on June 8, 2021 to incorporate reimbursement obligations for the Phase #4 in the aggregate principal amount of $2,510,000 (the "Phase #5 Reimbursement Agreement") to finance the Phase #5 Improvements (the "Updated Service and Assessment Plan").

Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

The City also adopted an assessment roll for Phase #1 of the PID (the "Phase #1 Assessment Roll") identifying the Assessments on each Parcel of Phase #1 Assessed Property and assessment rolls for Phase #2 (the "Phase #2 Assessment Roll"), Phase #3 (the "Phase #3 Assessment Roll"), Phase #4 (the "Phase #4 Assessment Roll"), Phase #4 (the "Phase #4 Assessment Roll"), and Phase #5 (the "Phase #5 Assessment Roll"), based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, and the Phase #5 Assessment Roll for 2021-22.

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan.

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Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Updated Service and Assessment Plan for Phase #1.

According to the City, the Phase #1 Improvements were completed and accepted by the City on July 7, 2016.

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Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Table II-A-1
Updated Sources and Uses – Phase #1

Sources of Funds	Phase #1 Initial Estimated Budget[1]	Actual Amount[2]	Variance
Bond par amount	$9,000,000	$9,000,000	$0
Other funding sources	$1,910,069	$1,910,069	($0)
Total Sources	**$10,910,069**	**$10,910,069**	**($0)**
Uses of Funds			
Major Improvements			
Road improvements	$1,945,169	$1,945,169	$0
Water distribution system improvements	$172,368	$172,368	$0
Sanitary sewer improvements	$309,926	$309,926	$0
Storm drainage improvements	$331,933	$331,933	$0
Other soft and miscellaneous costs	$80,161	$80,161	$0
Subtotal	*$2,839,557*	*$2,839,557*	*$0*
Phase 1 Improvements			
Road improvements	$3,039,827	$3,039,827	$0
Water distribution system improvements	$1,108,794	$1,108,794	$0
Sanitary sewer improvements	$943,787	$943,787	$0
Storm drainage improvements	$651,432	$651,432	$0
Other soft and miscellaneous costs	$626,775	$626,775	$0
Subtotal	*$6,370,615*	*$6,370,615*	*$0*
Estimated debt service reserve	$727,844	$727,844	$0
Estimated capitalized interest	$456,939	$456,939	$0
Estimated Bond issue costs	$515,114	$515,114	$0
Total Uses	**$10,910,069**	**$10,910,069**	**($0)**

1 – According to the Service and Assessment Plan approved on January 13, 2015.
2 – According to the Updated Service and Assessment Plan.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Phases #2-9 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Updated Service and Assessment Plan for Phases #2-9.

According to the Developer's Quarterly Improvement Implementation Report for Phase #2-9 dated as of June 30, 2021, the Phases #2-9 Major Improvements were completed and accepted by the City.

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Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Table II-B
Updated Sources and Uses – Phases #2-9

Sources of Funds	Phase #2-9 Major Improvement Bond Initial Estimated Budget[1]	Phase #2-9 Major Improvement Reimbursement Agreement Initial Estimated Budget[1]	Total Phases #2-9 Estimated Budget	Actual Amount[2]	Variance
Par amount	$13,150,000	$5,000,000	$18,150,000	$18,150,000	$0
Other funding sources	$0	$0	$0	$10,614	$10,614
Total Sources	**$13,150,000**	**$5,000,000**	**$18,150,000**	**$18,160,614**	**$5,010,614**
Uses of Funds					
Major Improvements					
Road improvements	$6,315,471	$2,105,628	$8,421,099	$8,421,099	$0
Water distribution system improvements	$468,504	$277,719	$746,223	$746,223	$0
Sanitary sewer improvements	$859,158	$482,585	$1,341,743	$1,341,743	$0
Storm drainage improvements	$712,550	$724,465	$1,437,015	$1,437,015	$0
Other soft and miscellaneous costs	$222,589	$124,446	$347,035	$357,648	$10,614
Subtotal	*$8,578,272*	*$3,714,843*	*$12,293,115*	*$12,303,728*	*$10,614*
Estimated debt service reserve	$1,073,375	$500,000	$1,573,375	$1,573,375	$0
Estimated capitalized interest	$1,590,250	$321,500	$1,911,750	$1,911,750	$0
Estimated Bond issue costs	$1,908,104	$463,657	$2,371,760	$2,371,760	$0
Subtotal	*$4,571,729*	*$1,285,157*	*$5,856,885*	*$5,856,885*	*$0*
Total Uses	**$13,150,001**	**$5,000,000**	**$18,150,000**	**$18,160,614**	**$10,614**

1 – According to the Service and Assessment Plan approved on January 13, 2015.
2 – According to the Updated Service and Assessment Plan.

Phase #2 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Updated Service and Assessment Plan for Phase #.

According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2021, the Phase #2A and #2B Improvements were completed and accepted by the City on October 3, 2017 and November 16, 2017, respectively.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Table II-C
Updated Sources and Uses – Phase #2

Sources of Funds	Phase #2 Reimbursement Agreement Initial Estimated Budget[1]	Phase #2 Reimbursement Agreement Actual Costs[2]	Variance
Phase #2 Reimbursement Agreement	$5,300,000	$5,300,000	$0
Other funding sources	$0	$114,026	$114,026
Total Sources	**$5,300,000**	**$5,414,026**	**$114,026**
Phase #2 Improvements			
Road improvements	$2,463,000	$2,141,431	($321,569)
Water distribution system improvements	$796,000	$740,466	($55,534)
Sanitary sewer improvements	$800,000	$826,596	$26,596
Storm drainage improvements	$967,000	$944,425	($22,575)
Other soft and miscellaneous costs	$274,000	$761,108	$487,108
Total Uses	**$5,300,000**	**$5,414,026**	**$114,026**

1 – According to the Service and Assessment Plan as updated for Phase #2 on December 13, 2016.
2 – According to the Updated Service and Assessment Plan.

Phase #3 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for Phase #3.

According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2021, the Phase #3 Improvements were completed and accepted by the City on January 30, 2020.

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Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Table II-D
Updated Sources and Uses – Phase #3

Sources of Funds	Reimbursement Agreement for Phase #3 Improvements[1]	Updated Budget for Phase #3[2]	Variance
Phase #3 Reimbursement Agreement	$3,700,000	$3,700,000	$0
City Contribution	$0	$0	$0
Developer Contribution	$677,000	$677,000	$0
Total Sources	**$4,377,000**	**$4,377,000**	**$0**
Uses of Funds			
Phase #3 Improvements			
Road improvements	$1,919,000	$1,919,000	$0
Water distribution system improvements	$727,000	$727,000	$0
Sanitary sewer improvements	$554,000	$554,000	$0
Storm drainage improvements	$965,000	$965,000	$0
Other soft and miscellaneous costs	$212,000	$212,000	$0
Subtotal	*$4,377,000*	*$4,377,000*	*$0*
Estimated Bond issue costs	**$0**	**$0**	**$0**
Total Uses	**$4,377,000**	**$4,377,000**	**$0**

1 – According to the Service and Assessment Plan as updated for Phase #3 on December 10, 2019.
2 – According to the Updated Service and Assessment Plan.

Phase #4 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for Phase #4.

According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2021, the Phase #4 Improvements were completed and accepted by the City on August 10, 2020.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Table II-E
Updated Sources and Uses – Phase #4

Sources of Funds	Reimbursement Agreement for Phase #4 Improvements[1]	Updated Budget for Phase #4[2]	Variance
Phase #4 Reimbursement Agreement	$167,000	$167,000	$0
City Contribution	$0	$0	$0
Developer Contribution	$225,000	$225,000	$0
Total Sources	**$392,000**	**$392,000**	**$0**
Uses of Funds			
Phase #4 Improvements			
Road improvements	$222,000	$222,000	$0
Water distribution system improvements	$48,000	$48,000	$0
Sanitary sewer improvements	$33,000	$33,000	$0
Storm drainage improvements	$33,000	$33,000	$0
Other soft and miscellaneous costs	$56,000	$56,000	$0
Subtotal	*$392,000*	*$392,000*	*$0*
Estimated Bond issue costs	**$0**	**$0**	**$0**
Total Uses	**$392,000**	**$392,000**	**$0**

1 – According to the Service and Assessment Plan as updated for Phase #4 on July 14, 2020.
2 – According to the Updated Service and Assessment Plan.

Phase #5 Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated cost of the Phase #5 Improvements was $3,464,196. The actual costs of the Phase #5 Improvements remain unchanged from the initial total estimated costs at the time of this report.

Table II-F on the following page summarizes the updated sources and uses of funds required to construct the Phase #5 Improvements. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-9 dated as of June 30, 2021, the Phase #5 Improvements were completed and accepted by the City on July 15, 2021.

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Table II-F
Updated Sources and Uses – Phase #5

Sources of Funds	Reimbursement Agreement for Phase #5 Improvements[1]	Updated Budget for Phase #5[1]	Variance
Phase #5 Reimbursement Agreement	$2,510,000	$2,510,000	$0
City Contribution	$0	$0	$0
Developer Contribution	$954,196	$954,196	$0
Total Sources	**$3,464,196**	**$3,464,196**	**$0**
Uses of Funds			
Phase #4 Improvements			
Road improvements	$1,819,522	$1,819,522	$0
Water distribution system improvements	$561,505	$561,505	$0
Sanitary sewer improvements	$372,977	$372,977	$0
Storm drainage improvements	$527,430	$527,430	$0
Other soft and miscellaneous costs	$182,761	$182,761	$0
Subtotal	*$3,464,196*	*$3,464,196*	*$0*
Estimated Bond issue costs	**$0**	**$0**	**$0**
Total Uses	**$3,464,196**	**$3,464,196**	**$0**

1 – According to the Updated Service and Assessment Plan.

Phase #5 Cost Variances

As stated in Table II-F above, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs is shown by Table II-G on the following page.

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Table II-G
Projected Annual Installments

Assessment Year ending 09/01	Phase #1	Phase #2	Phases #2-9 MIA	Phase #3	Phase #4	Phase #5	CCM
2015-2021	$3,941,836	$1,537,555	$8,325,607	$338,210	$0	$0	$263,3
2022	$590,354	$535,965	$1,404,747	$323,009	$14,709	$0	$0
2023	$566,884	$579,209	$1,817,349	$333,063	$15,108	$212,764	$0
2024	$569,576	$425,259	$1,819,193	$332,998	$15,058	$213,028	$0
2025	$566,598	$424,172	$1,827,540	$332,939	$15,009	$213,297	$0
2026	$568,175	$427,797	$1,797,291	$267,636	$11,100	$213,572	$0
2027	$569,082	$425,842	$1,799,025	$270,341	$11,036	$213,853	$0
Total	**$7,372,505**	**$4,355,799**	**$18,790,752**	**$2,198,196**	**$82,020**	**$1,066,514**	**$263,3**

1 – Assessment years ending 2015 through 2022 reflect actual Annual Installments and are net of applicable reserve fund income, CCMI credits and capitaliz interest. Assessment years 2023 through 2027 reflect projected Annual Installments and are subject to change.

C. Annual Budget – Phase #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds of which nineteen (19) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Refunding Bonds commencing with the issuance of the Phase #1 Refunding Bonds. The effective interest rate on the Phase #1 Refunding Bonds is 3.26 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Refunding Bonds (3.26 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture,

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such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

Phase #1 Annual Installments to be collected for 2021-22

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-H below.

Table II-H
Budget for the Phase #1 Annual Installments
to be Collected for 2021-22

Description	**Phase #1 Refunding Bonds**
Interest payment on March 1, 2022	$121,774
Interest payment on September 1, 2022	$121,774
Principal payment on September 1, 2022	$270,000
Subtotal debt service on bonds	*$513,547*
Excess Interest for Prepayment and Delinquency Reserves	$37,316
Administrative Expenses	$39,500
Subtotal Expenses	*$590,364*
Available reserve fund income	($10)
Available Administrative Expense account	$0
Available capitalized interest	$0
Subtotal funds available	*($10)*
Annual Installments	**$590,354**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Refunding Bonds include interest due on March 1, 2022 in the amount of $121,774 and on September 1, 2022 in the amount of $121,774, which equal interest on the outstanding Phase #1 Refunding Bonds' Assessment balance of $7,463,290 for six months each at an effective interest rate of 3.26 percent.

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Annual Installments to be collected include a principal amount of $270,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest for the Phase #1 Refunding Bonds in 2021-22 is equal to $513,547.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, and contingency fees. As shown in Table II-I below, the total administrative expenses to be collected for 2021-22 are estimated to be $39,500.

Table II-I
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$25,000
Trustee	$3,000
Auditor	$1,000
Contingency	$5,855
Total	**$39,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $37,316, which equals 0.5 percent interest on the outstanding Phase #1 Assessments balance of $7,463,290.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $134,269, which includes the Bond Reserve Requirement of $134,259. As a result, the excess balance available to pay the PID debt service is $10 and pursuant to Section 6.7(d) of the Trust Indenture, that amount should be transferred to the Principal and Interest Account and used to pay interest on the Phase #1 Refunding Bonds on the next succeeding interest payment date.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

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Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $328. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. It is anticipated that the administrative expenses for the current Assessment Year are likely to accumulate and be paid from 2021-22 Annual Installments to be collected. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the 2021-22 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Refunding Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Service and Assessment Plan, 338 units representing 210.80 total Equivalent Units were built within Phase #1 of the PID. As of June 30, 2021, four units have prepaid their Assessment in full resulting in 2.61 Equivalent Units being paid off. As a result, 334 units representing 208.19 total Equivalent Units will be billed for the 2021-22 Annual Installment. Accordingly, the principal and interest portion of the Annual Installment to be collected from each Equivalent Unit will be $2,645.92 (i.e. $550,854 ÷ 208.19 = $2,645.92). The Administrative Expenses to be collected from each Equivalent Unit will be $189.73 (i.e. $39,500 ÷ 208.19 = $189.73). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,835.65 (i.e. $2,645.92 + $189.73= $2,835.65). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,835.65 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2021-22 is shown in Table II-J below.

Table II-J
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (One-acre Lot)	$2,835.65	1.00	$2,835.65
Lot Type 3 (86' Lot)	$2,835.65	0.83	$2,353.59
Lot Type 4 (74' Lot)	$2,835.65	0.72	$2,041.67
Lot Type 5 (60' Lot)	$2,835.65	0.58	$1,644.68
Lot Type 6 (50' Lot)	$2,835.65	0.48	$1,361.11

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D-2.

E. ANNUAL BUDGET – PHASES #2-9

Phases #2-9 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Bonds and/or execution of the Phases #2-9 Reimbursement Agreement, of which nineteen (19) remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment bears interest at the rate on the Phases #2-9 Bonds plus 0.5 percent as described below commencing with the issuance of the Phases #2-9 Bonds. The effective interest rate on the Phases #2-9 Bonds is 6.12 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for the portion of the Assessment related to the Phases #2-9 Bonds may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-9 Bonds (6.12 percent) plus an additional interest of one-half of one percent (0.5 percent) are used to calculate the interest on the Assessments levied on the Assessed Property within Phases #2-9 for the Major Improvements. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as capitalized interest, interest earnings on any account balances, the City Contributed Grant Amount and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-9 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Phases #2-9 Annual Installments to be collected for 2021-22

The budget for Phases #2-9 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-K on the following page.

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Table II-K
Budget for the Phases #2-9 Annual Installments
to be Collected for 2021-22

Descriptions	Phase #2-9 Bonds	Phase #2-9 Reimbursement Agreement	Total
Interest payment on March 1, 2022	$347,591	$100,846	$448,437
Interest payment on September 1, 2022	$347,591	$100,846	$448,437
Principal payment on September 1, 2022	$345,000	$80,000	$425,000
Subtotal debt service	*$1,040,182*	*$281,692*	*$1,321,874*
Excess Interest for Prepayment and Delinquency Reserves	$56,824	$0	$56,824
Administrative Expenses	$25,862	$7,138	$33,000
Subtotal Expenses	*$1,122,868*	*$288,830*	*$1,411,698*
Available reserve fund income	($6,951)	$0	($6,951)
Available Administrative Expense account	$0	$0	$0
Available capitalized interest	$0	$0	$0
Subtotal funds available	*($6,951)*	*$0*	*($6,951)*
Annual Installments	**$1,115,917**	**$288,830**	**$1,404,747**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phases #2-9 Bonds include interest due on March 1, 2022 in the amount of $347,591 and on September 1, 2022 in the amount of $347,591, which equal interest on the outstanding Phases #2-9 Bond Assessment balance of $11,364,841 for six months each at an effective interest rate of 6.12 percent. Annual Installments to be collected include a principal amount of $345,000 due on September 1, 2022. As a result, the total Annual Installment to be collected for principal and interest for the Phases #2-9 Bonds in 2021-22 is equal to $1,040,182.

Annual Installments to be collected for principal and interest on the Phases #2-9 Reimbursement Agreement include interest due on March 1, 2022 in the amount of $100,846 and September 1, 2022 in the amount of $100,846, which equal interest on the outstanding Assessments balance of $3,136,737 for six months each at an effective interest rate of 6.43 percent. Annual Installments to be collected include a principal amount of $80,000 due on September 1, 2022. The total Annual Installment to be collected for principal and interest for the Phases #2-9 Reimbursement Agreement in 2021-22 is equal to $281,692.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, and contingency fees. As shown in Table II-L below, the total administrative expenses to be collected for 2021-22 are estimated to be $33,000.

Table II-L
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$21,000
Trustee	$3,000
Auditor	$1,000
Contingency /website	$3,355
Total	**$33,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $56,824, which equals 0.5 percent interest on the outstanding Phases #2-9 Bond Assessments balance of $11,364,841.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $1,065,088, which includes the Bond Reserve Requirement of $1,058,137. As a result, the excess balance available to pay the PID debt service is $6,951 and pursuant to Section 6.7(d) of the Trust Indenture, that amount should be transferred to the Principal and Interest Account and used to pay interest on the Phases #2-9 Bonds on the next succeeding interest payment date.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $31,700. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

F. Annual Installment per Unit - Phases #2-9

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phases #2-9 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Phases #2-9.

According to the original Service and Assessment Plan, 1,477 units representing 909.01 total Equivalent Units are expected to be built within Phase #2-9 of the PID. As of June 30, 2021, thirty-one units have prepaid their assessment in full resulting in 21.28 Equivalent Units being paid off. As a result, 1,436 units representing 887.73 total Equivalent Units will be billed for the 2021-22 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,545.23 (i.e. $1,371,747 ÷ 887.73 = $1,545.23). The Administrative Expenses to be collected from each Equivalent Unit will be $37.17 (i.e. $33,000 ÷ 887.73 = $37.17). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phases #2-9 will be $1,582.40 (i.e. $1,545.23 + $37.17 = $1,582.40). The Annual Installment to be collected from each Parcel within Phases #2-9 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,582.40 by the total estimated Equivalent Units for each Parcel in Phases #2-9.

The Annual Installment due to be collected from each Land Use Class in Phases #2-9 for 2021-22 is shown in Table II-M below.

Table II-M
Annual Installment Per Unit – Phases #2-9

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (One-acre Lot)	$1,582.40	1.00	$1,582.40
Lot Type 2 (100' Lot)	$1,582.40	0.88	$1,392.52
Lot Type 3 (86' Lot)	$1,582.40	0.83	$1,313.39
Lot Type 4 (74' Lot)	$1,582.40	0.72	$1,139.33
Lot Type 5 (60' Lot)	$1,582.40	0.58	$917.79
Lot Type 6 (50' Lot)	$1,582.40	0.48	$759.55

The list of Parcels within Phases #2-9 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix E.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

G. ANNUAL BUDGET – PHASE #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in twenty-six Annual Installments of principal and interest beginning with the tax year following the recording of the Phase #2 plat of which twenty-three (23) Annual Installments remain outstanding.

Each Assessment for the Phase #2 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #2 Improvements as described in the Updated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #2 Improvements. is 8.87 percent for 2021-22.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of Reimbursement Agreement for Phase #2 Improvements and any accrued interest thereon (the "Phase #2 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #2 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #2 Annual Installments to be collected for 2021-22

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

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Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Table II-N
Budget for the Phase #2 Annual Installments to be Collected for 2021-22

	Reimbursement Agreement for Phase #2 Improvements
Interest due on Phase #2 Reimbursement Amount	$423,965
Phase #2 Assessments due	$92,000
Subtotal debt service	*$515,965*
Administrative Expenses	$20,000
Subtotal Expenses	*$535,965*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$535,965**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2021-22 in the amount of $423,965, which equal interest on the outstanding Assessments balance of $4,779,759 for one year and an effective interest rate of 8.87 percent. Annual Installments to be collected include a principal amount of $92,000. As a result, total Annual Installments to be collected for Phase #2 for principal and interest in 2021-22 is estimated to be equal to $515,965.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-O below, the total administrative expenses to be collected for 2021-22 are estimated to be $20,000.

Table II-O
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$14,000
Contingency	$1,355
Total	**$20,000**

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Available Administrative Expense Account

The balance in the Administrative Expense Account for Phase #2 is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

H. Annual Installments Per Unit - Phase #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Reimbursement Agreement and to cover Administrative Expenses of Phase #2.

According to the Developer, 360 units representing 214.67 total Equivalent Units were estimated to be built within Phase #2 of the PID. As of June 30, 2021, twenty-five units have prepaid their assessment in full resulting in 17.10 Equivalent Units being paid off. As a result, there are 197.57 Equivalent Units are expected to be billed for the 2021-22 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,611.55 (i.e. $515,965 ÷ 197.57 = $2,611.55) and the Administrative Expenses to be collected from each Equivalent Unit will be $101.23 (i.e. $20,000 ÷ 197.57 = $101.23). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $2,712.78 (i.e. $2,611.55 + $101.23 = $2,712.78). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,712.78 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2021-22 is shown in Table II-P below.

Table II-P
Annual Installment Per Unit – Phase #2

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 2 (100' Lot)	$2,712.78	0.88	$2,387.25
Lot Type 3 (86' Lot)	$2,712.78	0.83	$2,251.61
Lot Type 4 (74' Lot)	$2,712.78	0.72	$1,953.20
Lot Type 5 (60' Lot)	$2,712.78	0.58	$1,573.41
Lot Type 6 (50' Lot)	$2,712.78	0.48	$1,302.14

The list of Parcels within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix F.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

I. ANNUAL BUDGET – PHASE #3

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #3 Lot or Phase #3 Parcel shall commence upon: (A) satisfaction of the requirements of Section 13.2(c) of the Trust Indenture relating to the Phases #2-9 Major Improvement Bonds relating to the issuance of additional obligations, and (B) the earlier of: (i) September 1st following the recording of the final plat for that Lot or Parcel in the official public records of Collin County, Texas, (ii) the issuance of one or more Phase #3 Bonds, or (iii) September 1st following the two year anniversary of the levy of Assessments on the Phase #3 Assessed Property. Such first Annual Installment for a Phase #3 Lot or Phase #3 Parcel shall be due by January 31st of the following calendar year.

According to Collin County online records, the final plat for 195 Lots within Phase #3 was recorded in January 2020. According to section (B)(i) stated above, the conditions have been satisfied as of July 31, 2020 and collection of Annual Installments from the Parcels within Phase #3 were due no later than January 31, 2021. The Annual Installments related to the Phase #3 Improvements, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Each Assessment for the Phase #3 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #3 Improvements as described in the Updated Service and Assessment Plan. The effective interest rate on the Phase #3 Reimbursement Agreement is 8.33 percent for 2021-22.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of Reimbursement Agreement for Phase #3 Improvements and any accrued interest thereon (the "Phase #3 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #3 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #3 Annual Installments to be collected for 2021-22

The budget for Phase #3 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-Q on the following page.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Table II-Q
Budget for the Phase #3 Annual Installments to be Collected for 2021-22

	Reimbursement Agreement for Phase #3 Improvements
Interest due on Phase #3 Reimbursement Amount	$298,009
Phase #3 Assessments due	$5,000
Subtotal debt service	*$303,009*
Administrative Expenses	$20,000
Subtotal Expenses	*$323,009*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$323,009**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2021-22 in the amount of $298,009, which equal interest on the outstanding Assessments balance of $3,577,540 for one year and an effective interest rate of 8.33 percent. Annual Installments to be collected include a principal amount of $5,000. As a result, total Annual Installments to be collected for Phase #3 for principal and interest in 2021-22 is estimated to be equal to $303,009.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-R below, the total administrative expenses to be collected for 2021-22 are estimated to be $20,000.

Table II-R
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$14,000
Contingency	$1,355
Total	**$20,000**

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Available Administrative Expense Account

The balance in the Administrative Expense Account for Phase #3 is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

J. ANNUAL INSTALLMENTS PER UNIT - PHASE #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #3 Reimbursement Agreement and to cover Administrative Expenses of Phase #3.

According to the Developer, 195 units representing 131.67 total Equivalent Units are estimated to be built within Phase #3 of the PID. As of June 30, 2021, six units representing 4.18 Equivalent Units have prepaid their Assessment in full. As a result, there are 127.49 Equivalent Units are expected to be billed for the 2021-22 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,376.73 (i.e. $303,009 ÷ 127.49 = $2,376.73) and the Administrative Expenses to be collected from each Equivalent Unit will be $156.88 (i.e. $20,000 ÷ 127.49 = $156.88). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #3 will be $2,533.60 (i.e. $2,376.73 + $156.88 = $2,533.60). The Annual Installment to be collected from each Parcel within Phase #3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,533.60 by the total estimated Equivalent Units for each Parcel in Phase #3.

The Annual Installment due to be collected from each Land Use Class in Phase #3 for 2021-22 is shown in Table II-S below.

Table II-S
Annual Installment Per Unit – Phase #3

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 3 (86' Lot)	$2,533.60	0.83	$2,102.89
Lot Type 4 (74' Lot)	$2,533.60	0.72	$1,824.19
Lot Type 5 (60' Lot)	$2,533.60	0.58	$1,469.49

The list of Parcels within Phase #3 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix G.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

K. Annual Budget – Phase #4

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #4 Lot or Phase #4 Parcel shall commence upon: (A) satisfaction of the requirements of Section 13.2(c) of the Trust Indenture relating to the Phases #2-9 Major Improvement Bonds relating to the issuance of additional obligations, and (B) the earlier of: (i) September 1st following the recording of the final plat for that Lot or Parcel in the official public records of Collin County, Texas, (ii) the issuance of one or more Phase #4 Bonds, or (iii) September 1st following the two year anniversary of the levy of Assessments on the Phase #4 Assessed Property. Such first Annual Installment for a Phase #4 Lot or Phase #4 Parcel shall be due by January 31st of the following calendar year.

According to Collin County online records, the final plat for 9 Lots within Phase #4 was recorded in August 2020. According to section (B)(i) stated above, the conditions have been satisfied as of June 30, 2021 and collection of Annual Installments from the Parcels within Phase #4 will be due no later than January 31, 2022. The Annual Installments related to the Phase #4 Improvements shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Each Assessment for the Phase #4 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #4 Improvements as described in the Updated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #4 Improvements is 7.61 percent for 2021-22.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and other applicable documents, such as interest earnings and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of Reimbursement Agreement for Phase #4 Improvements and any accrued interest thereon (the "Phase #4 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #4 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #4 Annual Installments to be collected for 2021-22

The budget for Phase #4 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-T on the following page.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Table II-T
Budget for the Phase #4 Annual Installments to be Collected for 2021-22

	Reimbursement Agreement for Phase #4 Improvements
Interest due on Phase #4 Reimbursement Amount	$12,709
Phase #4 Assessments due	$1,000
Subtotal debt service	*$13,709*
Administrative Expenses	$1,000
Subtotal Expenses	*$14,709*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$14,709**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2021-22 in the amount of $12,709, which equal interest on the outstanding Assessments balance of $167,000 for one year and an effective interest rate of 7.61 percent. Annual Installments to be collected include a principal amount of $1,000. As a result, total Annual Installments to be collected for Phase #4 for principal and interest in 2021-22 is estimated to be equal to $13,709.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-U below, the total administrative expenses to be collected for 2021-22 are estimated to be $1,000.

Table II-U
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$250
PID Administrator	$500
Contingency	$250
Total	**$1,000**

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Available Administrative Expense Account

The balance in the Administrative Expense Account for Phase #4 is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

L. ANNUAL INSTALLMENTS PER UNIT - PHASE #4

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #4 Reimbursement Agreement and to cover Administrative Expenses of Phase #4.

According to the Developer, nine units representing 5.94 total Equivalent Units are estimated to be built within Phase #4 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,307.86 (i.e. $13,709 ÷ 5.94 = $2,307.86) and the Administrative Expenses to be collected from each Equivalent Unit will be $168.35 (i.e. $1,000 ÷ 5.94 = $168.35). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #4 will be $2,476.21 (i.e. $2,307.86 + $168.35 = $2,476.21). The Annual Installment to be collected from each Parcel within Phase #4 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,476.21 by the total estimated Equivalent Units for each Parcel in Phase #4.

The Annual Installment due to be collected from each Land Use Class in Phase #4 for 2021-22 is shown in Table II-V below.

Table II-V
Annual Installment Per Unit – Phase #4

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 3 (86' Lot)	$2,476.21	0.83	$2,055.26
Lot Type 4 (74' Lot)	$2,476.21	0.72	$1,782.87
Lot Type 5 (60' Lot)	$2,476.21	0.58	$1,436.20
Lot Type 6 (50' Lot)	$2,476.21	0.48	$1,188.58

The list of Parcels within Phase #4 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix H.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

M. Annual Budget – Phase #5

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #5 Lot or Phase #5 Parcel shall commence upon: (A) satisfaction of the applicable requirements of the Trust Indenture relating to the Phases #2-9 Major Improvement Bonds relating to the issuance of additional obligations, and (B) the earlier of: (i) September 1st following the recording of the final plat for that Lot or Parcel in the official public records of Collin County, Texas, (ii) the issuance of one or more Phase #5 Bonds, or (iii) September 1st following the two year anniversary of the levy of Assessments on the Phase #5 Assessed Property. Such first Annual Installment for a Phase #5 Lot or Phase #5 Parcel shall be due by January 31st of the following calendar year.

As of July 27, 2021, the above conditions have not been met and as a result, Phase #5 Annual Installments will not be collected for the 2021-22 Assessment Year.

N. Bond Redemption Related Updates

Phase #1 Bonds

The Phase #1 Bonds were issued in January 2015. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1 Bonds, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2020**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

On August 11, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project) in the aggregate principal amount of $7,750,000. The Phase #1 Refunding Bonds were issued to refinance the Phase #1 Bonds.

Phases #2-9 Bonds

The Phases #2-9 Bonds were issued in January 2015. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-9 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

City Contributed Major Improvement Assessments

According to the City, the final series of certificates of obligations to finance the City Contributed Major Improvements were issued in 2018. As a result, the final aggregate amount of City Contributed Major Improvements allocated to the Lakes at Mustang Ranch PID and Parks at Wilson Creek PID was $3,655,000. Pursuant to the Updated Service and Assessment Plan, the Assessment for the City Contributed Major Improvements would be offset by ad valorem taxes collected from the property within the Lakes at Mustang Ranch PID and Parks at Wilson Creek PID until the ad valorem taxes collected from all Parcels within the Lakes at Mustang Ranch PID and Parks at Wilson Creek PID equals or exceeds one hundred fifty percent (150 percent) of the Annual Installment Allocable to the City Contributed Major Improvements based on a confirming audit, then the Annual Installment Allocable to the City Contributed Major Improvements will be permanently reduced to zero. The Administrator has confirmed that the ad valorem taxes collected from all Parcels within the Lakes at Mustang Ranch PID and Parks at Wilson Creek PID for tax years 2018-19 and 2019-20 exceeded the Annual Installments allocable to the City Contributed Major Improvements. As a result, the Annual Installments allocable to the City Contributed Major Improvements are permanently reduced to $0, starting with the Annual Installments allocable to the City Contributed Major Improvements due on January 31, 2021. Pursuant to an ordinance adopted by the City Council on August 11, 2020, approving the amended and restated Service and Assessment Plan (the "2020 Amended and Restated Service and Assessment Plan"), and pursuant to direction from the Administrator that the conditions required for completely reducing the 2015 CCMI Assessments, the City has formally released the 2015 CCMI Assessment portion of the Phase #1 Assessment and the Phases #2-9 Assessment.

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Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

An updated cumulative Assessment Roll for Phase #1 is shown in Appendix D-1. A cumulative Assessment Roll for Phase #5 is shown in Appendix I. The summary of updated Assessment Rolls is shown in Appendix D-2, E, F, G, and H of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer and the Collin Central Appraisal District records, Phase #1 of the PID was completely subdivided in 2017 and the Assessments allocated proportionally according to Lot Type.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

According to the Developer and the Collin Central Appraisal District records, Phase #2 of the PID was completely subdivided in 2017 and the Assessments allocated proportionally according to Lot Type.

According to the Developer and Collin Central Appraisal District Records, Phase #3B of the development was subdivided in 2020. Parcels in Phase #3B of the development were subdivided from Parcel 2635984.

According to the Developer and Collin Central Appraisal District Records, Phase #4 of the development was subdivided in August 2020. Parcels in Phase #4 of the development were subdivided from Parcel 2635984.

The Phases #2-9 Assessment allocation prior to and after the subdivision of Parcel 2635984 is shown in Table IV-A below.

Table IV-A
Phases #2-9 Parcel Subdivisions – Phase #4 Plat

Prior to Subdivision				After Subdivision							
Parent Parcel	Total EUs	Projected No. of Units	Ph. #2-9 Assessment	New Parcels	Lot Type	No. of Units	EU Factor	Total EUs	Ph. #2-9 Assessment per EU	Ph. #2-9 Assessment per Unit	Total P #2-9 Assessm
2635984	542.05	882	$8,836,864	Ph. #4 Parcels	LT 3 (86' Lot)	2	0.83	1.66	$16,303	$13,531	$27,06
					LT 4 (74' Lot)	3	0.72	2.16	$16,303	$11,738	$35,21
					LT 5 (60' Lot)	2	0.58	1.16	$16,303	$9,456	$18,91
					LT 6 (50' Lot)	2	0.48	0.96	$16,303	$7,825	$15,65
				Subtotal Ph. #4		*9*		*5.94*			*$96,83*
				Ph. #5-9 Parcels		873		536.11	$16,303		$8,740,0
Total	**542.05**	**882**	**$8,836,864**			**882**		**542.05**			**$8,836,8**

B. Prepayment of Assessments

As of June 30, 2021, four Parcels for Phase #1 Assessments have been prepaid in full.

As of June 30, 2021, twenty-five Parcels for Phase #2 Assessments have been prepaid in full and six Parcels for Phase #3 Assessments have been prepaid in full. As a result, thirty-one Parcels for Phases #2-9 Assessments have been prepaid in full. According to the Trustee a $170,000 extraordinary optional redemption of Phases #2-9 Bonds occurred March 1, 2021 based on prepaid Phases #2-9 Assessments received.

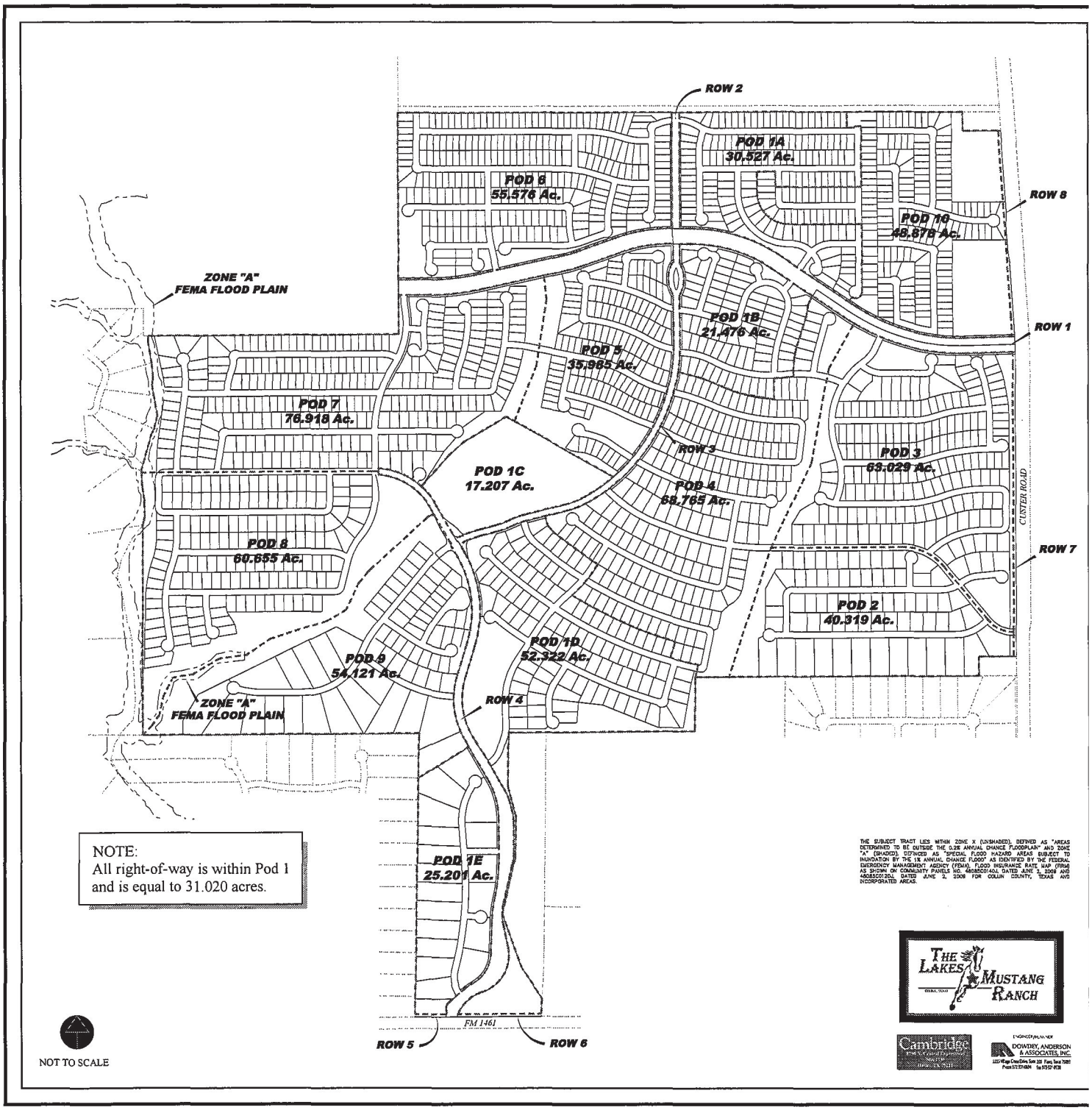
Refer to Appendix B for a full list of prepaid Parcels.

The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX A
PID MAP

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)



Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX B
PREPAID PARCELS

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX B
LIST OF PREPAID PARCELS

Count	Parcel ID	Prepayment Date	Amount	Full/Partial
1	2740204	Jan-18	$37,511.59	Full
2	2740042	Feb-18	$21,693.45	Full
3	2739864	Oct-19	$24,952.05	Full
4	2740136	May-21	$26,710.07	Full
5	2769223	Mar-19	$39,889.62	Full
6	2766871	Aug-19	$23,061.14	Full
7	2769128	Oct-19	$38,590.89	Full
8	2769135	Oct-19	$33,476.43	Full
9	2769167	Dec-19	$33,476.43	Full
10	2769136	Feb-20	$33,476.43	Full
11	2769138	Apr-20	$33,476.43	Full
12	2769111	Jul-20	$33,476.43	Full
13	2769150	Jul-20	$33,476.43	Full
14	2769146	Jun-20	$33,476.43	Full
15	2769171	Jun-20	$33,476.43	Full
16	2769172	Jun-20	$33,476.43	Full
17	2769202	Jul-20	$33,476.43	Full
18	2769112	Sep-20	$33,476.43	Full
19	2769203	Oct-20	$29,933.33	Full
20	2769207	Oct-20	$29,933.33	Full
21	2766876	Nov-20	$19,955.55	Full
22	2769147	Dec-20	$29,933.33	Full
23	2766790	Dec-20	$19,955.55	Full
24	2810124	Mar-21	$32,389.61	Full
25	2769221	Mar-21	$34,506.48	Full
26	2766767	Mar-21	$24,112.96	Full
27	2766747	Mar-21	$19,955.55	Full
28	2766797	May-21	$19,955.55	Full
29	2810152	May-21	$32,389.61	Full
30	2810291	May-21	$32,389.61	Full
31	2810129	May-21	$32,389.61	Full
32	2810161	May-21	$26,091.63	Full
33	2810250	Jun-21	$32,389.61	Full
34	2769206	Jun-21	$29,933.33	Full
35	2769227	Jun-21	$34,506.48	Full

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix C
Lakes at Mustang Ranch Public Improvement District
Value Per Phase

Phase	Parcels	2021 Value[5,6]
Phase #1[1]	354	$161,811,451
Phase #2[2]	377	$151,838,134
Phase #3[3]	204	$40,658,660
Phase #4[4]	10	$888,878
Total	**937**	**$355,197,123**

1 - Parcels include three hundred and thirty five residential lots and nineteen common area lots.

2 - Parcels include three hundred and sixty residential lots and seventeen common area lots.

3 - Parcels include one hundred and ninety five residential lots and nine common area lots.

4 - Parcels include nine residential lots and one common area lots.

5 - Parcel values are in accordance with Collin Central Appraisal District online records as of July 28, 2021.

6 - Values shown reflect the 2021 values.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix D-1
Phase #1 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**208.19**
Assessment	**$9,699,913**

Year	Principal and Interest[1]	Principal and Interest[2]	Principal and Interest[3]	Administrative Expenses[4]	Total Annual Installment
9/1/2015	$325,619	$0	$0	$15,000	$340,619
9/1/2016	$552,938	$1,970	$0	$15,255	$570,163
9/1/2017	$727,938	$21,966	$0	$15,514	$765,418
9/1/2018	$742,656	$42,091	$0	$15,778	$800,525
9/1/2019	$727,606	$48,382	$0	$25,000	$800,988
9/1/2020	$715,775	$56,750	$0	$33,368	$805,893
9/1/2021	$0	$0	$553,569	$35,000	$588,569
9/1/2022	$0	$0	$550,864	$39,500	$590,364
9/1/2023	$0	$0	$547,721	$39,895	$587,616
9/1/2024	$0	$0	$550,166	$40,294	$590,460
9/1/2025	$0	$0	$546,937	$40,697	$587,634
9/1/2026	$0	$0	$548,258	$41,104	$589,362
9/1/2027	$0	$0	$548,905	$41,515	$590,420
9/1/2028	$0	$0	$548,878	$41,930	$590,808
9/1/2029	$0	$0	$548,176	$42,349	$590,525
9/1/2030	$0	$0	$546,801	$42,773	$589,573
9/1/2031	$0	$0	$544,752	$43,201	$587,952
9/1/2032	$0	$0	$544,963	$43,633	$588,596
9/1/2033	$0	$0	$545,682	$44,069	$589,751
9/1/2034	$0	$0	$540,877	$44,510	$585,386
9/1/2035	$0	$0	$540,721	$44,955	$585,676
9/1/2036	$0	$0	$545,040	$45,404	$590,445
9/1/2037	$0	$0	$540,415	$45,858	$586,274
9/1/2038	$0	$0	$540,478	$46,317	$586,795
9/1/2039	$0	$0	$540,072	$46,780	$586,852
9/1/2040	$0	$0	$534,486	$47,248	$581,734
9/1/2041	$0	$0	$0	$0	$0
9/1/2042	$0	$0	$0	$0	$0
9/1/2043	$0	$0	$0	$0	$0
9/1/2044	$0	$0	$0	$0	$0
Total	**$3,792,532**	**$171,159**	**$10,907,760**	**$976,945**	**$15,848,397**

1 - The principal and interest amounts represent the estimated debt service requirements of the Series 2015 Phases #1 Bonds. The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

2 - The principal and interest amounts represent the estimated debt service requirements of the City Contributed Major Improvements Assessments. The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

3 - 2020 Refunding Bonds

3- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX D-2
PHASE #1 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2021-22

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2739841	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2759317	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2739853	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2739854	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740206	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740207	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740208	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740209	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740210	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740211	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740212	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740213	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740214	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740215	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740216	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740217	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740218	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2739857	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2739858	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2739859	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2739862	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740098	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740099	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740100	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740101	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740142	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740143	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740144	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740145	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740146	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740147	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740148	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740149	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740150	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740151	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740152	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740177	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740178	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740179	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740180	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740181	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740182	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740183	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740184	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740185	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740186	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740187	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740188	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740189	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740190	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740191	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740192	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740193	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740194	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740195	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740196	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740197	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740198	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740199	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740200	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740201	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740202	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2021-22

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740203	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2740204	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740205	1	3	0.83	$29,754.22	$1,076.42	$970.92	$148.77	$157.48	$2,353.59
2739860	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2739861	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740092	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740093	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740094	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740095	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740096	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740097	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740103	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740104	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740105	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740106	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740107	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740108	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740109	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740110	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740111	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740112	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740113	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740114	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740115	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740116	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740117	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740118	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740134	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740135	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740137	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740138	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740139	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740140	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740141	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740153	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740154	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740155	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740156	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740157	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740158	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740159	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740160	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740161	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740162	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740163	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740164	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740165	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740166	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740167	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740168	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740169	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740170	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740171	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740172	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740173	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740174	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740175	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2740176	1	4	0.72	$25,810.89	$933.76	$842.24	$129.05	$136.61	$2,041.67
2739863	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739864	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2739865	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68

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Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2021-22

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2739870	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739871	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739970	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739971	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739972	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739973	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739974	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739975	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739976	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739993	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739994	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739995	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739996	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739997	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739998	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739999	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740000	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740001	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740002	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740003	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740004	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740005	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740006	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740007	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740008	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740009	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740010	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740011	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740012	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740013	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740014	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740015	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740016	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740017	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740018	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740019	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740020	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740021	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740022	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740023	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740024	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740025	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740026	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740027	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740028	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740029	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740030	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740031	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740043	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740044	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740045	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740046	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740047	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740048	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740049	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740050	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740051	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740052	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740053	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740054	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740055	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740056	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68

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Phase #1 Assessment Roll Summary -2021-22

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2740057	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740058	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740059	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740060	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740061	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740062	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740063	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740064	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740065	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740066	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740067	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740068	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740069	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740070	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740071	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740072	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740073	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740074	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740075	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740076	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740077	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740078	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740079	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740080	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740081	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740082	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740083	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740084	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740085	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740086	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740087	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740088	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740089	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740090	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2740091	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739866	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739867	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739868	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739869	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739872	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739879	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739880	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739881	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739882	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739883	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739884	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739885	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739886	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739887	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739888	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739889	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739890	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739891	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739892	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739893	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739894	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739895	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739896	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739897	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739898	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739899	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739900	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2021-22

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2739901	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739902	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739903	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739904	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739905	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739906	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739907	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739908	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739909	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739910	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739911	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739912	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739913	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739914	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739915	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739916	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739917	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739918	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739919	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739920	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739921	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739923	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739924	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739925	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739926	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739927	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739928	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739929	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739930	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739931	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739932	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739933	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739934	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739935	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739936	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739937	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739938	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739939	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739940	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739941	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739942	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739943	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739944	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739945	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739946	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739947	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739948	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739949	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739950	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739951	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739952	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739953	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739954	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739955	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739956	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739957	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739958	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739959	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739960	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739961	1	5	0.58	$20,792.10	$752.20	$678.47	$103.96	$110.04	$1,644.68
2739962	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739963	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2021-22

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$35,848.46	$1,296.89	$1,169.78	$179.24	$189.73	$2,835.65
2739964	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739965	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739966	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739967	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739978	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739979	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739980	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739981	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739982	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739983	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739984	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739985	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739986	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2739987	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740032	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740033	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740034	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740036	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740037	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740038	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740039	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740040	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740041	1	6	0.48	$17,207.26	$622.51	$561.50	$86.04	$91.07	$1,361.11
2740042	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740219	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740220	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740221	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740222	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740223	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740224	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740226	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740228	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740229	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740230	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740232	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740233	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740234	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740235	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740236	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740237	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740238	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740494	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740495	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**331**		**208.19**	**$7,463,290**	**$270,000.00**	**$243,537.11**	**$37,316.45**	**$39,500.00**	**$590,353.56**

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX E
PHASES #2-9 MAJOR IMPROVEMENT ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2766631	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766647	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766648	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766649	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766650	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766651	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766652	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766653	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766654	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766655	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766656	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766657	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766658	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766659	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766660	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766661	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766662	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766663	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766664	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766665	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766666	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766667	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766668	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766669	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766670	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766671	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766672	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766673	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766674	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766675	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766676	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766677	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766678	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766679	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766680	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766681	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766682	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766683	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766684	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766685	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766686	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766687	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766688	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766689	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766690	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766691	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766692	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766693	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766694	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766695	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766696	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766697	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766698	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766699	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766700	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766701	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766702	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766703	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766704	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766705	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766707	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766708	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766709	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766710	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2766711	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766712	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766713	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766714	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766715	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766716	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766717	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766718	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766719	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766720	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766721	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766723	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766724	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766725	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766726	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766727	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766728	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766729	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766730	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766731	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766732	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766733	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766734	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766735	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766736	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766737	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766738	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766739	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766740	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766741	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766742	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766743	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766744	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766745	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766746	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766749	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766750	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766751	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766752	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766755	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766756	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766757	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766758	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766759	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766760	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766761	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766762	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766763	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766764	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766765	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766766	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766769	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766770	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766771	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766772	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766773	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766774	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766775	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766776	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766778	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2766779	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766780	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766781	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766785	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766786	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766787	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766788	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766789	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766792	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766793	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766794	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766795	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766796	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766800	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766801	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766802	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766803	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766804	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766805	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766806	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766807	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766808	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766809	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766810	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766811	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766812	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766813	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766814	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766815	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766816	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766817	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766818	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766819	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766820	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766821	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766822	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2766823	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766824	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766825	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766826	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766827	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766828	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766829	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766830	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766831	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766832	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766833	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766834	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766835	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766836	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766837	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766838	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766839	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766840	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766841	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766842	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766843	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766844	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766845	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766846	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55

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Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2766847	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766848	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766849	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766850	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766851	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766858	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766859	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766860	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766861	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766862	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766863	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766864	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766865	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766866	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766867	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766868	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766869	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766870	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766873	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766874	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766875	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766878	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766879	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766882	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766883	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766884	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766885	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766886	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766887	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766888	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766889	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766890	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766891	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766892	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766893	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766894	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766895	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766896	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766897	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766898	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766899	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766901	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766902	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2766904	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766905	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766906	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766907	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766908	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766909	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766910	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766911	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769104	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769105	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769106	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769107	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769108	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769109	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769110	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769111	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2769113	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769114	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769115	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769116	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769117	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769118	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769119	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769120	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769121	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769122	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769123	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769124	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769125	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769126	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769127	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769130	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769131	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769132	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769133	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769134	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769135	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769137	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769140	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769141	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769142	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769143	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769144	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769145	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769146	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769148	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769149	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769152	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769165	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769166	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769169	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769170	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769171	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769172	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769174	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769175	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769176	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769177	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769178	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769179	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769180	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769181	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769182	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769183	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769184	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769185	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769186	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769187	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769188	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2769189	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769190	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769191	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769192	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769194	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769195	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769196	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769197	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769198	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769200	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769201	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769205	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769207	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769209	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769210	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769211	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769212	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769213	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769214	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769216	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769217	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2769218	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769219	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769220	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769225	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769226	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769229	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769230	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769231	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769232	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769233	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769234	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769235	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2769236	1	2	0.88	$14,375	$421.30	$882.17	$56.33	$32.71	$1,392.52
2769237	1	2	0.88	$14,375	$421.30	$882.17	$56.33	$32.71	$1,392.52
2769238	1	2	0.88	$14,375	$421.30	$882.17	$56.33	$32.71	$1,392.52
2769239	1	2	0.88	$14,375	$421.30	$882.17	$56.33	$32.71	$1,392.52
2769240	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769241	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769242	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769243	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769244	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769245	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769246	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769247	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769248	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769249	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2635984	873	0	556.73	$9,094,504	$266,534.02	$558,105.26	$35,636.67	$20,695.58	$880,971.54
2810093	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810095	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810096	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810097	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810098	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33

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Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2810099	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810100	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810101	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810102	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810103	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810105	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810106	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810107	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810108	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810109	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810110	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810111	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810112	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810113	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810114	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810115	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810116	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810117	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810118	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810119	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810120	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810121	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810122	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810123	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810129	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810132	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810133	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810134	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810135	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810136	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810137	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810138	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810139	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810140	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810141	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810142	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810143	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810144	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810145	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810146	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810147	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810148	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810149	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810151	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810152	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810154	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810155	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810156	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810157	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810158	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810159	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810160	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810161	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810163	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810164	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810165	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810166	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810167	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810168	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2810169	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810170	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810171	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810172	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810173	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810174	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810175	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810176	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810177	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810178	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810179	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810180	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810181	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810182	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810183	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810184	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810185	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810186	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810187	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810188	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810189	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810190	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810191	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810192	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810193	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810194	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810195	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810196	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810197	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810198	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810199	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810200	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810201	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810202	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810203	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810204	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810205	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810206	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810207	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810208	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810209	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810210	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810211	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810212	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810213	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810214	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810215	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810216	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810217	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810218	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810219	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810220	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810221	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810222	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810223	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810224	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810225	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810226	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810227	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810228	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810229	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810230	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810231	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810232	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79

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Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2810233	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810234	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810235	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810236	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810237	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810238	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810239	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810240	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810241	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810242	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810243	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810244	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810245	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810246	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810247	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810248	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810249	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810250	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810252	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810253	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810254	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810255	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810256	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810257	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810258	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810259	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810260	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810261	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810262	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810263	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810264	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810265	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810266	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810267	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810268	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810269	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810270	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810271	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810272	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810273	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810274	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810275	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810276	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810277	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810278	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810279	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810280	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810281	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810282	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810284	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810285	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810286	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810287	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810288	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810289	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2810290	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810293	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810294	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810295	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810296	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2810298	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2021-22

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2810299	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2810301	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810302	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810303	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810304	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810305	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810306	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2818822	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2818823	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2818824	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2818825	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2818826	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2818827	1	4	0.72	$11,762	$344.70	$721.78	$46.09	$26.76	$1,139.33
2818828	1	6	0.48	$7,841	$229.80	$481.19	$30.73	$17.84	$759.55
2818829	1	5	0.58	$9,475	$277.67	$581.43	$37.13	$21.56	$917.79
2818830	1	3	0.83	$13,559	$397.36	$832.05	$53.13	$30.85	$1,313.39
2818831	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**1406**		**887.73**	**$14,501,578**	**$425,000.00**	**$889,922.92**	**$56,824.21**	**$33,000.00**	**$1,404,747.12**

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX F
PHASE #2 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installmen
2766631	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766647	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766648	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766649	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766650	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766651	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766652	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766653	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766654	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766655	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766656	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766657	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766658	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766659	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766660	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766661	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766662	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766663	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766664	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766665	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766666	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766667	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766668	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766669	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766670	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766671	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766672	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766673	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766674	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766675	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766676	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766677	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766678	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766679	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766680	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766681	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766682	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766683	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766684	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766685	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766686	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766687	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766688	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766689	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766690	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766691	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766692	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766693	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766694	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766695	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766696	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766697	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766698	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766699	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766700	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766701	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766702	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766703	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installmen
2766704	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766705	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766707	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766708	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766709	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766710	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766711	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766712	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766713	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766714	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766715	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766716	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766717	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766718	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766719	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766720	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766721	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766723	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766724	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766725	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766726	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766727	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766728	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766729	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766730	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766731	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766732	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766733	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766734	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766735	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766736	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766737	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766738	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766739	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766740	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766741	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766742	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766743	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766744	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766745	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766746	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766749	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766750	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766751	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766752	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766755	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766756	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766757	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766758	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766759	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766760	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766761	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766762	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766763	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766764	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766765	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installmen
2766766	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766769	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766770	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766771	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766772	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766773	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766774	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766775	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766776	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766778	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766779	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766780	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766781	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766785	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766786	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766787	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766788	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766789	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766792	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766793	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766794	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766795	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766796	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766800	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766801	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766802	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766803	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766804	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766805	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766806	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766807	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766808	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766809	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766810	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766811	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766812	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766813	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766814	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766815	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766816	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766817	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766818	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766819	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766820	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766821	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766822	1	5	0.58	$14,032	$270.08	$1,244.62	$58.71	$1,573.41
2766823	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766824	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766825	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766826	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766827	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766828	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installmen
2766829	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766830	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766831	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766832	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766833	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766834	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766835	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766836	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766837	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766838	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766839	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766840	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766841	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766842	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766843	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766844	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766845	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766846	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766847	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766848	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766849	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766850	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766851	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766858	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766859	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766860	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766861	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766862	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766863	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766864	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766865	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766866	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766867	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766868	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766869	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766870	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766873	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766874	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766875	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766878	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766879	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766882	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766883	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766884	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766885	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766886	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766887	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766888	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766889	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766890	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766891	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766892	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766893	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766894	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14

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Appendix F
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installmen
2766895	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766896	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766897	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766898	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766899	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766901	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766902	1	6	0.48	$11,613	$223.52	$1,030.03	$48.59	$1,302.14
2766904	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766905	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766906	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766907	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766908	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766909	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766910	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766911	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769104	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769105	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769106	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769107	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769108	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769109	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769110	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769111	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769113	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769114	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769115	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769116	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769117	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769118	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769119	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769120	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769121	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769122	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769123	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769124	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769125	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769126	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769127	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769130	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769131	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769132	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769133	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769134	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769135	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769137	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769140	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769141	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769142	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769143	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769144	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769145	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769146	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Appendix F
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installmen
2769147	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769148	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769149	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769152	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769165	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769166	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769169	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769170	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769171	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769172	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769174	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769175	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769176	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769177	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769178	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769179	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769180	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769181	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769182	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769183	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769184	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769185	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769186	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769187	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769188	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769189	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769190	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769191	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769192	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769194	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769195	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769196	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769197	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769198	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769200	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769201	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769205	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769207	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769209	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769210	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769211	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769212	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769213	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769214	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769216	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769217	1	4	0.72	$17,419	$335.27	$1,545.04	$72.89	$1,953.20
2769218	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769219	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installmen
2769220	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769225	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769226	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769229	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769230	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769231	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769232	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769233	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769234	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769235	1	3	0.83	$20,080	$386.50	$1,781.09	$84.02	$2,251.61
2769236	1	2	0.88	$21,290	$409.78	$1,888.39	$89.08	$2,387.25
2769237	1	2	0.88	$21,290	$409.78	$1,888.39	$89.08	$2,387.25
2769238	1	2	0.88	$21,290	$409.78	$1,888.39	$89.08	$2,387.25
2769239	1	2	0.88	$21,290	$409.78	$1,888.39	$89.08	$2,387.25
2769240	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769241	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769242	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769243	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769244	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769246	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769247	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769248	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769249	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
Total	**335**		**197.57**	**$4,779,759**	**$92,000.00**	**$423,964.63**	**$20,000.00**	**$535,964.63**

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX G
PHASE #3 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #3

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2810093	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810095	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810096	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810097	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810098	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810099	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810100	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810101	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810102	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810103	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810105	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810106	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810107	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810108	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810109	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810110	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810111	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810112	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810113	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810114	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810115	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810116	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810117	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810118	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810119	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810120	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810121	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810122	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810123	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810124	1	Lot Type 4 (74' Lot)	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810129	1	Lot Type 4 (74' Lot)	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810132	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810133	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810134	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810135	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810136	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810137	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810138	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810139	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810140	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810141	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810142	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810143	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810144	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810145	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810146	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810147	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810148	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810149	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810151	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810152	1	Lot Type 4 (74' Lot)	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810154	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810155	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810156	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810157	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810158	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810159	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810160	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810161	1	Lot Type 5 (60' Lot)	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810163	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #3

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2810164	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810165	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810166	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810167	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810168	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810169	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810170	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810171	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810172	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810173	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810174	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810175	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810176	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810177	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810178	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810179	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810180	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810181	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810182	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810183	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810184	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810185	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810186	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810187	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810188	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810189	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810190	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810191	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810192	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810193	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810194	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810195	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810196	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810197	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810198	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810199	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810200	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810201	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810202	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810203	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810204	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810205	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810206	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810207	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810208	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810209	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810210	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810211	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810212	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810213	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810214	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810215	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810216	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810217	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810218	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810219	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810220	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810221	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810222	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810223	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810224	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810225	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810226	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810227	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #3

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2810228	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810229	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810230	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810231	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810232	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810233	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810234	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810235	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810236	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810237	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810238	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810239	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810240	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810241	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810242	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810243	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810244	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810245	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810246	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810247	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810248	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810249	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810250	1	Lot Type 4 (74' Lot)	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810252	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810253	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810254	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810255	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810256	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810257	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810258	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810259	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810260	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810261	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810262	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810263	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810264	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810265	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810266	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810267	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810268	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810269	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810270	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810271	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810272	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810273	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810274	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810275	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810276	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810277	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810278	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810279	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810280	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810281	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810282	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810284	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810285	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810286	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810287	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810288	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810289	1	Lot Type 3 (86' Lot)	0.83	$23,291	$32.55	$1,940.13	$130.21	$2,102.89
2810290	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810291	1	Lot Type 4 (74' Lot)	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #3

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2810293	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810294	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810295	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810296	1	Lot Type 4 (74' Lot)	0.72	$20,204	$28.24	$1,683.01	$112.95	$1,824.19
2810298	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810299	1	Lot Type 5 (60' Lot)	0.58	$16,276	$22.75	$1,355.76	$90.99	$1,469.49
2810301	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810302	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810303	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810304	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810305	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810306	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
Total	**195**		**127.49**	**$3,577,540**	**$5,000.00**	**$298,009.06**	**$20,000.00**	**$323,009.06**

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX H
PHASE #4 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix H
The Lakes at Mustang Ranch Public Improvement District
2021-22 Assessment Roll Summary - Phase #4

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2818822	1	4	0.72	$20,242	$121.21	$1,540.45	$121.21	$1,782.87
2818823	1	6	0.48	$13,495	$80.81	$1,026.97	$80.81	$1,188.58
2818824	1	5	0.58	$16,306	$97.64	$1,240.92	$97.64	$1,436.20
2818825	1	3	0.83	$23,335	$139.73	$1,775.79	$139.73	$2,055.26
2818826	1	4	0.72	$20,242	$121.21	$1,540.45	$121.21	$1,782.87
2818827	1	4	0.72	$20,242	$121.21	$1,540.45	$121.21	$1,782.87
2818828	1	6	0.48	$13,495	$80.81	$1,026.97	$80.81	$1,188.58
2818829	1	5	0.58	$16,306	$97.64	$1,240.92	$97.64	$1,436.20
2818830	1	3	0.83	$23,335	$139.73	$1,775.79	$139.73	$2,055.26
2818831	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00
Total	**9**		**5.94**	**$167,000**	**$1,000.00**	**$12,708.70**	**$1,000.00**	**$14,708.70**

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

APPENDIX I
PHASE #5 ASSESSMENT ROLL

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Appendix I
Phase #5 Combined Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**73.20**
Assessment	**$3,888,654**

Year	Principal[1]	Interest[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment
1	$33,370	$94,001	$1,000	$191,764	$20,000	$340,136
2	$36,337	$91,826	$1,000	$191,688	$20,340	$341,190
3	$39,221	$89,456	$1,000	$191,611	$20,686	$341,974
4	$42,187	$86,898	$1,000	$191,535	$21,037	$342,657
5	$44,247	$84,147	$1,000	$191,458	$21,395	$342,247
6	$47,131	$81,164	$47,000	$116,232	$21,759	$313,285
7	$50,921	$77,986	$49,000	$114,051	$22,129	$314,087
8	$53,887	$74,553	$51,000	$111,778	$22,505	$313,722
9	$56,771	$70,920	$54,000	$109,411	$22,887	$313,990
10	$61,797	$67,093	$57,000	$106,906	$23,277	$316,072
11	$65,587	$62,926	$59,000	$104,261	$23,672	$315,447
12	$70,531	$58,504	$62,000	$101,523	$24,075	$316,634
13	$74,321	$53,749	$65,000	$98,646	$24,484	$316,201
14	$80,172	$48,605	$68,000	$95,630	$24,900	$317,307
15	$86,022	$43,056	$72,000	$92,475	$25,323	$318,876
16	$91,872	$37,102	$75,000	$89,134	$25,754	$318,862
17	$100,688	$30,744	$79,000	$85,654	$26,192	$322,278
18	$106,538	$23,776	$83,000	$81,989	$26,637	$321,940
19	$115,272	$16,403	$87,000	$78,138	$27,090	$323,903
20	$121,782	$8,426	$92,000	$74,101	$27,550	$323,859
21	$0	$0	$222,000	$69,832	$28,019	$319,851
22	$0	$0	$233,000	$59,531	$28,495	$321,026
23	$0	$0	$244,000	$48,720	$28,980	$321,700
24	$0	$0	$256,000	$37,398	$29,472	$322,871
25	$0	$0	$269,000	$25,520	$29,973	$324,493
26	$0	$0	$281,000	$13,038	$30,483	$324,521
27	$0		$0		$0	$0
28	$0		$0		$0	$0
29	$0		$0		$0	$0
30	$0		$0		$0	$0
Total	**$1,378,654**	**$1,201,334**	**$2,510,000**	**$2,672,026**	**$647,114**	**$8,409,128**

1 - The principal and interest amounts represent the debt service requirements of the Series 2015 Phases #2-9 MI Bonds and the Phases #2-9 Reimbursement Agreement.

The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

2 - The principal and interest amounts represent the estimated debt service requirements of the Phase #5 Reimbursement Agreement.

The interest amounts are estimated using 7.66% in years 1 through 5 and 4.66 thereafter.

4 - Administrative expenses are estimated and will be updated in the Annual Service Plan Updates each year.

Attachment: LAMR PID - Annual Service Plan Update - 2021-22 (SAP Update - Lakes at Mustang Ranch)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Ownsby Farms PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Ownsby Farms Public Improvement District. (Stovall)

Background Information:
The Edgewood Creek PID was created by the City Council pursuant to the PID Act and a resolution approved on April 14, 2020. The PID is located generally east of F M1385, north of FM 428, and south of Mobberly Drive. The PID is anticipated to contain an estimated 847 residential units on approximately 247 acres within three phases.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
2021-22

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2021-22

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Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

I. INTRODUCTION

The Edgewood Creek Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on May 12, 2020 to finance certain public improvement projects for the benefit of the property in the PID.

On January 12, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,465,000, and reimbursement obligations for the Phase #1 Reimbursement Agreement (the "Phase #1 Reimbursement Agreement") in the aggregate principal amount of $4,494,757 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. Both the Phase #1 Bonds and the Phase #1 Reimbursement Agreement are secured by the Phase #1 Assessments (the "Phase #1 Assessments").

Additionally, on January 12, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phases #2-3 Major Improvement Project) (the "Phases #2-3 Major Improvement Bonds") in the aggregate principal amount of $3,460,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. the Phases #2-3 Major Improvement Bonds are secured by the Phases #2-3 Assessments (the "Phases #2-3 Assessments")

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2021-22.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

The current total estimated costs of the Phase #1 Improvements (including the proportional share of the Major Improvement costs) is equal to $8,959,757, which remain the same as the budget estimates included in the Service and Assessment Plan. According to the Developer, there have been no budget line item amount revisions for the Authorized Improvements reported by the Developer and therefore no changes for the Annual Service Plan Update.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of the Phases #2-3 Major Improvement costs, (2) establish the PID, and (3) issue Phase #1 Bonds. For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/P11508344-P11167827-P11583363.pdf

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Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Table II-A-1
Phase #1 Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remaining to be Funded
Par amount	$4,465,000	$0	$4,465,000	$2,370,197	$2,094,80
Other funding sources	$4,494,756	$0	$4,494,756	$139,735	$4,355,02
Total Sources	**$8,959,756**	**$0**	**$8,959,756**	**$2,509,932**	**$6,449,82**
Uses of Funds					
Major Improvements					
Road Improvements	$216,777	$57,940	$274,717	$247,245	$27,47
Water Improvements	$111,240	$0	$111,240	$0	$111,24
Sanitary Sewer Improvements	$107,962	$0	$107,962	$0	$107,96
Storm Drainage Improvements	$177,686	$0	$177,686	$0	$177,68
Landscaping & Retaining Walls	$395,098	$0	$395,098	$0	$395,09
Other Soft and Miscellaneous Costs	$413,380	($57,940)	$355,440	$135,373	$220,06
Subtotal: Major Improvements	*$1,422,143*	*$0*	*$1,422,143*	*$382,619*	*$1,039,52*
Phase #1 Improvements					
Roadway Improvements	$2,068,568	$0	$2,068,568	$424,721	$1,643,84
Water Improvements	$549,505	$0	$549,505	$0	$549,50
Wastewater Improvements	$799,170	$0	$799,170	$0	$799,17
Storm Drainage Improvements	$779,297	$0	$779,297	$0	$779,29
Other Soft and Miscellaneous Costs	$2,334,275	$0	$2,334,275	$695,794	$1,638,48
Subtotal: Phase #1 Improvements	*$6,530,815*	*$0*	*$6,530,815*	*$1,120,515*	*$5,410,30*
Bond Issuance Costs		$0			$
Capitalized interest	$296,721	$0	$296,721	$296,721	$
Reserve fund	$283,063	$0	$283,063	$283,063	$
Administrative expense fund	$35,000	$0	$35,000	$35,000	$
Other costs of issuance including underwriter's discount	$392,015	$0	$392,015	$392,015	$
Subtotal: Bond Issuance Costs	*$1,006,798*	*$0*	*$1,006,798*	*$1,006,798*	*$*
Total Uses	**$8,959,756**	**$0**	**$8,959,756**	**$2,509,932**	**$6,449,82**

[1]According to Edgewood Creek's Draw Request #4 as approved by the City on July 9, 2021.

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Phases #2-3 Major Improvements Sources and Uses

The current total estimated costs of the Phases #2-3 Major Improvements is equal to $3,460,000, which remain the same as the budget estimates included in the Service and Assessment Plan. According to the Developer, there have been no budget line item amount revisions for the Authorized Improvements reported by the Developer and therefore no changes for the Annual Service Plan Update.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phases #2-3 Major Improvements, (2) establish the PID, and (3) issue Phases #2-3 Major Improvement Bonds. For additional Phase #2-3 Major Improvement development-related information, refer to the link below:

https://emma.msrb.org/P11508405-P11167863-P11583403.pdf

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Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Table II-A-2
Phases #2-3 Major Improvements Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remainin to be Funded
Par amount	$3,460,000	$0	$3,460,000	$1,574,350	$1,885,65
Other funding sources	$0	$0	$0	$0	$
Total Sources	**$3,460,000**	**$0**	**$3,460,000**	**$1,574,350**	**$1,885,65**
Uses of Funds					
Major Improvements					
Road Improvements	$393,223	$105,100	$498,323	$448,491	$49,83
Water Improvements	$201,785	$0	$201,785	$0	$201,78
Sanitary Sewer Improvements	$195,838	$0	$195,838	$0	$195,83
Storm Drainage Improvements	$322,314	$0	$322,314	$0	$322,31
Landscaping & Retaining Walls	$716,690	$0	$716,690	$0	$716,69
Other Soft and Miscellaneous Costs	$749,852	($105,100)	$644,752	$245,561	$399,19
Subtotal: Major Improvements	*$2,579,702*	*$0*	*$2,579,702*	*$694,052*	*$1,885,65*
Capitalized interest	$287,708	$0	$287,708	$287,708	$
Reserve fund	$247,350	$0	$247,350	$247,350	$
Administrative expense fund	$35,000	$0	$35,000	$35,000	$
Other costs of issuance including underwriter's discount	$310,240	$0	$310,240	$310,240	$
Subtotal: Bond Issuance Costs	*$880,298*	*$0*	*$880,298*	*$880,298*	*$*
Total Uses	**$3,460,000**	**$0**	**$3,460,000**	**$1,574,350**	**$1,885,65**

[1]According to Edgewood Creek's Draw Request #4 as approved by the City on July 9, 2021.

B. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 on the following page.

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Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2021-2027

Assessment Year Ending 09/01	Phase #1 Projected Annual Installments	Phases #2-3 Projected Annual Installments
2021[1]	$0	$0
2022	$334,435	$53,000
2023	$618,967	$301,064
2024	$615,705	$298,380
2025	$618,321	$300,710
2026	$615,582	$297,793
2027	$618,674	$299,891
Total	**$3,421,685**	**$1,550,837**

[1]Amounts due for 2021 debt service were funded through available Capitalized Interest funds.

C. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds and/or the execution of the Phase #1 Reimbursement Agreement, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 4.21 percent and the interest rate applicable to the Phase #1 Reimbursement Agreement is 4.57 percent per annum for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (4.21 percent) plus an additional interest of one-half of one percent and the effective interest rate on the Phase #1 Reimbursement Agreement (4.57 percent) are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

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Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds and Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2021-22

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Annual Installments to be Collected for 2021-22

	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Interest payment on March 1, 2022	$94,031	$102,705	$196,736
Interest payment on September 1, 2022	$94,031	$102,705	$196,736
Principal payment on September 1, 2022	$0	$71,000	$71,000
Subtotal debt service	*$188,063*	*$276,410*	*$464,473*
Administrative expenses	$17,791	$17,909	$35,700
Excess interest for prepayment and delinquency reserves	$22,325	$0	$22,325
Subtotal Expenses	*$228,178*	*$294,320*	*$522,498*
Available reserve fund income	$0	$0	$0
Available capitalized interest account	($188,063)	$0	($188,063)
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($188,063)*	*$0*	*($188,063)*
Annual Installments	**$40,116**	**$294,320**	**$334,435**

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #1 Bond interest due on March 1, 2022 in the amount of $94,031 and on September 1, 2022 in the amount of $94,031, which equal interest on the outstanding Phase #1 Bond Assessments balance of $4,465,000 for six months each and an effective interest rate of 4.21 percent. There is no principal due on September 1, 2022 for the Phase #1 Bonds. As a result, total Annual Installments to be collected for Phase #1 Bond principal and interest in 2021-22 is equal to $188,063.

Additionally, Annual Installments to be collected for principal and interest include Phase #1 Reimbursement Agreement interest due on March 1, 2022 in the amount of $102,705 and on September 1, 2022 in the amount of $102,705, which equal interest on the outstanding Phase #1 Reimbursement Agreement Assessments balance of $4,494,757 for six months each and an effective interest rate of 4.57 percent. Phase #1 Reimbursement Agreement Annual Installments to be collected include a principal amount of $71,000 due on September 1, 2022. As a result, total Annual Installments to be collected for Phase #1 Reimbursement Agreement principal and interest in 2021-22 is equal to $276,410.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-C-2 below, the total Phase #1 administrative expenses to be collected for 2021-22 are estimated to be $35,700.

Table II-C-2
Phase #1 Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$23,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$3,555
Total	**$35,700**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $22,325, which equals 0.5 percent interest on the outstanding collective Phase #1 Bond Assessments balance of $4,465,000.

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Available Capitalized Interest Account

As of June 30, 2021, the balance in the Capitalized Interest Account was $282,103. According to Section 6.4 (c) of the Trust Indenture, $188,063 will be transferred to the Principal & Interest Account to fund the interest payment due March 1, 2022 in the amount of $94,031 and the interest payment due September 1, 2022 in the amount of $94,031.

Available Administrative Expense Account

As of June 30, 2021, the available balance for administrative expenses was $26,051. $26,051 is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2021-22 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT – PHASE #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest available.

According to the Service and Assessment Plan, 301 units are estimated to be built within Phase #1 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit within Phase #1 will be $992.48 (i.e. ($464,473 + $22,325 - $188,063) ÷ 301 = $992.48) and the Administrative Expenses to be collected from each acre will be $118.60 (i.e. $35,700 ÷ 301 = $118.60). As a result, the total Annual Installment to be collected from each unit within Phase #1 will be $1,111.08 (i.e. $992.48 + $118.60 = $1,111.08). The Annual Installment to be collected from each Parcel within Phase #1 is equal to the Annual Installment for each unit in the amount of $1,111.08.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2021-22 is shown in Table II-D-1 below.

Table II-D-1
Phase #1 Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
50 ft	$1,111.08

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Prepayment and Delinquency Reserve, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix C.

E. ANNUAL BUDGET – PHASES #2-3 MAJOR IMPROVEMENT AREA

Phases #2-3 Major Improvement - Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Major Improvement Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-3 Major Improvement Bonds. The effective interest rate on the Phases #2-3 Major Improvement Bonds is 5.27 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Major Improvement Bonds (5.27 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-3 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Phases #2-3 Major Improvement Annual Installments to be Collected for 2021-22

The budget for Phases #2-3 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-E-1 below.

Table II-E-1
Budget for the Phases #2-3 Major Improvement Annual Installments to be Collected for 2021-22

	Phases #2-3 Major Improvement Bonds
Interest payment on March 1, 2022	$91,175
Interest payment on September 1, 2022	$91,175
Principal payment on September 1, 2022	$0
Subtotal debt service on bonds	*$182,350*
Administrative expenses	$35,700
Excess interest for prepayment and delinquency reserves	$17,300
Subtotal Expenses	*$235,350*
Available reserve fund income	$0
Available capitalized interest account	($182,350)
Available Administrative Expense account	$0
Subtotal funds available	*($182,350)*
Annual Installments	**$53,000**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $91,175 and on September 1, 2022 in the amount of $91,175, which equal interest on the outstanding Phases #2-3 Major Improvement Assessments balance of $3,460,000 for six months each and an effective interest rate of 5.27 percent. There is no principal due on September 1, 2022 for the Phases #2-3 Major Improvement Bonds. As a result, total Phases #2-3 Major Improvement Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $182,350.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown on Table II-E-2 on the following page, the total Phases #2-3 Major Improvement administrative expenses to be collected for 2021-22 are estimated to be $35,700.

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Table II-E-2
Phases #2-3 Major Improvement Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$23,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$3,555
Total	**$35,700**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $17,300, which equals 0.5 percent interest on the outstanding collective Phases #2-3 Major Improvement Bond Assessments balance of $3,460,000.

Available Capitalized Interest Account

As of June 30, 2021, the balance in the Capitalized Interest Account was $273,534. According to Section 6.4 (c) of the Trust Indenture, $182,350 will be transferred to the Principal & Interest Account to fund the interest payment due March 1, 2022 in the amount of $91,175 and the interest payment due September 1, 2022 in the amount of $91,175.

Available Administrative Expense Account

As of June 30, 2021, the available balance for administrative expenses was $31,740. $31,740 is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phases #2-3 Major Improvement 2021-22 Annual Installment.

F. Annual Installments per Unit – Phase s#2-3 Major Improvement

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-3 Major Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of Phases #2-3 Major Improvement. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

According to the Service and Assessment Plan, 546 units are estimated to be built within Phases #2-3 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit within Phases #2-3 will be $31.68 (i.e. ($182,350 + $17,300 - $182,350) ÷ 546 = $31.68) and the Administrative Expenses to be collected from each acre will be $65.38 (i.e. $35,700 ÷ 546 = $65.38). As a result, the total Annual Installment to be collected from each unit within Phases #2-3 will be $97.07 (i.e. $31.68 + $65.38 = $97.07). The Annual Installment to be collected from each Parcel within Phases #2-3 is equal to the Annual Installment for each unit in the amount of $97.07.

The Annual Installment due to be collected from each Land Use Class in Phases #2-3 Major Improvement for 2021-22 is shown in Table II-F-1 below.

Table II-F-1
Phases #2-3 Major Improvement Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
50 ft	$97.07

The list of Parcels within Phases #2-3 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Prepayment and Delinquency Reserve, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D.

G. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in 2021. Pursuant to Section 4.3 of the Phase #1 Trust Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031,** such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase #1 Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Phases #2-3 Major Improvement Bonds

The Phases #2-3 Major Improvement Bonds were issued in 2021. Pursuant to Section 4.3 of the Phases #2-3 Major Improvement Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phases #2-3 Major Improvement Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-3 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

The Phase #1 Reimbursement Agreement principal and interest repayment schedule was recalculated as a result of non-collection of Phase #1 Annual Installments in 2020-21. Please see Appendix B for the revised Phase #1 Reimbursement Agreement debt service schedule.

Assessment Methodology

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

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Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The updated Assessment Rolls are shown in Appendix B and C of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of units to be built on each newly subdivided Parcel

D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The developer has confimred there have been no parcel subdivisions in the PID applicable for the Annual Installments to be collected in 2021-22

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

B. PREPAYMENT OF ASSESSMENTS

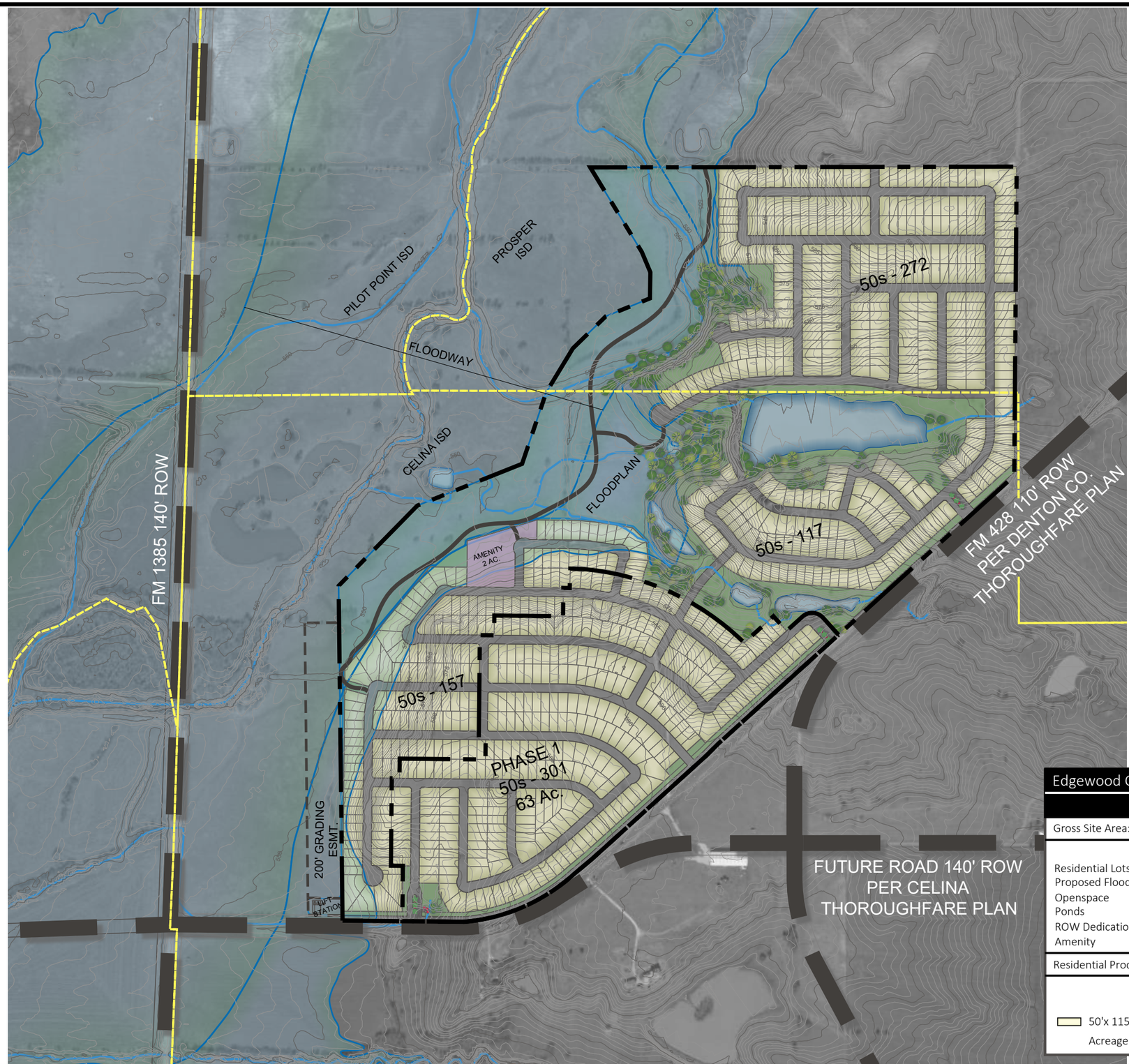
There have been no Assessment prepayments as of July 15, 2021.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

APPENDIX A
MAP OF EDGEWOOD CREEK PID

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)



Edgewood Creek Concept Plan 19

DATA TABLE

Gross Site Area:		247 +/-
	Acres	Gross %
Residential Lots	165	67%
Proposed Floodplain	45	18%
Openspace	24	10%
Ponds	9	3%
ROW Dedication	2	1%
Amenity	2	1%

Residential Product Type:

	PHASE 1	FUTURE PHASE	TOTAL
50'x 115' Lot	301	546	847
Acreage	63	184	247

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING

EDGEWOOD CREEK DEVELOPMENT
CELINA ETJ, DENTON COUNTY, TEXAS

SCALE:

DATE:AUGUST 2020

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Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

APPENDIX B
PHASE #1 REIMBURSMENT AGREEMENT
REVISED DEBT SERVICE SCHEDULE

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Edgewood Creek PID
Phase #1 Reimbursement Agreement (RA)
(Principal and Interest)[1]

Parcel	**All Parcels**
Units	**301**
Assessment /(Reimbursement Agreement)	**$4,494,757**

Assessment Year Ending	Principal (RA)[2]	Interest (RA)[2]	Total Principal and Interest (RA)
9/1/2021	$0	$0	$0
9/1/2022	$71,000	$205,410	$276,410
9/1/2023	$75,000	$202,166	$277,166
9/1/2024	$78,000	$198,738	$276,738
9/1/2025	$82,000	$195,174	$277,174
9/1/2026	$86,000	$191,426	$277,426
9/1/2027	$91,000	$187,496	$278,496
9/1/2028	$95,000	$183,337	$278,337
9/1/2029	$100,000	$178,996	$278,996
9/1/2030	$105,000	$174,426	$279,426
9/1/2031	$110,000	$169,627	$279,627
9/1/2032	$116,000	$164,600	$280,600
9/1/2033	$121,000	$159,299	$280,299
9/1/2034	$128,000	$153,769	$281,769
9/1/2035	$134,000	$147,920	$281,920
9/1/2036	$141,000	$141,796	$282,796
9/1/2037	$148,000	$135,352	$283,352
9/1/2038	$155,000	$128,589	$283,589
9/1/2039	$163,000	$121,505	$284,505
9/1/2040	$171,000	$114,056	$285,056
9/1/2041	$180,000	$106,241	$286,241
9/1/2042	$188,000	$98,015	$286,015
9/1/2043	$198,000	$89,424	$287,424
9/1/2044	$208,000	$80,375	$288,375
9/1/2045	$218,000	$70,870	$288,870
9/1/2046	$229,000	$60,907	$289,907
9/1/2047	$241,000	$50,442	$291,442
9/1/2048	$253,000	$39,428	$292,428
9/1/2049	$265,000	$27,866	$292,866
9/1/2050	$344,757	$15,755	$360,512
Total	**$4,494,757**	**$3,793,006**	**$8,287,762**

[1]The Phase #1 Reimbursmeent Agreement principal and interest repayment schedule is recalculated as a result of non-collection of Annual

[2]This **recalculation is preliminary** and will be official after City Council approval as part of the 2021-22 Annual Service Plan Update.

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

APPENDIX C
PHASE #1 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

APPENDIX C
Phase #1 Assessment Roll Summary

Parcel ID	Estimated Units	Total Assessments	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	Annual Installment
960071	139	$4,137,562	$32,787.38	$94,857.28	$10,309.55	$16,486.05	$154,440.25
52621	140	$4,167,329	$33,023.26	$95,539.71	$10,383.72	$16,604.65	$155,551.34
52672	22	$654,866	$5,189.37	$15,013.38	$1,631.73	$2,609.30	$24,443.78
Total	**301**	**$8,959,757**	**$71,000.00**	**$205,410.37**	**$22,325.00**	**$35,700.00**	**$334,435.37**

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

APPENDIX D
PHASES #2-3 MAJOR IMROVEMENT ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

APPENDIX D

Phases #2-3 Major Improvement Assessment Roll Summary

Parcel ID	Estimated Units	Total Assessments	Principal	Interest	Delinquency Reserve	Administrative Expenses	Annual Installment
960071	105	$665,385	$0.00	0.00	$3,326.92	$6,865.38	$10,192.31
960118	33	$209,121	$0.00	0.00	$1,045.60	$2,157.69	$3,203.30
52672	139	$880,842	$0.00	0.00	$4,404.21	$9,088.46	$13,492.67
960214	269	$1,704,652	$0.00	0.00	$8,523.26	$17,588.46	$26,111.72
Total	**546**	**$3,460,000**	**$0.00**	**0.00**	**$17,300.00**	**$35,700.00**	**$53,000.00**

Attachment: Edgewood Creek - Annual SAP Update - 2021-22 (SAP Update - Edgewood Creek PID)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Glen Crossing PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Glen Crossing Public Improvement District. (Stovall)

Background Information:
The Glen Crossing PID was created by the City Council pursuant to the PID Act and a resolution approved on January 12, 2016. The PID is located generally south of County Road 55, north of County Road 53, directly adjacent to the west of County Road 1117, and east of Private Road 5281 and County Road 52. The PID is anticipated to contain an estimated 356 residential units on approximately 109 acres within two phases.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

GLEN CROSSING WEST
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 -8/31/22)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

GLEN CROSSING WEST
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 -8/31/22)

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Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

I. INTRODUCTION

The Glen Crossing West Public Improvement District (the "PID") was created pursuant to the PID act and a resolution of the City Council (the "City Council") of the City of Celina, (the "City") on May 28, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

Reimbursement obligations for the PID Reimbursement Agreement, in the aggregate principal amount of $956,000 are secured by Assessments (the "Assessments").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2021-22 as shown in Appendix D.

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

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Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Estimated Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on July 9, 2019, the initial total estimated costs of the Reimbursement Agreement Improvements were equal to $1,035,663. According to the Developer as of July 29, 2021, the actual costs of the Authorized Improvements were equal to $1,267,929, representing an increase of $232,266.

According to the City, the Authorized Improvements were completed and accepted on December 11, 2020.

Table II-A on the following page summarizes the estimated sources and uses of funds required to construct the Authorized Improvements of the PID.

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Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

Table II-A
Estimated Sources and Uses

Sources of Funds	Authorized Improvements (PID)	Other Improvements (Non-PID)	Total Amounts	Actual Amount[1]	Variance
PID Reimbursement Agreement	$956,000	$0	$956,000	$956,000	$0
Other funding	$79,663	$0	$79,663	$311,929	$232,266
Total Sources for Authorized Improvements	***$1,035,663***	***$0***	***$1,035,663***	***$1,267,929***	***$232,266***
Other funding sources – Private Improvements	$0	$460,149	$460,149	$520,551	$60,402
Total Sources	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,788,480**	**$292,668**
Uses of Funds					
Authorized Improvements					
Road improvements	$349,919	$0	$349,919	$387,686	$37,767
Water distribution system improvements	$51,325	$0	$51,325	$142,130	$90,805
Sanitary sewer improvements	$92,621	$0	$92,621	$171,178	$78,557
Storm drainage improvements	$280,247	$0	$280,247	$111,825	($168,422)
Parks and open space improvements	$35,000	$0	$35,000	35000	$0
Other soft and miscellaneous costs	$226,551	$0	$226,551	$420,110	$193,559
Subtotal	*$1,035,663*	*$0*	*$1,035,663*	*$1,267,929*	*$232,266*
Private Improvements					
City Parks Fee	$0	$85,000	$85,000	$85,000	$0
City Technology Impact Fee	$0	$28,500	$28,500	$28,500	$0
Other private improvements	$0	$346,949	$346,949	$407,051	$60,102
Subtotal	*$0*	*$460,149*	*$460,149*	*$520,551*	*$60,102*
PID establishment/ operation	$0	$0	$0	$0	$0
Subtotal	*$0*	*$0*	*$0*	*$0*	*$0*
Total Uses	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,788,480**	**$292,368**

1- According to the Developer as of July 28, 2021.

Cost Variances

As stated in Table II-A above, there are improvement cost increases of $292,368. The cost increase of $232,266 related to the Authorized Improvements represent additional costs that were not originally considered within the PID budget. The remainder of the cost increase is due to increased Private Improvements associated with the PID. The increase in Authorized Improvement and Private Improvement costs were funded by the Developer.

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

B. Five Year Service Plan

According to the PID act, a service plan must cover a period of five years.

The budget for the Authorized Improvements is shown in Section II.A. on the previous page, and the Annual Installments expected to be collected for those costs during the next five years is shown in Table II-B below.

Table II-B
Annual Projected Costs and Annual Projected Indebtedness (2021-2027)

Assessment Year Ending 09/01	Projected Annual Installments
2021	$0
2022	$89,456
2023	$89,934
2024	$90,355
2025	$89,718
2026	$90,082
2027	$90,389
Total	**$539,934**

C. Status of Development

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by Collin Central Appraisal District, (the "CCAD") on December 3, 2020 and July 14, 2021, respectively.

According to the City, seven (7) building permits have been issued for the PID as of June 30, 2021, representing 12.3 percent of the total fifty-seven (57) building permits expected to be issued for the PID.

According to the City, there are zero (0) certificates of occupancy issued for the PID as of June 30, 2021. Table II-C below summarizes the certificates of occupancy issued for the PID.

Table II-C
Completed Homes

Status	As of June 30, 2019	As of June 30, 2020	As of June 30, 2021
Completed Homes[1]	0	0	0

1 – According to certificate of occupancy issuance data provided by the City as of June 30, 2021.

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

D. Annual Budget

Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) the recording of a final subdivision plat in the official public records of the County for the Assessed Property, (ii) upon issuance of Bonds, or (iii) the second anniversary of the date of levy of the Assessment, of which thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Reimbursement Agreement. The effective interest rate is 6.01 percent for 2021-22. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2021-22

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

Table II-D
Budget for the PID Annual Installments
to be Collected for 2021-22

Descriptions	Total
Interest payment on March 1, 2022	$28,728
Interest payment on September 1, 2022	$28,728
Principal payment on September 1, 2022	$12,000
Subtotal debt service on the Reimbursement Agreement	*$69,456*
Administrative Expenses	$20,000
Subtotal Expenses	$89,456
Available Administrative Credit	$0
Other funds available	$0
Subtotal funds available	*$0*
Annual Installments	**$89,456**

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

Debt Service Payments

Annual Installments to be collected for principal and interest due on March 1, 2022 in the amount of $28,728 and on September 1, 2022 in the amount of $28,728, which equal interest on the outstanding Assessments balance of $956,000 for six months each at an effective interest rate of 6.01 percent. Annual Installments to be collected include a principal amount of $12,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest in 2021-22 is equal to $69,456.

Administrative Expenses

Administrative expenses for the PID include the City, Administrator, and contingency. As shown in Table II-E below, the total administrative expenses to be collected for 2020-21 are estimated to be $20,000.

Table II-E
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,465
PID Administrator	$14,000
Contingency	$1,535
Total	**$20,000**

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the PID 2021-22 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 57 units are anticipated to be built within the PID. Accordingly, the net principal, interest, prepayment, and delinquency reserve portion of Annual Installment to be collected from each unit will be $1,218.52 (i.e. $69,456 ÷ 57.00 = $1,218.52) and the Administrative Expenses to be collected from each unit will be $350.88 (i.e. $20,000 ÷ 57.00 = $350.88). As a result, the total Annual Installment to be collected from each unit within

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

the PID will be $1,569.40 (i.e. $1,218.52 + $350.88 = $1,569.40) shown in Appendix D for each Parcel within the PID.

The Annual Installment due to be collected from each unit in the PID for 2021-22 is shown in Table II-F below.

Table II-F
Annual Installment Per Unit

Type	Annual Installment Per Unit
Lot Type 1	$1,569.40

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D.

(the remainder of this page is intentionally left blank)

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

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

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Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls are shown in Appendix D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated units to be built on each newly subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by CCAD on December 3, 2020 and July 14, 2021, respectively.

According to CCAD, the Phase #1A Parcels were included in the 2021 certified roll and will begin collection for 2021-22. Phase #1B of the PID has one parent Parcel that has not yet been subdivided at the time of this report. As a result, parent Parcel 2788978 will be billed for the estimated number

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

of residential units to be built from that Parcel as shown in Appendix D - Assessment Roll Summary - 2021-22.

The Assessment allocation prior to and after the subdivision of Parcel 2788978 is shown in Table IV-A below.

Table IV-A
Parcel Subdivisions of the PID

Prior to Subdivision			After Subdivision				
Parent Parcel	Total Units	Applicable Assessment	New Parcels	Lot Type	No. of Units	Assessment per Unit	Total Assessment
2788978	57	$956,000	Various	1	12	$16,772	$201,263
			2788978	1	45	$16,772	$754,737
			Subtotal Parcels		*57*		*$956,000*
Total	**57**	**$956,000**			**57**		**$956,000**

B. PREPAYMENT OF ASSESSMENTS

There have been no prepayments as of July 31, 2021.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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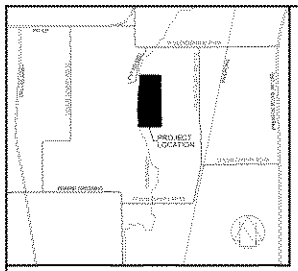
Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

APPENDIX A
PID MAP

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)



VICINITY MAP

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY UNDER FILE NUMBERS 2018-2065RR-NC (NORTH TRACT) AND 2018-2065RR-RU (SOUTH TRACT) AND HAVING AN EFFECTIVE DATE OF JANUARY 31, 2018 AND WAS RELIED ON FOR EASEMENTS AND OTHER MATTERS OF RECORD.

2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.

3. ALL CORNERS SET ARE 5/8-INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

4. THE APPROXIMATE 100 YEAR FLOOD PLAIN LINES SHOWN WAS OBTAINED FROM FLOOD INSURANCE MAP NUMBER 48085C0130J, DATED JUNE 2, 2009. THE ZONES ARE IDENTIFIED AS "ZONE AE" DEFINED AS FLOODWAY AREAS IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS AND "ZONE "X" SHADED" OTHER FLOOD AREAS, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.

5. MINERAL INTEREST LISTED BELOW WERE REVIEWED BY DESCRIPTION ONLY. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OR SUCH INTERESTS.

6. UTILITIES ARE LOCATED BY SURFACE EVIDENCE ONLY.

7. EASEMENT GRANTED TO GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1527, PAGE 959, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.

8. TERMS, PROVISIONS, AND CONDITIONS OF DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20171129000579220, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE. (NORTH AND SOUTH TRACTS)

9. TERMS, PROVISIONS, CONDITIONS, AND OBLIGATIONS CONTAINED IN ENCUMBRANCE TERMINATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180313000324580, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE. (NORTH AND SOUTH TRACTS)

10. TERMS, PROVISIONS, AND CONDITIONS OF REFUSAL RIGHT AS EVIDENCED BY MEMORANDUM OF RIGHT OF FIRST REFUSAL RECORDED INSTRUMENT NUMBER 20130131000214600, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE. (NORTH AND SOUTH TRACTS)

11. TERMS, PROVISIONS, CONDITIONS, AND OBLIGATION CONTAINED IN POST-CLOSING AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180125000124910, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.

12. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124720, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)

13. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124760, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)

14. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124740, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.

15. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124750, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)

16. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN DRAINAGE EASEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124790, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.

17. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN DRAINAGE EASEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124770, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)

18. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN GRADING EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124700, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.

19. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124780, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)

20. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124800, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)

21. TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN EXCAVATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124810, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (NORTH AND SOUTH TRACTS)

CERTIFICATION

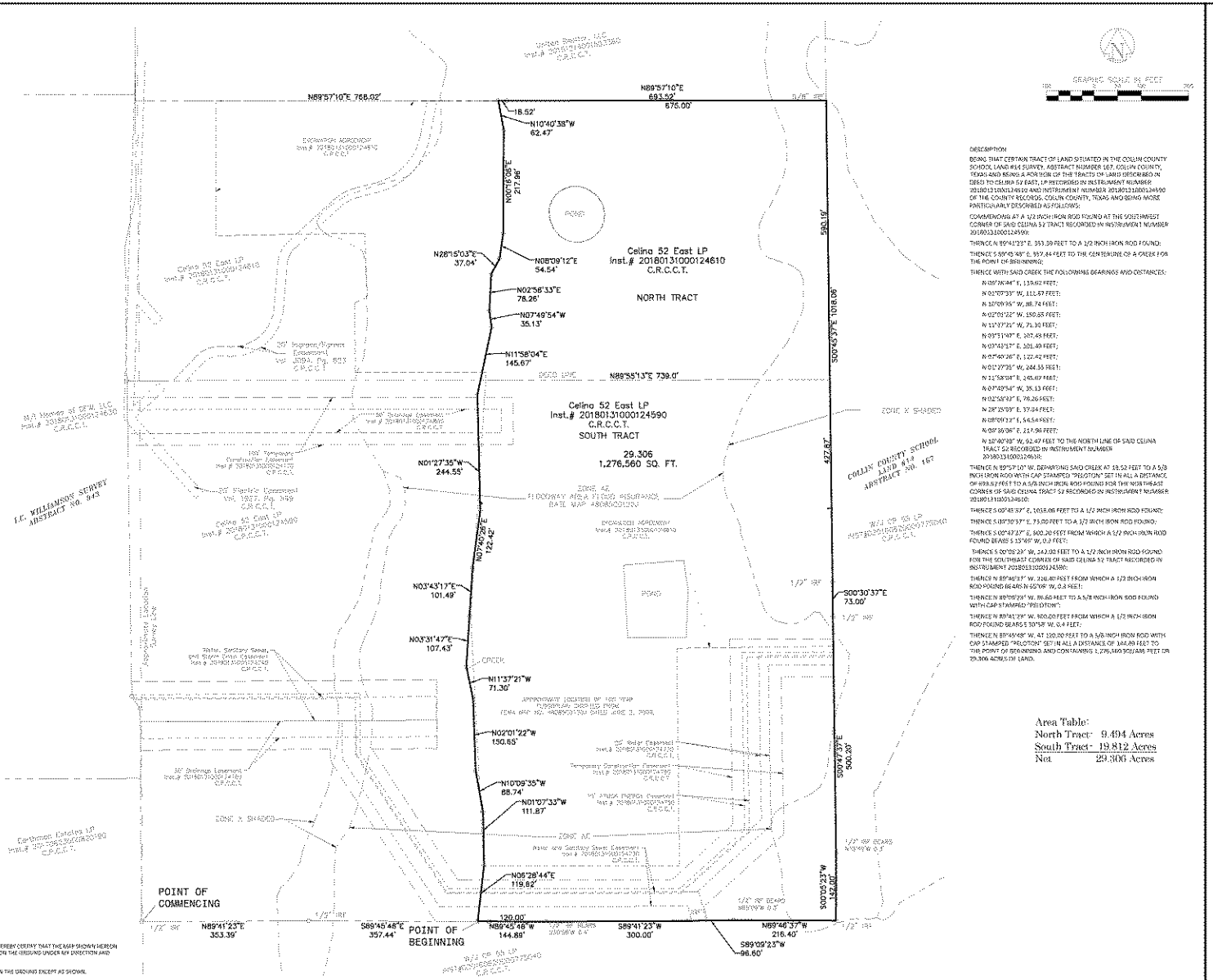
I, XXXXXXXXXX, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON APRIL, 2018. AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT." 52 CFR 49.1(b)

XXXXXXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. xxxx



DESCRIPTION

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THE TRACTS OF LAND DESCRIBED IN DEED TO CELINA 52 EAST, LP RECORDING IN INSTRUMENT NUMBER 20180131000124610 AND INSTRUMENT NUMBER 20180131000124590 OF THE COUNTY RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CELINA 52 TRACT RECORDED IN INSTRUMENT NUMBER 20180131000124590;

THENCE N 89°41'23" E, 353.39 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE S 89°45'48" E, 357.44 FEET TO THE CENTERLINE OF A CREEK FOR THE POINT OF BEGINNING;

THENCE WITH SAID CREEK THE FOLLOWING BEARINGS AND DISTANCES:

N 06°28'44" E, 119.82 FEET;
N 01°07'33" W, 111.87 FEET;
N 10°09'35" W, 88.74 FEET;
N 02°01'22" W, 150.85 FEET;
N 11°37'21" W, 71.30 FEET;
N 03°31'47" E, 107.43 FEET;
N 03°43'17" E, 101.40 FEET;
N 07°40'28" E, 122.42 FEET;
N 01°27'35" W, 244.55 FEET;
N 11°58'04" E, 145.67 FEET;
N 28°15'03" E, 37.04 FEET;
N 08°09'12" E, 54.54 FEET;
N 00°16'06" E, 217.96 FEET;
N 10°40'38" W, 62.47 FEET TO THE NORTH LINE OF SAID CELINA TRACT 52 RECORDED IN INSTRUMENT NUMBER 20180131000124610;

THENCE N 89°57'10" W, DEPARTING SAID CREEK AT 18.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET IN ALL A DISTANCE OF 693.52 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTH-EAST CORNER OF SAID CELINA TRACT 52 RECORDED IN INSTRUMENT NUMBER 20180131000124610;

THENCE S 00°45'57" E, 1018.06 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE S 00°30'37" E, 73.00 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE S 00°47'37" E, 500.20 FEET FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 13°W, 0.3 FEET;

THENCE S 00°05'23" W, 142.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CELINA 52 TRACT RECORDED IN INSTRUMENT 20180131000124590;

THENCE N 89°46'37" W, 216.40 FEET FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 65°W, 0.3 FEET;

THENCE N 89°09'23" W, 96.60 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "PELOTON";

THENCE N 89°41'23" W, 300.00 FEET FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 30°W, 0.4 FEET;

THENCE N 89°45'48" W, AT 120.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET IN ALL A DISTANCE OF 144.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,276,560 SQUARE FEET OR 29.306 ACRES OF LAND.

Area Table:
North Tract: 9.494 Acres
South Tract: 19.812 Acres
Net 29.306 Acres

A Boundary Survey
of
2 Tracts of Land
SITUATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY,
ABSTRACT NUMBER 167
CITY OF CELINA, COLLIN COUNTY, TEXAS

Revisions:	
2-23-18 add survey abstract	

Job #: PRA17002
Drawn By: SR Ramsey
Checked By: TBridges

A Boundary Survey
of
2 Tracts of Land

PELOTON LAND SOLUTIONS

SHEET
1
OF 1 SHEETS

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

APPENDIX B
PREPAID PARCELS

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

Appendix B

As of July 31, 2021, there have no prepayments of Assessments for any Parcel within the PID.

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

APPENDIX C
2021 PRELIMINARY ASSESSED VALUES

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

Appendix C

Glen Crossing West Public Improvement District
Assessed Value per Phase

Phase	Parcels	2021 Assessed Value[3]
Phase #1A[1]	15	$655,370
Phase #1B[2]	1	$690,350
Total	**16**	**$1,345,720**

1 - Parcels include twelve residential lots and three open space lots.

2 - Parcels include fourty-five residential lots and one open space lot.

5 - Values shown reflect the 2021 preliminary assessed values.

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

APPENDIX D
ASSESSMENT ROLL SUMMARY - 2021-22

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

Appendix D
Glen Crossing West Public Improvement District
Assessment Roll Summary - 2021-22

Parcel	No. of Units	Lot Size	Total Equivalent Units	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
2826032	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826059	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826060	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826061	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826062	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826063	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826064	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826065	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826066	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826067	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826068	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826069	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00
2826070	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00
2826071	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826072	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00
2788978	45	50	45.00	$754,736.84	$54,833.37	$15,789.47	$70,622.84
Total	**57**		**57.00**	**$956,000.00**	**$69,455.60**	**$20,000.00**	**$89,455.60**

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 (SAP Update - Glen Crossing PID)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Chalk Hill PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Chalk Hill Public Improvement District No. 2. (Stovall)

Background Information:
The Chalk Hill PID was created by the City Council pursuant to the PID Act and a resolution approved on December 12, 2017. The PID is located east of Preston Road, north of County Road 105, and south of County Road 102. The PID is anticipated to contain an estimated 441 residential units on approximately 94.8 acres within three phases.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents
Annual SAP update

Staff Recommendation:

CHALK HILL
PUBLIC IMPROVEMENT DISTRICT NO. 2

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

CHALK HILL
PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 – 8/31/22)

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APPENDIX E-2 - PHASES #2-3 MAJOR IMPROVEMENT TIRZ CREDIT CALCULATION

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

I. INTRODUCTION

The Chalk Hill Public Improvement District No. 2 (the "PID") was created pursuant to the PID Act and a resolution of the City of Celina City Council (the "City") on December 12, 2017 to finance certain public improvement projects for the benefit of the property in the PID.

On March 23, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Chalk Hill Public Improvement District No. 2 Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,325,000 and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Chalk Hill Public Improvement District No. 2 Phases #2-3 Major Improvement Project) (the "Phases #2-3 Major Improvement Bonds") in the aggregate principal amount of $3,690,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan dated March 23, 2018 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix C to the Service and Assessment Plan (the "Assessment Roll") identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2021-22.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 23, 2018, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Major Improvement costs, were equal to $4,278,270. As described in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the actual costs of the Phase #1 Authorized Improvements, including the proportional share of the Phases #2-3 Major Improvement costs, were equal to $4,414,653. The Major Improvements were completed and accepted in the fourth quarter of 2020.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue Phase #1 Bonds. The actual costs spent to date of the Phase #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/P21479397-P21147084-P21560722.pdf

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Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Table II-A
Updated Sources and Uses of Funds - Phase #1

Sources of Funds	Initial Estimated Budget	Actual Amount Spent[1]	Variance
Par amount	$4,325,000	$4,325,000	$0
Other funding sources	$1,062,620	$1,199,003	$136,383
Total Sources	**$5,387,620**	**$5,524,003**	**$136,383**
Uses of Funds			
Phase #1 Improvements			
Road improvements	$1,129,129	$1,151,859	$22,730
Water distribution system improvements	$450,627	$473,357	$22,730
Sanitary sewer improvements	$545,213	$567,943	$22,730
Storm drainage improvements	$536,513	$559,243	$22,730
Other soft and miscellaneous costs	$193,558	$216,291	$22,733
Subtotal: Phase #1 Improvements	*$2,855,040*	*$2,968,693*	*$113,653*
Major Improvements			
Road improvements	$297,629	$302,175	$4,546
Water distribution system improvements	$92,866	$97,412	$4,546
Sanitary sewer improvements	$622,405	$626,951	$4,546
Storm drainage improvements	$196,063	$200,609	$4,546
Other soft and miscellaneous costs	$214,267	$218,813	$4,546
Subtotal: Authorized Improvements	*$1,423,230*	*$1,445,960*	*$22,730*
Bond Issuance Costs			
Capitalized interest	$374,683	$374,683	$0
Reserve fund	$330,313	$330,313	$0
Administrative expense fund	$30,000	$30,000	$0
Other costs of issuance including underwriter's discount	$369,354	$369,354	$0
Subtotal: Bond Issuance Costs	*$1,104,349*	*$1,104,349*	*$0*
Agricultural exemption foreclosure reserve	$5,000	$5,000	$0
Total Uses	**$5,387,620**	**$5,524,003**	**$136,383**

[1]According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Phase #1 Cost Variances

As stated in Table II-A above, there is a significant variance of $136,383 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Phases #2-3 Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 23, 2018, the initial total estimated costs of the Major Improvements were equal to $3,997,736, of which $1,423,230 in Major Improvements costs were allocated to Phase #1 and $2,574,506 in remaining Major Improvement costs were allocated to Phases #2-3. As described in the Developer's Quarterly Improvement Implementation Reports dated as of June 30, 2021, the actual costs of the Major Improvements were equal to $4,100,187, of which $1,445,960 in Major Improvement costs were allocated to Phase #1 and $2,654,227 in remaining Major Improvement costs were allocated to Phases #2-3. The Major Improvements were completed and accepted in the fourth quarter of 2020.

Table II-B below summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue Phases #2-3 Major Improvement Bonds. The actual costs spent to date for the Phases #2-3 Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional Phases #2-3 development-related information, refer to the link below:

https://emma.msrb.org/P21479402-P21147086-P21560724.pdf

Table II-B
Updated Sources and Uses of Funds - Phases #2-3 Major Improvement Area

Sources of Funds	Initial Estimated Budget	Actual Amount Spent[1]	Variance
Par amount	$3,690,000	$3,690,000	$0
Other funding sources	$113,882	$193,603	$79,721
Total Sources	**$3,803,882**	**$3,883,603**	**$79,721**
Uses of Funds			
Major Improvements			
Road improvements	$538,387	$554,331	$15,944
Water distribution system improvements	$167,987	$183,931	$15,944
Sanitary sewer improvements	$1,125,878	$1,141,822	$15,944
Storm drainage improvements	$354,662	$370,606	$15,944
Other soft and miscellaneous costs	$387,592	$403,537	$15,945
Subtotal: Authorized Improvements	*$2,574,506*	*$2,654,227*	*$79,721*
Bond Issuance Costs			
Capitalized interest	$583,315	$583,315	$0
Reserve fund	$296,150	$296,150	$0
Administrative expense fund	$25,000	$25,000	$0
Other costs of issuance including underwriter's discount	$319,911	$319,911	$0
Subtotal: Bond Issuance Costs	*$1,224,376*	*$1,224,376*	*$0*
Agricultural exemption foreclosure reserve	$5,000	$5,000	$0
Total Uses	**$3,803,882**	**$3,883,603**	**$79,721**

[1]According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Phases #2-3 Major Improvement Area Cost Variances

As stated in Table II-B on the previous page, there is a significant variance of $79,721 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The actual costs of the Authorized Improvements are shown in Section II.A of this report, and the indebtedness expected to be incurred for these costs is shown in Table II-C below.

Table II-C
Annual Projected Costs and Annual Projected Indebtedness
Assessment Years 2022 through 2027

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments	Phase #2-3 Projected Annual Installments
2019-2021	$775,622	$397,119
2022	$382,075	$342,605
2023	$382,572	$338,033
2024	$383,510	$339,667
2025	$384,123	$340,955
2026	$379,412	$341,898
2027	$379,715	$337,496
Total	**$3,067,030**	**$2,437,773**

[1]Assessment years ending 2019 through 2022 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2023 through 2027 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the Phase #1 Developer's Quarterly Improvement Implementation Report dated June 30, 2021, 157 single family residential units are planned for Phase #1 of the PID. According to the City, one-hundred three (103) building permits have been issued for Phase #1 of the PID as of June 30, 2021, representing 65.61 percent of the total building permits expected to be issued within Phase #1. As of the same date, fourteen (14) certificates of occupancy have been issued for Phase #1 of the PID, representing 8.92 percent of the total certificates of occupancy expected to be issued within Phase #1.

According to the Phases #2-3 Developer's Quarterly Improvement Implementation Report dated June 30, 2021, 284 single family residential units are planned for the Phases #2-3 Major Improvement Area of the PID, of which 142 are under contract with DR Horton of Texas and 142 are under contract with Beazer Homes.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

See Table II-D below for the status of completed homes within the PID as of June 30, 2021.

Table II-D
Status of Development[1]

Phase	Status	Total for Fiscal Year 2018	Total for Fiscal Year 2019	Total for Fiscal Year 2020	Total as of June 30, 2021[1]
Phase #1	Completed Homes	0	0	0	14
Phases #2-3	Completed Homes	0	0	0	0

[1]According to the City report of Certificates of Occupancy issued as of June 30, 2021.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 6.25 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (6.25 percent) plus an additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 6.75 percent and is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the administrative expenses to be collected from each Parcel. Administrative expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as the Tax Increment Reinvestment Zone No. 10, City of Celina, Texas (the "TIRZ No. 10") incremental taxes available to the PID (the "TIRZ Annual Credit Amount"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds from the collection of the Annual Installments on the assessed property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2021-22

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments of the Assessments on the assessed property collected for 2021-22 as shown in Table II-E below.

Table II-E
Budget for the Phase #1 Annual Installments to be Collected for 2021-22

Descriptions	Phase #1 Bonds
Debt Service Payments	
Interest payment on March 1, 2022	$131,406
Interest payment on September 1, 2022	$131,406
Principal payment on September 1, 2022	$65,000
Subtotal debt service on bonds	*$327,813*
Administrative Expenses	$37,000
Excess interest for prepayment and delinquency reserves	$21,025
Subtotal Expenses	*$385,838*
Available TIRZ Annual Credit Amount	($2,982)
Available reserve fund income	($780)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($3,762)*
Annual Installments	**$382,075**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $131,406 and on September 1, 2022 in the amount of $131,406, which equal interest on the outstanding Assessments balance of $4,205,000 for six months each and an effective interest rate of 6.25 percent. Annual Installments to be collected include a principal amount of $65,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $327,813.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, auditor expenses and contingency fees. As shown in Table II-F below, the total administrative expenses to be collected for 2021-22 are estimated to be $37,000.

Table II-F
Phase #1 Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)[1]
City	$4,645
PID Administrator	$24,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$3,855
Total	**$37,000**

[1]Estimated expenses to be paid reflect a projected amount of administrative expenses to be paid until additional Annual Installments are collected to fund the Phase #1 Administrative Account.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2020 in the total amount of $4,027 for the parent Parcel 2779860. A portion of Parcel 2779860 was platted for the Phase #1 residential lots, and the remaining acreage lies within the Major Improvement Area of the PID. As a result, $2,982 are available to be used as TIRZ Credit in 2021-22 for the respective Phase #1 Parcels, and the remaining balance of the TIRZ credit will be available for the Major Improvement Area. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The Phase #1 TIRZ Credit calculations are shown in Appendix D-2 of this report.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $331,093, which includes the Bond Reserve Requirement of $330,313 and investment income of $780. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $780 should be transferred to the Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, the amount to be transferred of $780 is available to pay a portion of the Phase #1 Bonds debt service.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Available Capitalized Interest Account

As of June 30, 2021, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit to reduce the Phase #1 2021-22 Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, there are $19,042 in available funds to pay Phase #1 administrative expenses. Approximately $19,042 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2021. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 2021-22 Annual Installment.

E. Annual Installments Per Unit – Phase #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of Phase #1 of the PID.

According to the Developer, 157 units are estimated to be built within Phase #1 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $2,216.92 (i.e. ($327,813 + $21,025 - $780) ÷ 157.00 = $2,216.92) and the Administrative Expenses to be collected from each unit will be $235.67 (i.e. $37,000 ÷ 157.00 = $235.67). As a result, the total Annual Installment to be collected from each unit within Phase #1 will be $2,452.59 (i.e. $2,216.92 + $235.67 = $2,452.59). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each unit of $2,452.59 by the total estimated number of units for each Parcel in Phase #1, less the applicable TIRZ Credit, if any, as shown in Appendix D-1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2021-22 is shown in Table II-G below.

Table II-G
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment Per Unit[1]
50 Ft	$2,452.59

[1]Annual Installment per Unit represents the gross Annual Installment to be billed and does not reflect applicable Phase #1 TIRZ Credits.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the Phase #1 Assessment Roll summary attached hereto as Appendix D-1.

F. Annual Budget – Phases #2-3 Major Improvement Area

Phases #2-3 Major Improvement Area - Annual Installments to be Collected for 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Major Improvement Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-3 Major Improvement Bonds. The effective interest rate on the Phases #2-3 Major Improvement Bonds is 6.625 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Major Improvement Bonds (6.625 percent) plus an additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 7.125 percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture, such as TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-3 Major Improvement Bonds from the collection of the Annual Installments. In addition, administrative expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Phases #2-3 Major Improvement Area Annual Installments to be collected for 2021-22

The budget for Phase #2-3 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown in Table II-H below.

Table II-H
Budget for the Phases #2-3 Major Improvement Area
Annual Installments to be Collected for 2021-22

Descriptions	Phases #2-3 Major Improvement Bonds
Debt Service Payments	
Interest payment on March 1, 2022	$120,575
Interest payment on September 1, 2022	$120,575
Principal payment on September 1, 2022	$55,000
Subtotal debt service on bonds	*$296,150*
Administrative Expenses	$30,000
Excess interest for prepayment and delinquency reserves	$18,200
Subtotal Expenses	*$344,350*
Available TIRZ Annual Credit Amount	($1,045)
Available reserve fund income	($700)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($1,745)*
Annual Installments	**$342,605**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $120,575 and on September 1, 2022 in the amount of $120,575 which equal interest on the outstanding Phases #2-3 Assessments balance of $3,640,000 for six months each and an effective interest rate of 6.625 percent. Annual Installments to be collected include a principal amount of $55,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $296,150.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent expenses and contingency fees. As shown in Table II-I on the following page, the total administrative expenses to be collected for 2021-22 are estimated to be $30,000.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Table II-I
Phases #2-3 Major Improvement Area Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)[1]
City	$4,645
PID Administrator	$18,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$2,855
Total	**$30,000**

[1]Estimated expenses to be paid reflect a projected amount of administrative expenses to be paid until additional Annual Installments are collected to fund the Phase #2-3 Administrative Account.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2020 in the total amount of $4,027 for the parent Parcel 2779860. A portion of Parcel 2779860 was platted for the Phase #1 residential lots, and the remaining acreage lies within the Phases #2-3 Major Improvement Area of the PID. As a result, $1,045 are available to be used as TIRZ Credit in 2021-22 for the respective Phases #2-3 Major Improvement Parcels, and the remaining balance of the TIRZ credit will be available for Phase #1. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The Phase #1 TIRZ Credit calculations are shown in Appendix E-2 of this report.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $296,850, which includes the Bond Reserve Requirement of $296,150 and investment income $700. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $700 should be transferred to the Principal & Interest Account and used to pay interest on the Phases #2-3 Major Improvement Area Bonds on the next interest payment date. As a result, the amount to be transferred of $700 is available to pay a portion of the Phases #2-3 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2021, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit to reduce the Phases #2-3 2020-21 Annual Installment.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Available Administrative Expense Account

As of June 30, 2021, there are $18,218 in available funds to pay Phases #2-3 administrative expenses. Approximately $18,218 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2021. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #2-3 2021-22 Annual Installment.

G. Annual Installments Per Unit – Phases #2-3

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-3 Major Improvement Area Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Phase #2-3 Major Improvement Area of the PID.

According to the Developer, 284 units are estimated to be built within the Phases #2-3 Major Improvement Area of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $1,104.40 (i.e. $313,605 ÷ 284.00 = $1,104.40) and the Administrative Expenses to be collected from each unit will be $105.64 (i.e. $30,000 ÷ 284.00 = $105.64). As a result, the total Annual Installment to be collected from each unit within the Phases #2-3 Major Improvement Area will be $1,210.04 (i.e. $1,104.40 + $105.64 = $1,210.04). The Annual Installment to be collected from each Parcel within the Phases #2-3 Major Improvement Area is calculated by multiplying the Annual Installment for each unit of $1,210.04 by the total estimated number of units for each Parcel in the Phases #2-3 Major Improvement Area, less the applicable TIRZ Credit, if any, as shown in Appendix E-2.

The Annual Installment due to be collected from each Land Use Class in the Phases #2-3 Major Improvement Area for 2021-22 is shown in Table II-J below.

Table II-J
Phases #2-3 Major Improvement Area
Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
50 Ft	$1,210.04

[1]Annual Installment per Unit represents the gross Annual Installment to be billed and does not reflect applicable Phase #1 TIRZ Credits.

The list of Parcels within the Phases #2-3 Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll summary attached hereto as Appendix E-1.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

H. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in 2018. Pursuant to Section 4.3 of each respective Trust Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phases #2-3 Major Improvement Bonds

The Phases #2-3 Major Improvement Bonds were issued in 2018. Pursuant to Section 4.3 of each respective Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-3 Major Improvement Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The updated Assessment Rolls are shown in Appendix D-1 and E-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of units to be built on each newly subdivided Parcel

D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer and the Collin Central Appraisal District records, Phase #1 of the PID was completely subdivided and final plat recorded on October 15, 2020, and the Assessments allocated proportionally according to Lot Type. The various Phase #1 Lots were subdivided from Parcel 2779860.

Table IV-A on the following page shows the allocation of Phase #1 Assessments prior to and after subdivision.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Table IV-A
Reallocation of Phase #1 Assessments

Prior to Subdivision				After Subdivision						
Parcel	Projected Number of Units[1]	Units	Total PID Assessments	Parcel	Lot Type	Unit per Lot Type	Number of Units[1]	Total Units	Assessment per Unit	Total PID Assessmen
2779860	212	212.00	$5,039,612.68	Various	1 (50' Lot)	1.00	157	157.00	$27,547.77	$4,325,000.
				2779860[1]	1 (50' Lot)					$714,612.6
Total	**212**	**212**	**$5,039,612.68**				**157**	**157.00**		**$5,039,612.**

[1]The remainder of Parcel 2779860 is projected to be used for Phases #2-3.

B. Prepayment of Assessments

There have been no Assessment prepayments as of July 15, 2021.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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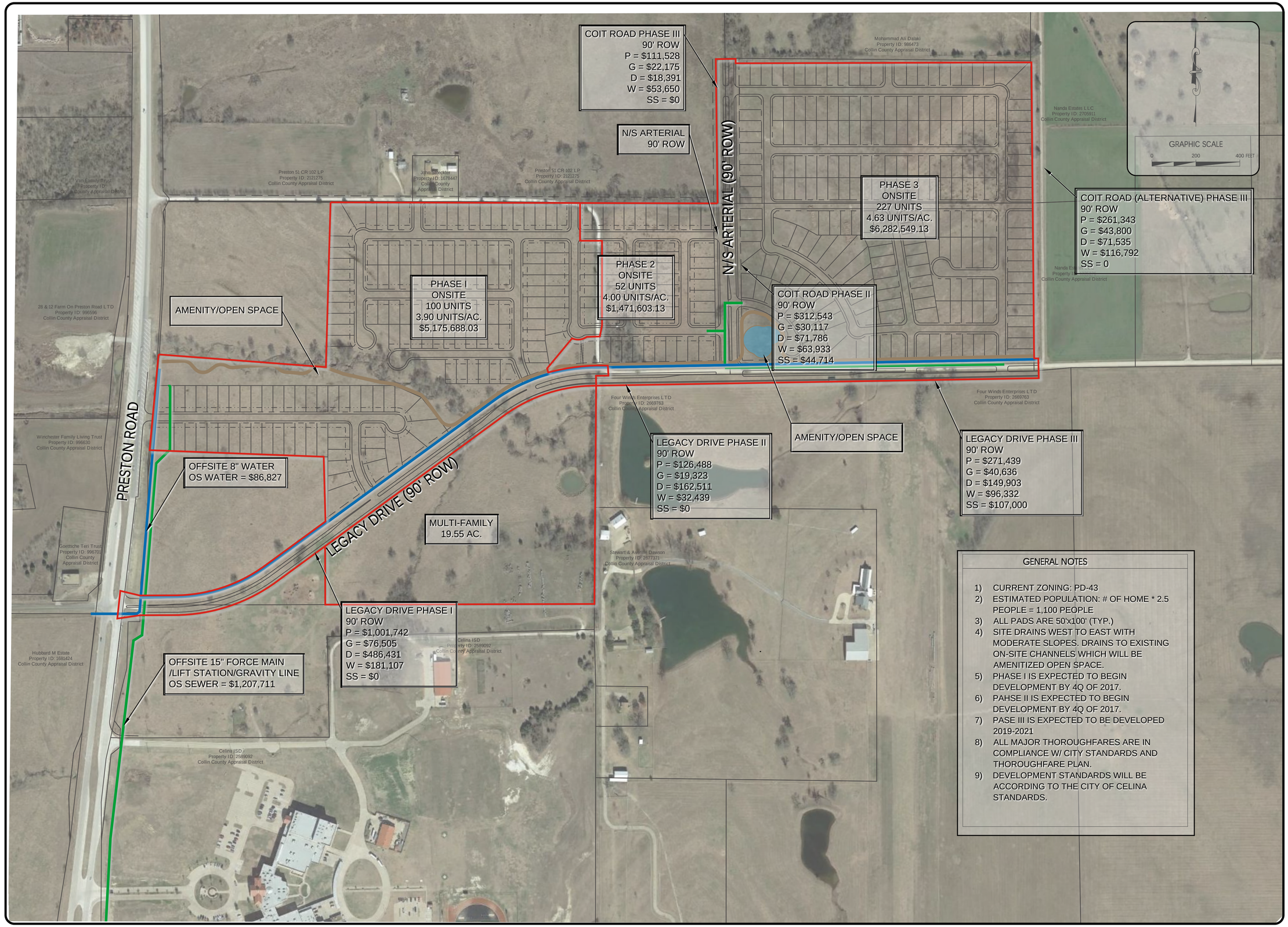
Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

APPENDIX A
CHALK HILL PID MAP

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)



kirkman ENGINEERING

EXHIBIT C

CHALK HILL CONCEPT PLAN

CELINA, TEXAS

GENERAL NOTES

1) CURRENT ZONING: PD-43
2) ESTIMATED POPULATION: # OF HOME * 2.5 PEOPLE = 1,100 PEOPLE
3) ALL PADS ARE 50'x100' (TYP.)
4) SITE DRAINS WEST TO EAST WITH MODERATE SLOPES. DRAINS TO EXISTING ON-SITE CHANNELS WHICH WILL BE AMENITIZED OPEN SPACE.
5) PHASE I IS EXPECTED TO BEGIN DEVELOPMENT BY 4Q OF 2017.
6) PAHSE II IS EXPECTED TO BEGIN DEVELOPMENT BY 4Q OF 2017.
7) PASE III IS EXPECTED TO BE DEVELOPED 2019-2021
8) ALL MAJOR THOROUGHFARES ARE IN COMPLIANCE W/ CITY STANDARDS AND THOROUGHFARE PLAN.
9) DEVELOPMENT STANDARDS WILL BE ACCORDING TO THE CITY OF CELINA STANDARDS.

SHEET:
V1.0

6/15/17 | CEN15001

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Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

APPENDIX B
PREPAID PARCELS

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

APPENDIX B

As of July 15, 2021, there have been no prepayment of Assessments for any Parcel within the PID.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

APPENDIX C
2021 PRELIMINARY ASSESSED VALUES

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Appendix C
Chalk Hill No. 2 Public Improvement District
2021 Preliminary Assessed Value

Phase	Parcels	2021 Assessed Value[1]
Phase #1	157	$9,367,335
Phases #2-3	284	$841,731
Total	441	$10,209,066

[1]Parcel assessed values are in accordance with Collin Central Appraisal District online records as of June 30, 2021. Values shown reflect the 2021 preliminary assessed values.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Appendix D-1
Phase #1 Assessment Roll Summary 2021-22

Parcel	Lot Size	Lot Type	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2021-22 Annual Installment
2825382	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825557	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825558	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825559	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825560	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825561	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825562	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825563	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825564	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825565	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825566	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825567	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825568	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825569	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825570	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825571	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825572	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825573	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825574	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825575	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825576	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825577	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825578	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825579	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825580	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825581	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825582	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825583	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825584	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825585	Open Space	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825586	Open Space	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825591	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825592	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825593	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825594	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825595	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825596	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825597	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825598	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825599	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825600	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825601	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825602	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825603	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825604	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825605	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825606	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825607	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825608	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825609	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825610	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825611	Open Space	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825612	Open Space	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825617	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825634	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825635	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Appendix D-1
Phase #1 Assessment Roll Summary 2021-22

Parcel	Lot Size	Lot Type	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2021-22 Annual Installment
2825636	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825637	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825638	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825639	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825640	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825641	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825642	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825643	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825644	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825645	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825646	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825647	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825648	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825649	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825650	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825651	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825652	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825653	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825654	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825665	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825666	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825667	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825668	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825669	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825670	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825671	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825672	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825673	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825674	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825675	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825676	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825677	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825695	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825696	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825697	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825698	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825699	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825700	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825701	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825702	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825703	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825704	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825705	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825706	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825707	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825708	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825711	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825712	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825713	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825714	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825715	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825716	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825717	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825718	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825719	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825720	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Appendix D-1
Phase #1 Assessment Roll Summary 2021-22

Parcel	Lot Size	Lot Type	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2021-22 Annual Installment
2825721	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825722	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825725	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825726	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825727	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825728	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825729	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825730	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825731	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825732	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825733	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825734	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825735	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825736	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825737	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825738	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825739	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825740	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825741	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825742	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825743	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825744	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825745	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825746	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825747	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825748	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825749	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825751	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825752	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825753	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825754	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825755	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825756	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825757	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825758	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825759	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825760	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825761	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825762	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825763	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825764	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825765	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825766	Open Space	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825767	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825768	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825769	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825770	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825771	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825772	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825773	50	1	$26,783.44	$414.01	$1,668.99	$133.92	$235.67	($18.99)	$2,433.60
2825774	Open Space	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			$4,205,000.00	**$65,000.00**	**$262,032.11**	**$21,025.00**	**$37,000.00**	**($2,982.09)**	**$382,075.02**

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

APPENDIX D-2
PHASE #1 TIRZ CREDIT CALCULATION

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Appendix D-2
Phase #1 TIRZ Credit Calculation

Parcel	Units	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2825382	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825557	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825558	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825559	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825560	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825561	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825562	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825563	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825564	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825565	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825566	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825567	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825568	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825569	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825570	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825571	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825572	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825573	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825574	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825575	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825576	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825577	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825578	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825579	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825580	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825581	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825582	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825583	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825584	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825585	0	$0.00	$0.00	$0.00	$0.00	$0.00
2825586	0	$0.00	$0.00	$0.00	$0.00	$0.00
2825591	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825592	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825593	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825594	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825595	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825596	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825597	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825598	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825599	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825600	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825601	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825602	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825603	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825604	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825605	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825606	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825607	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825608	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825609	1	$44.66	$100.20	$55.54	($18.99)	($18.99)

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Parcel	Units	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2825610	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825611	0	$0.00	$0.00	$0.00	$0.00	$0.00
2825612	0	$0.00	$0.00	$0.00	$0.00	$0.00
2825617	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825634	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825635	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825636	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825637	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825638	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825639	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825640	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825641	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825642	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825643	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825644	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825645	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825646	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825647	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825648	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825649	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825650	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825651	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825652	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825653	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825654	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825665	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825666	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825667	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825668	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825669	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825670	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825671	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825672	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825673	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825674	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825675	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825676	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825677	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825695	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825696	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825697	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825698	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825699	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825700	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825701	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825702	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825703	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825704	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825705	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825706	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825707	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825708	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825711	1	$44.66	$100.20	$55.54	($18.99)	($18.99)

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Parcel	Units	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2825712	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825713	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825714	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825715	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825716	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825717	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825718	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825719	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825720	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825721	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825722	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825725	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825726	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825727	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825728	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825729	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825730	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825731	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825732	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825733	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825734	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825735	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825736	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825737	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825738	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825739	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825740	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825741	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825742	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825743	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825744	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825745	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825746	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825747	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825748	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825749	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825751	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825752	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825753	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825754	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825755	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825756	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825757	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825758	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825759	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825760	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825761	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825762	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825763	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825764	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825765	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825766	0	$0.00	$0.00	$0.00	$0.00	$0.00
2825767	1	$44.66	$100.20	$55.54	($18.99)	($18.99)

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Parcel	Units	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2825768	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825769	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825770	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825771	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825772	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825773	1	$44.66	$100.20	$55.54	($18.99)	($18.99)
2825774	0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**157**	**$7,011.12**	**$15,730.67**	**$8,719.55**	**($2,982.09)**	**($2,982.09)**

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

APPENDIX E-1
PHASES #2-3 MAJOR IMROVEMENT ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Appendix E-1
Phases #2-3 Assessment Roll Summary 2021-22

Parcel	Estimated No. of Units	Oustanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Annual Credit Amount	2021-22 Annual Installment
997522	123	$1,576,478.87	$23,820.42	$104,138.69	$7,882.39	$12,992.96	($0.22)	$148,834.24
2779860	55	$704,929.58	$10,651	$46,566.08	$3,524.65	$5,809.86	($1,044.68)	$65,507.31
986507	106	$1,358,591.55	$20,528.17	$89,745.53	$6,792.96	$11,197.18	($0.17)	$128,263.67
Total	**284**	**$3,640,000.00**	**$55,000.00**	**$240,450.30**	**$18,200.00**	**$30,000.00**	**($1,045.08)**	**$342,605.22**

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

APPENDIX E-2
PHASES #2-3 MAJOR IMROVEMENT TIRZ CREDIT CALCULATION

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Appendix E-2
Phases #2-3 Major Improvement TIRZ Credit Calculation

Parcel	Estimated Number of Units	2020 Taxes Paid[1]	Base Year Taxes Paid[1]	2020 Tax Increment	2021-22 TIRZ Credit
997522	123	$26.93	$26.28	$0.65	$0.22
2779860	55	$5,510.75	$2,456.13	$3,054.62	$1,044.68
986507	106	$21.54	$21.03	$0.51	$0.17
Total	**284**	**$5,559.22**	**$2,503.44**	**$3,055.78**	**$1,045.08**

[1]Base Year tax amounts and 2020 tax amounts paid are allocated based on proportion of Parcel subdivided within and outside of Phases #2-3.

Attachment: Chalk Hill PID-Annual SAP Update - 2021-22 (SAP Update - Chalk Hill PID)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Glen Crossing West PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Glen Crossing West Public Improvement District. (Stovall)

Background Information:
The Glen Crossing West PID was created by the City Council pursuant to the PID Act and a resolution approved on May 28, 2019. The PID is located generally south of County Road 55, north of County Road 53, and east of Private Road 5281 and County Road 52. The PID is anticipated to contain an estimated 57 residential units on approximately 29.306 acres within one phase.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

GLEN CROSSING WEST
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 -8/31/22)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

GLEN CROSSING WEST
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 -8/31/22)

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APPENDIX D –ASSESSMENT ROLL SUMMARY - 2021-22

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

I. INTRODUCTION

The Glen Crossing West Public Improvement District (the "PID") was created pursuant to the PID act and a resolution of the City Council (the "City Council") of the City of Celina, (the "City") on May 28, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

Reimbursement obligations for the PID Reimbursement Agreement, in the aggregate principal amount of $956,000 are secured by Assessments (the "Assessments").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2021-22 as shown in Appendix D.

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

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Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Estimated Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on July 9, 2019, the initial total estimated costs of the Reimbursement Agreement Improvements were equal to $1,035,663. According to the Developer as of July 29, 2021, the actual costs of the Authorized Improvements were equal to $1,267,929, representing an increase of $232,266.

According to the City, the Authorized Improvements were completed and accepted on December 11, 2020.

Table II-A on the following page summarizes the estimated sources and uses of funds required to construct the Authorized Improvements of the PID.

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Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

Table II-A
Estimated Sources and Uses

Sources of Funds	Authorized Improvements (PID)	Other Improvements (Non-PID)	Total Amounts	Actual Amount[1]	Variance
PID Reimbursement Agreement	$956,000	$0	$956,000	$956,000	$0
Other funding	$79,663	$0	$79,663	$311,929	$232,266
Total Sources for Authorized Improvements	***$1,035,663***	***$0***	***$1,035,663***	***$1,267,929***	***$232,266***
Other funding sources – Private Improvements	$0	$460,149	$460,149	$520,551	$60,402
Total Sources	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,788,480**	**$292,668**
Uses of Funds					
Authorized Improvements					
Road improvements	$349,919	$0	$349,919	$387,686	$37,767
Water distribution system improvements	$51,325	$0	$51,325	$142,130	$90,805
Sanitary sewer improvements	$92,621	$0	$92,621	$171,178	$78,557
Storm drainage improvements	$280,247	$0	$280,247	$111,825	($168,422)
Parks and open space improvements	$35,000	$0	$35,000	35000	$0
Other soft and miscellaneous costs	$226,551	$0	$226,551	$420,110	$193,559
Subtotal	*$1,035,663*	*$0*	*$1,035,663*	*$1,267,929*	*$232,266*
Private Improvements					
City Parks Fee	$0	$85,000	$85,000	$85,000	$0
City Technology Impact Fee	$0	$28,500	$28,500	$28,500	$0
Other private improvements	$0	$346,949	$346,949	$407,051	$60,102
Subtotal	*$0*	*$460,149*	*$460,149*	*$520,551*	*$60,102*
PID establishment/ operation	$0	$0	$0	$0	$0
Subtotal	*$0*	*$0*	*$0*	*$0*	*$0*
Total Uses	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,788,480**	**$292,368**

1- According to the Developer as of July 28, 2021.

Cost Variances

As stated in Table II-A above, there are improvement cost increases of $292,368. The cost increase of $232,266 related to the Authorized Improvements represent additional costs that were not originally considered within the PID budget. The remainder of the cost increase is due to increased Private Improvements associated with the PID. The increase in Authorized Improvement and Private Improvement costs were funded by the Developer.

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

B. Five Year Service Plan

According to the PID act, a service plan must cover a period of five years.

The budget for the Authorized Improvements is shown in Section II.A. on the previous page, and the Annual Installments expected to be collected for those costs during the next five years is shown in Table II-B below.

Table II-B
Annual Projected Costs and Annual Projected Indebtedness (2021-2027)

Assessment Year Ending 09/01	Projected Annual Installments
2021	$0
2022	$89,456
2023	$89,934
2024	$90,355
2025	$89,718
2026	$90,082
2027	$90,389
Total	**$539,934**

C. Status of Development

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by Collin Central Appraisal District, (the "CCAD") on December 3, 2020 and July 14, 2021, respectively.

According to the City, seven (7) building permits have been issued for the PID as of June 30, 2021, representing 12.3 percent of the total fifty-seven (57) building permits expected to be issued for the PID.

According to the City, there are zero (0) certificates of occupancy issued for the PID as of June 30, 2021. Table II-C below summarizes the certificates of occupancy issued for the PID.

Table II-C
Completed Homes

Status	As of June 30, 2019	As of June 30, 2020	As of June 30, 2021
Completed Homes[1]	0	0	0

1 – According to certificate of occupancy issuance data provided by the City as of June 30, 2021.

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

D. ANNUAL BUDGET

Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) the recording of a final subdivision plat in the official public records of the County for the Assessed Property, (ii) upon issuance of Bonds, or (iii) the second anniversary of the date of levy of the Assessment, of which thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Reimbursement Agreement. The effective interest rate is 6.01 percent for 2021-22. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2021-22

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

Table II-D
Budget for the PID Annual Installments
to be Collected for 2021-22

Descriptions	Total
Interest payment on March 1, 2022	$28,728
Interest payment on September 1, 2022	$28,728
Principal payment on September 1, 2022	$12,000
Subtotal debt service on the Reimbursement Agreement	*$69,456*
Administrative Expenses	$20,000
Subtotal Expenses	$89,456
Available Administrative Credit	$0
Other funds available	$0
Subtotal funds available	*$0*
Annual Installments	**$89,456**

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

Debt Service Payments

Annual Installments to be collected for principal and interest due on March 1, 2022 in the amount of $28,728 and on September 1, 2022 in the amount of $28,728, which equal interest on the outstanding Assessments balance of $956,000 for six months each at an effective interest rate of 6.01 percent. Annual Installments to be collected include a principal amount of $12,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest in 2021-22 is equal to $69,456.

Administrative Expenses

Administrative expenses for the PID include the City, Administrator, and contingency. As shown in Table II-E below, the total administrative expenses to be collected for 2020-21 are estimated to be $20,000.

Table II-E
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,465
PID Administrator	$14,000
Contingency	$1,535
Total	**$20,000**

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the PID 2021-22 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 57 units are anticipated to be built within the PID. Accordingly, the net principal, interest, prepayment, and delinquency reserve portion of Annual Installment to be collected from each unit will be $1,218.52 (i.e. $69,456 ÷ 57.00 = $1,218.52) and the Administrative Expenses to be collected from each unit will be $350.88 (i.e. $20,000 ÷ 57.00 = $350.88). As a result, the total Annual Installment to be collected from each unit within

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

the PID will be $1,569.40 (i.e. $1,218.52 + $350.88 = $1,569.40) shown in Appendix D for each Parcel within the PID.

The Annual Installment due to be collected from each unit in the PID for 2021-22 is shown in Table II-F below.

Table II-F
Annual Installment Per Unit

Type	Annual Installment Per Unit
Lot Type 1	$1,569.40

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D.

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Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

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

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Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls are shown in Appendix D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated units to be built on each newly subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by CCAD on December 3, 2020 and July 14, 2021, respectively.

According to CCAD, the Phase #1A Parcels were included in the 2021 certified roll and will begin collection for 2021-22. Phase #1B of the PID has one parent Parcel that has not yet been subdivided at the time of this report. As a result, parent Parcel 2788978 will be billed for the estimated number

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

of residential units to be built from that Parcel as shown in Appendix D - Assessment Roll Summary - 2021-22.

The Assessment allocation prior to and after the subdivision of Parcel 2788978 is shown in Table IV-A below.

Table IV-A
Parcel Subdivisions of the PID

Prior to Subdivision			After Subdivision				
Parent Parcel	**Total Units**	**Applicable Assessment**	**New Parcels**	**Lot Type**	**No. of Units**	**Assessment per Unit**	**Total Assessment**
2788978	57	$956,000	Various	1	12	$16,772	$201,263
			2788978	1	45	$16,772	$754,737
			Subtotal Parcels		*57*		*$956,000*
Total	**57**	**$956,000**			**57**		**$956,000**

B. PREPAYMENT OF ASSESSMENTS

There have been no prepayments as of July 31, 2021.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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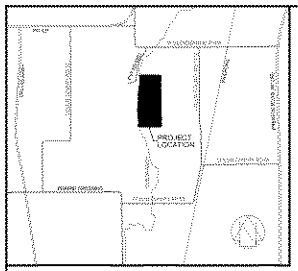
Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

APPENDIX A
PID MAP

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)



VICINITY MAP

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY UNDER FILE NUMBERS 2018-2069846-NC (NORTH TRACT) AND 2018-2069846-RU (SOUTH TRACT) AND HAVING AN EFFECTIVE DATE OF JANUARY 31, 2018 AND WAS RELIED ON FOR EASEMENTS AND OTHER MATTERS OF RECORD.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
3. ALL CORNERS SET ARE 5/8-INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
4. THE APPROXIMATE 100 YEAR FLOOD PLAIN LINES SHOWN WAS OBTAINED FROM FLOOD INSURANCE MAP NUMBER 48085C0130J, DATED JUNE 2, 2009. THE ZONES ARE IDENTIFIED AS "ZONE AE" DEFINED AS FLOODWAY AREAS IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS AND "ZONE "X" SHADED" OTHER FLOOD AREAS, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
5. MINERAL INTEREST LISTED BELOW WERE REVIEWED BY DESCRIPTION ONLY. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OR SUCH INTERESTS.
6. UTILITIES ARE LOCATED BY SURFACE EVIDENCE ONLY.
7. EASEMENT GRANTED TO GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1527, PAGE 959, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
8. TERMS, PROVISIONS, AND CONDITIONS OF DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20171129000579220, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE. (NORTH AND SOUTH TRACTS)
9. TERMS, PROVISIONS, CONDITIONS, AND OBLIGATIONS CONTAINED IN ENCUMBRANCE TERMINATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180313000324580, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE. (NORTH AND SOUTH TRACTS)
10. TERMS, PROVISIONS, AND CONDITIONS OF REFUSAL RIGHT AS EVIDENCED BY MEMORANDUM OF RIGHT OF FIRST REFUSAL RECORDED INSTRUMENT NUMBER 20130131000124060, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE. (NORTH AND SOUTH TRACTS)
11. TERMS, PROVISIONS, CONDITIONS, AND OBLIGATION CONTAINED IN POST-CLOSING AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180125000124810, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
12. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124720, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
13. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124780, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
14. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124740, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
15. EASEMENT GRANTED BY CELINA 52 EAST LP RECORDED IN INSTRUMENT NUMBER 20180319000124750, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
16. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN DRAINAGE EASEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124790, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
17. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN DRAINAGE EASEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124770, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
18. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN GRADING EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124700, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
19. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124780, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
20. TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124800, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (SOUTH TRACT)
21. TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN EXCAVATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 20180131000124810, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN. (NORTH AND SOUTH TRACTS)

CERTIFICATION

I, XXXXXXXXXX, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON APRIL, 2018. AND THAT ALL CORNERS ARE AS SHOWN.

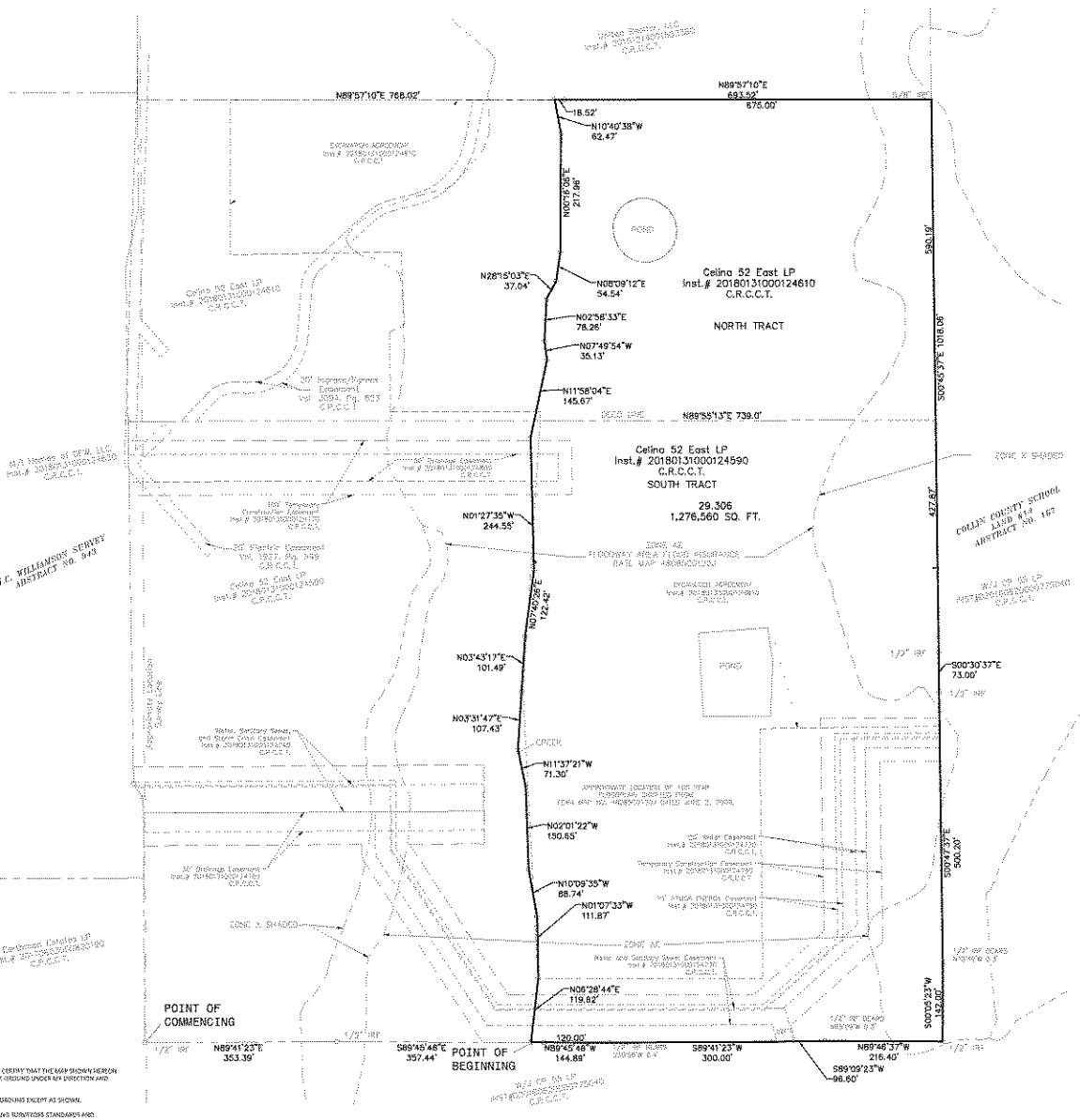
THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT" 52 DAE 04/18/18

XXXXXXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. xxxx

THIS PLAN AND ALL SURVEYS PREPARED BY PELOTON LAND SOLUTIONS, INC. ARE COPYRIGHTED AND ARE THE PROPERTY OF PELOTON LAND SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF PELOTON LAND SOLUTIONS, INC.



A Boundary Survey
of
2 Tracts of Land
SITUATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NUMBER 167
CITY OF CELINA, COLLIN COUNTY, TEXAS

Revisions:	
2.23-15 add survey abstract	

Job #: PRA17002
Drawn By: SR/Ramsey
Checked By: TB/Bridges

PELOTON LAND SOLUTIONS

SHEET 1 OF 1

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing

APPENDIX B
PREPAID PARCELS

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

Appendix B

As of July 31, 2021, there have no prepayments of Assessments for any Parcel within the PID.

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

APPENDIX C
2021 PRELIMINARY ASSESSED VALUES

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

Appendix C

Glen Crossing West Public Improvement District
Assessed Value per Phase

Phase	Parcels	2021 Assessed Value[3]
Phase #1A[1]	15	$655,370
Phase #1B[2]	1	$690,350
Total	**16**	**$1,345,720**

1 - Parcels include twelve residential lots and three open space lots.

2 - Parcels include fourty-five residential lots and one open space lot.

5 - Values shown reflect the 2021 preliminary assessed values.

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

APPENDIX D
ASSESSMENT ROLL SUMMARY - 2021-22

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

Appendix D
Glen Crossing West Public Improvement District
Assessment Roll Summary - 2021-22

Parcel	No. of Units	Lot Size	Total Equivalent Units	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
2826032	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826059	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826060	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826061	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826062	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826063	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826064	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826065	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826066	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826067	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826068	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826069	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00
2826070	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00
2826071	1	50	1.00	$16,771.93	$1,218.52	$350.88	$1,569.40
2826072	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00
2788978	45	50	45.00	$754,736.84	$54,833.37	$15,789.47	$70,622.84
Total	**57**		**57.00**	**$956,000.00**	**$69,455.60**	**$20,000.00**	**$89,455.60**

Attachment: Glen Crossing West PID - Annual Service Plan - 2021-22 v5 (SAP Update - Glen Crossing West PID)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: The Columns PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for The Columns Public Improvement District. (Stovall)

Background Information:
The Columns PID was created by the City Council pursuant to the PID Act and a resolution approved on November 14, 2017. The PID is located east of Dallas Parkway and south of County Road 51. The PID is anticipated to contain an estimated 261 residential units on approximately 48.784 acres within one phase.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

THE COLUMNS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 – 8/31/22)

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F. BOND REDEMPTION RELATED UPDATES 8

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APPENDIX B – PREPAID PARCELS

APPENDIX C – ASSESSED VALUE OF THE PID

APPENDIX D-1 – ASSESSMENT ROLL SUMMARY 2021-22

APPENDIX D-2 – TIRZ CREDIT CALCULATION 2021-22

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

I. INTRODUCTION

The Columns Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2017-203R of the City Council on November 14, 2017 to finance certain public improvement projects for the benefit of the property in the PID.

On April 10, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (The Columns Public Improvement District Project) (the "PID Bonds") in the aggregate principal amount of $6,470,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, the City approved reimbursement obligations for the PID Reimbursement Agreement (the "PID Reimbursement Agreement Obligation") in the aggregate principal amount of $1,030,000 are secured by Assessments.

A service and assessment plan dated April 10, 2018 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix D-1 to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2021-22.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(The remainder of this page is intentionally left blank.)

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the original Service and Assessment Plan adopted on April 10, 2018, the initial total estimated costs of the Authorized Improvements were equal to $9,200,249. According to the Developer's Quarterly Improvement Implementation Report as of June 30, 2021, the actual costs of the Authorized Improvements equal to 9,387,315. According to the Developer's Quarterly Implementation Report as of June 30, 2021 all Authorized Improvements were completed and accepted by the City on April 17, 2020.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds. The actual costs spent to date of the Authorized Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional PID development-related information, refer to the link below:

https://emma.msrb.org/P11488967-P11153881-P11568403.pdf

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Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[1]	Variance
Par amount	$7,500,000	$7,500,000	$0
Other funding sources	$1,700,249	$1,887,315	$187,066
Total Sources	**$9,200,249**	**$9,387,315**	**$187,066**
Uses of Funds			
Authorized Improvements			
Road improvements	$2,743,331	$2,743,331	$0
Water distribution system improvements	$619,587	$619,587	$0
Sanitary sewer improvements	$678,768	$678,768	$0
Storm drainage improvements	$1,985,246	$1,985,246	$0
Other soft and miscellaneous costs	$1,360,652	$1,548,841	$188,189
Subtotal: Authorized Improvements	*$7,387,584*	*$7,575,773*	*$188,189*
Bond Issuance Costs			
Capitalized interest	$739,108	$737,984	($1,124)
Reserve fund	$504,688	$504,688	$0
Administrative expense fund	$40,000	$40,000	$0
Other costs of issuance including underwriter's discount	$528,870	$528,870	$0
Subtotal: Bond Issuance Costs	$1,812,666	$1,811,542	($1,124)
Total Uses	**$9,200,249**	**$9,387,315**	**$187,066**

1 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Authorized Improvement Cost Variances

As shown in Table II-A above, the actual costs are $187,066 above the initial estimated budget. The extra costs were funded by the Developer and excess Capitalized Interest proceeds.

B. Five Year Service Plan

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs are shown by Table II-B on the following page.

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Table II-B
Projected Annual Installments (2019-2027)

Assessment Year Ending 09/01	PID Bond Projected Annual Installments	PID Reimbursement Agreement Projected Annual Installments	Projected Administrative Expenses	Total Projected Annual Installments[1]
2019-2021[1]	$818,139	$220,796	$102,900	$1,038,936
2022[1]	$535,570	$84,634	$41,300	$620,204
2023	$492,813	$78,800	$44,163	$647,201
2024	$496,563	$82,843	$45,046	$655,377
2025	$494,688	$81,567	$45,947	$652,577
2026	$492,500	$80,291	$46,866	$649,457
2027	$495,000	$79,015	$47,804	$651,019
Total	**$3,825,272**	**$707,946**	**$374,027**	**$4,914,771**

1 – Assessment years ending 2019 through 2022 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2023 through 2027 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2021, 261 single family lots are platted within the PID, of which 12 are under contract with DR Horton of Texas.

See Table II-C below for the status of completed homes within the PID according to the Developer's Quarterly Improvement Implementation Report dated June 30, 2021.

Table II-C
Completed Homes

Status	As of September 30, 2019	Total as of Fiscal Year 2020	Total as of June 30, 2021
Completed Homes	0	23[1]	114[2]

1 – According to the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

See Appendix C for 2021 assessed values of all Parcels within the PID.

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the PID Bonds and/or execution of the PID Reimbursement Agreement Obligation, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the PID Bonds shall bear interest at the rate on the PID Bonds. The effective interest rate on the PID Bonds is 6.25 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the PID Bonds plus additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 6.75 percent and is used to calculate the interest on the Assessments securing the PID Bonds.

Additionally, each Assessment securing the PID Reimbursement Agreement obligation shall bear interest at the rate on the PID Reimbursement Agreement obligation commencing with the effective date of the PID Reimbursement Agreement obligation. The interest rate applicable to the PID Reimbursement Agreement obligation is 6.38 percent per annum and is used to calculate the interest on the Assessments securing the PID Reimbursement Agreement Obligation.

These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as the Tax Increment Reinvestment Zone No. 9, City of Celina, Texas (the "TIRZ No. 9") incremental taxes available to the PID (the "TIRZ Annual Credit Amount"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds and PID Reimbursement Agreement Obligation from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Annual Installments to be Collected for 2021-22

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2021-22 as shown by Table II-D below.

Table II-D
Budget for the Annual Installments to be Collected for 2021-22

Descriptions	PID Bonds	PID Reimbursement Agreement Obligation	Total
Debt Service Payments			
Interest payment on March 1, 2022	$199,375	$32,379	$231,754
Interest payment on September 1, 2022	$199,375	$32,379	$231,754
Principal payment on September 1, 2022	$95,000	$15,000	$110,000
Subtotal debt service on bonds	$493,750	$79,757	$573,507
Administrative Expenses	$36,423	$4,877	$41,300
Excess interest for prepayment and delinquency reserves	$31,900	$0	$31,900
Subtotal Expenses	$562,073	$84,634	$646,707
Available TIRZ Credit	($25,311)	$0	($25,311)
Available reserve fund income	($1,192)	$0	($1,192)
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	($26,503)	$0	($26,503)
Annual Installments	**$535,570**	**$84,634**	**$620,204**

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2022 in the amount of $199,375 and September 1, 2022 in the amount of $199,375, which equal interest on the outstanding Bonds of $6,380,000 for six months each and an effective interest rate of 6.25 percent. Annual Installments to be collected on the PID Bonds include a principal amount of $95,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest on the PID Bonds in 2021-22 is estimated to be equal to $493,750.

Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement Obligation include interest due on March 1, 2022 in the amount of $32,379 and September 1, 2022 in the amount of $32,379, which equal interest on the outstanding balance of $1,015,000 for six months each and an effective interest rate of 6.38 percent. Annual Installments to be collected on the Reimbursement Agreement include a principal amount of $15,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement Obligation in 2021-22 is estimated to be equal to $79,757.

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Administrative Expenses

Administrative Expenses include the City, Trustee, Administrator, dissemination agent expenses and contingency fees. As shown in Table II-E below, the total Administrative Expenses to be collected for 2021-22 are estimated to be $41,300.

Table II-E
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$29,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,700
Contingency	$2,455
Total	**$41,300**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $31,900, which equals 0.5 percent interest on the outstanding PID Bond balance of $6,380,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2020 in the total amount of $25,311 that are available to be used as TIRZ Credit in 2021-22 for the respective Parcels within the PID. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within the PID and each Parcel that has an outstanding Assessment balance as of September 1, 2021.

See Appendix D-2 for 2021 TIRZ increment values of all Parcels within the PID.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $505,879, which includes the Bond Reserve Requirement of $504,688 and investment income $1,192. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $1,192 should be transferred to the Principal & Interest Account and used to pay interest on the PID Bonds on the next interest payment date. As a result, $1,192 is available to pay a portion of the PID Bonds debt service.

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Available Capitalized Interest Account

As of May 31, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $8,107. Such funds are anticipated to be used until January 31, 2021. As a result, there is no credit to reduce the Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the PID Bonds and PID Reimbursement Agreement Obligation, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Developer, 261 units are anticipated to be built within the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $2,315, calculated by taking the subtotal debt service on Bonds, including excess interest for prepayment and delinquency, less any available reserve fund income, and dividing by the total units [i.e. ($573,507 + $31,900 - $1,192) ÷ 261 = $2,315]. The Administrative Expenses to be collected from each unit will be $158.24 (i.e. $40,000 ÷ 261 = $158.24). As a result, the total Annual Installment to be collected from each unit within the PID will be $2,473.24 (i.e. $2,315.00 + $158.24 = $2,473.24). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each unit of $2,473.24 by the total estimated units for each Parcel in the PID, less the applicable TIRZ Credit, if any, as shown in Appendix D-2.

The Annual Installment due to be collected from each Land Use Class in the PID for 2021-22 is shown in Table II-E below.

Table II-E
Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
40 Ft	$2,473.24

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. Bond Redemption Related Updates

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

The PID Bonds were issued in May 2018. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the PID Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

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

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Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

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

The 2021-22 Assessment Roll Summary is shown in Appendix D-1 of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated units to be built on each newly subdivided Parcel
D = the sum of the estimated units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer and Collin County Central Appraisal District records, Parcel 2780192 was completely subdivided in 2020. Parcel 2780192 was subdivided into 261 40' residential lots as shown in the 2020-21 Annual Service Plan update.

B. PREPAYMENT OF ASSESSMENTS

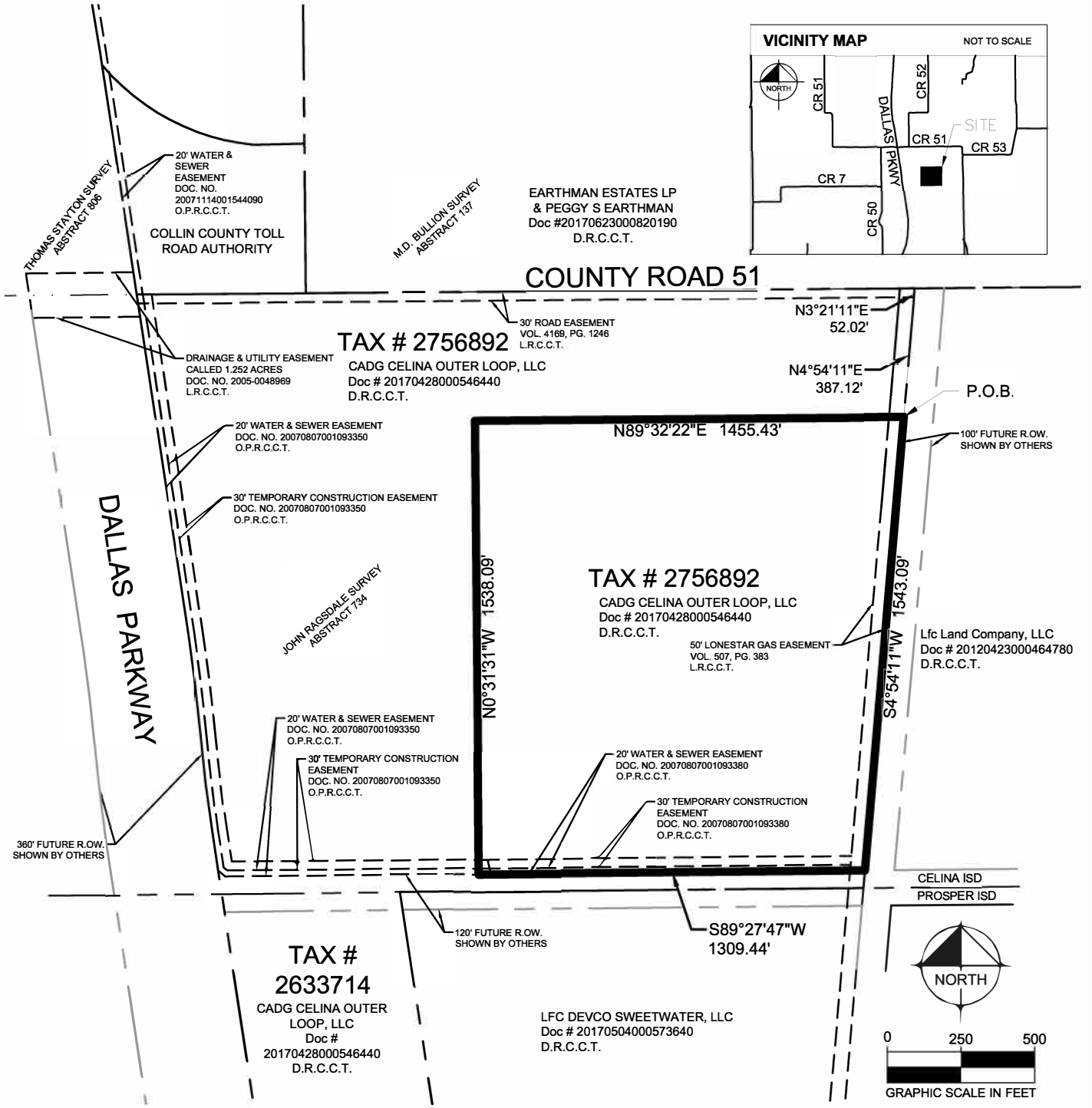
There have been no Assessment prepayments as of July 31, 2021.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

APPENDIX A
PID MAP

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)



THE COLUMNS PUBLIC IMPROVEMENT DISTRICT
COLLIN CAD TAX PARCEL EXHIBIT

JOHN RAGSDALE SURVEY,
ABSTRACT NO. 734
CITY OF CELINA
COLLIN COUNTY, TEXAS

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LEGEND

P.O.B. = POINT OF BEGINNING
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	SEP	KHA	Sept. 28, 2017	064040007	2 OF 2

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Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

APPENDIX B
PREPAID PARCELS

As of July 31, 2021, there have been no prepayment of Assessments for any Parcel within the PID.

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

APPENDIX C
ASSESSED VALUE OF THE PID

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix C

Assessed Value of the PID

Phase	Parcels[1]	2021 Assessed Value[2,3]
Phase #1	265	$29,548,152
Total	265	$29,548,152

1 - Of the 265 parcels, there are 261 anticipated residential lots and 4 common areas.

2 - Parcel assessed values are in accordance with Collin Central Appraisal District online records as of June 29, 2021.

3 - Values shown reflect the 2021 preliminary assessed values.

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

APPENDIX D-1
ASSESSMENT ROLL SUMMARY 2021-22

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812041	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812043	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812044	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812045	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812046	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812047	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812048	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812049	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812050	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812051	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812052	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812053	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812054	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($107.77)	$2,365.47
2812055	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($119.58)	$2,353.66
2812056	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($107.77)	$2,365.47
2812057	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812058	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812059	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($73.36)	$2,399.87
2812060	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812061	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812062	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($107.77)	$2,365.47
2812063	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($107.77)	$2,365.47
2812064	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812065	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812066	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812067	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812068	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812069	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812070	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812071	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812072	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812073	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812074	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812075	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812076	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812077	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812078	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812079	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812080	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812081	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812082	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812083	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812084	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($113.67)	$2,359.56
2812085	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($113.67)	$2,359.56
2812089	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812090	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812091	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812092	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812093	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812094	HOA	Common Area	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2812095	HOA	Common Area	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2812096	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812097	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812098	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812099	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812100	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812101	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812102	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812103	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812104	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812105	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812106	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812107	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($119.58)	$2,353.66
2812108	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($113.67)	$2,359.56
2812110	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812111	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812112	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812113	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812114	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812115	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812116	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812117	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812118	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812119	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812120	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812121	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812122	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812123	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812124	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812125	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812126	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812127	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812128	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812129	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812130	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812131	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812132	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812133	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812134	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812135	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812136	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($107.77)	$2,365.47
2812137	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($119.58)	$2,353.66
2812138	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812139	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812140	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812141	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812142	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812143	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812144	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812145	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812146	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812147	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812148	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812149	HOA	Common Area	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2812150	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812151	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812152	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812153	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812154	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812155	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812156	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812157	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812158	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812159	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812160	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812161	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812162	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812163	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812164	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812165	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812166	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812167	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812168	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812169	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812170	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812171	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812172	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812173	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812174	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812175	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812176	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812177	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812178	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812179	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812180	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812181	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812182	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812183	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812184	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812185	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812186	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812187	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812188	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812189	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812190	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812191	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812192	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812225	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812226	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812227	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812228	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812229	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812230	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812231	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812232	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812233	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812234	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812235	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812236	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812237	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812238	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812239	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812240	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812241	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812242	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812243	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812244	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812245	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812246	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812247	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812248	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812249	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812250	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812251	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812252	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812253	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812254	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812255	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812256	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812257	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812258	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812259	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812260	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812261	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812262	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812263	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812264	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812265	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812266	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812267	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812268	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812269	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812270	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812271	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812272	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812273	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812274	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812275	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812276	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812277	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812278	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812279	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812280	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812281	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812282	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812283	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812284	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812285	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812286	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812287	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812288	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812289	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812290	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812291	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812292	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812293	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812294	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812295	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812296	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812297	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812298	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812299	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812300	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812301	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812302	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812303	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812304	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812305	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812306	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812307	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812308	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812309	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812310	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812311	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812312	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812313	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812314	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812315	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812316	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812317	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812318	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812319	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812320	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812321	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812322	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812323	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812324	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812325	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812326	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812327	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812328	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812329	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812330	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812331	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812332	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812333	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812334	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812335	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812336	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812337	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812338	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812339	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812340	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($95.96)	$2,377.28
2812341	40	1.00	$28,333.33	$421.46	$1,771.32	$122.22	$158.24	($101.86)	$2,371.38
2812342	HOA	Common Area	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**261.00**	**$7,395,000.00**	**$110,000.00**	**$462,315.01**	**$31,900.00**	**$41,300.00**	**($25,311.20)**	**$620,203.81**

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

APPENDIX D-2
TIRZ CREDIT CALCULATION – 2021-22

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2021-22

Property ID	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid[1]	2020 Tax Increment	Contribution Rate	2021-22 TIRZ Credit
2812041	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812043	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812044	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812045	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812046	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812047	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812048	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812049	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812050	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812051	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812052	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812053	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812054	$64.83	$379.94	$379.94	$315.11	34.2%	($107.77)
2812055	$64.83	$414.48	$414.48	$349.65	34.2%	($119.58)
2812056	$64.83	$379.94	$379.94	$315.11	34.2%	($107.77)
2812057	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812058	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812059	$64.83	$279.34	$279.34	$214.51	34.2%	($73.36)
2812060	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812061	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812062	$64.83	$379.94	$379.94	$315.11	34.2%	($107.77)
2812063	$64.83	$379.94	$379.94	$315.11	34.2%	($107.77)
2812064	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812065	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812066	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812067	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812068	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812069	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812070	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812071	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812072	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812073	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812074	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812075	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812076	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812077	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812078	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812079	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812080	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812081	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2021-22

Property ID	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid[1]	2020 Tax Increment	Contribution Rate	2021-22 TIRZ Credit
2812082	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812083	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812084	$64.83	$397.21	$397.21	$332.38	34.2%	($113.67)
2812085	$64.83	$397.21	$397.21	$332.38	34.2%	($113.67)
2812089	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812090	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812091	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812092	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812093	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812094	OPEN	$6.45	$6.45	$0.00	34.2%	$0.00
2812095	OPEN	$6.45	$6.45	$0.00	34.2%	$0.00
2812096	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812097	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812098	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812099	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812100	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812101	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812102	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812103	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812104	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812105	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812106	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812107	$64.83	$414.48	$414.48	$349.65	34.2%	($119.58)
2812108	$64.83	$397.21	$397.21	$332.38	34.2%	($113.67)
2812110	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812111	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812112	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812113	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812114	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812115	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812116	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812117	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812118	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812119	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812120	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812121	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812122	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812123	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812124	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812125	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2021-22

Property ID	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid[1]	2020 Tax Increment	Contribution Rate	2021-22 TIRZ Credit
2812126	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812127	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812128	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812129	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812130	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812131	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812132	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812133	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812134	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812135	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812136	$64.83	$379.94	$379.94	$315.11	34.2%	($107.77)
2812137	$64.83	$414.48	$414.48	$349.65	34.2%	($119.58)
2812138	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812139	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812140	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812141	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812142	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812143	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812144	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812145	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812146	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812147	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812148	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812149	OPEN	$6.45	$6.45	$0.00	34.2%	$0.00
2812150	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812151	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812152	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812153	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812154	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812155	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812156	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812157	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812158	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812159	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812160	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812161	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812162	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812163	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812164	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812165	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2021-22

Property ID	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid[1]	2020 Tax Increment	Contribution Rate	2021-22 TIRZ Credit
2812166	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812167	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812168	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812169	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812170	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812171	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812172	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812173	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812174	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812175	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812176	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812177	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812178	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812179	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812180	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812181	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812182	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812183	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812184	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812185	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812186	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812187	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812188	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812189	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812190	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812191	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812192	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812225	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812226	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812227	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812228	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812229	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812230	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812231	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812232	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812233	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812234	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812235	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812236	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812237	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2021-22

Property ID	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid[1]	2020 Tax Increment	Contribution Rate	2021-22 TIRZ Credit
2812238	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812239	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812240	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812241	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812242	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812243	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812244	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812245	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812246	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812247	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812248	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812249	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812250	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812251	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812252	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812253	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812254	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812255	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812256	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812257	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812258	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812259	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812260	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812261	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812262	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812263	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812264	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812265	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812266	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812267	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812268	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812269	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812270	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812271	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812272	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812273	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812274	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812275	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812276	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812277	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2021-22

Property ID	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid[1]	2020 Tax Increment	Contribution Rate	2021-22 TIRZ Credit
2812278	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812279	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812280	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812281	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812282	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812283	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812284	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812285	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812286	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812287	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812288	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812289	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812290	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812291	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812292	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812293	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812294	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812295	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812296	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812297	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812298	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812299	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812300	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812301	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812302	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812303	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812304	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812305	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812306	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812307	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812308	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812309	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812310	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812311	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812312	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812313	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812314	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812315	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812316	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812317	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2021-22

Property ID	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid[1]	2020 Tax Increment	Contribution Rate	2021-22 TIRZ Credit
2812318	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812319	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812320	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812321	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812322	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812323	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812324	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812325	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812326	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812327	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812328	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812329	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812330	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812331	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812332	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812333	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812334	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812335	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812336	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812337	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812338	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812339	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812340	$64.83	$345.40	$345.40	$280.57	34.2%	($95.96)
2812341	$64.83	$362.67	$362.67	$297.84	34.2%	($101.86)
2812342	OPEN	$6.45	$6.45	$0.00	34.2%	$0.00
261	**$16,920.23**	**$90,955.37**	**$90,955.37**	**$74,009.34**		**($25,311.20)**

1 - Taxes paid do not include penalty and interest.

Attachment: Columns PID-Annual SAP Update - 2021-22 (SAP Update - The Columns PID)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Sutton Fields II PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Sutton Fields II Public Improvement District. (Stovall)

Background Information:
The Sutton Fields PID was created by the City Council pursuant to the PID Act and a resolution approved on September 8, 2015. The PID is located approximately one mile west of the Dallas North Tollway service extension. The PID is anticipated to contain an estimated 2,348 residential units on approximately 622 acres within five phases.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

SUTTON FIELDS II
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

SUTTON FIELDS II
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 – 8/31/22)

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APPENDIX H - NIA #4 ASSESSMENT ROLL - 2021-22

APPENDIX I - NIA #5A ASSESSMENT ROLL

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

I. INTRODUCTION

The Sutton Fields II Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on October 13, 2015 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) (the "NIA #1 Bonds") in the aggregate principal amount of $11,560,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #2-5 Major Improvement Project) (the "NIA #2-5 Major Improvement Bonds") in the aggregate principal amount of $16,825,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. The Service and Assessment Plan was amended and restated in July 2017 to include changes to the project costs and financing structure (the "Amended SAP"). The Amended SAP was updated for NIA #2 and NIA #3 collectively on September 10, 2019 to issue the City of Celina, Texas Special Assessment Revenue Bonds, Series 2019 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-3 Projects) (the "NIA #2-3 Bonds") to repay the reimbursement obligations for NIA #2 and NIA #3 in the aggregate principal amount of $6,355,000; updated for NIA #4 on July 14, 2020 and September 8, 2020 to issue the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #4 Projects) (the "NIA #4 Bonds") to repay the reimbursement obligations for NIA #4 in the aggregate principal amount of $4,000,000; and updated for NIA #5 on July 13, 2021 to issue the Sutton Fields II Public Improvement District Neighborhood Improvement Area #5A Reimbursement Agreement (the "NIA #5A Reimbursement Agreement") in the aggregate principal amount of $7,300,000 (the "Updated Service and Assessment Plan"). Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2021-22.

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for NIA #1. Refer to Table II-A-1 on the following page for actual costs of the NIA #1 Improvements.

(remainder of page left intentionally blank)

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-A-1
Actual Sources and Uses – NIA #1 Improvements

Sources of Funds	Estimated Budget	Actual Amount	Variance
Bond par amount	$11,560,000	$11,560,000	$0
Other funding sources	$4,682,238	$4,682,238	$0
Total Sources	**$16,242,238**	**$16,242,238**	**$0**
Uses of Funds			
Major Improvements			
Detention Ponds	$356,525	$356,525	$0
Paving Road A - Fenwick	$365,701	$365,701	$0
Paving Road F - Sutton Fields	$276,568	$276,568	$0
Paving - FM 1385	$98,503	$98,503	$0
Crutchfield Road	$211,455	$211,455	$0
Boleyn Paving - Road B	$54,686	$54,686	$0
ROW, open space land acquisition and park contribution	$1,352,650	$1,352,650	$0
Offsite water improvements	$211,366	$211,366	$0
Offsite sewer improvements	$584,180	$584,180	$0
Professional consulting, legal fees and additional debt service reserve funding	$129,022	$129,022	$0
Subtotal: Major Improvements	*$3,640,657*	*$3,640,657*	*$0*
NIA #1 Authorized Improvements			
Water distribution improvements	$1,484,079	$1,484,079	$0
Sewer collection improvements	$1,327,844	$1,327,844	$0
Storm sewer collection improvements	$2,563,601	$2,563,601	$0
Roadway improvements including site preparation	$3,627,916	$3,627,916	$0
Subtotal: NIA #1 Improvements	*$9,003,440*	*$9,003,440*	*$0*
Estimated Bond issue costs			
Debt Service Reserve Fund	$978,100	$978,100	$0
Capitalized Interest	$1,448,051	$1,448,051	$0
Costs of Issuance	$871,556	$871,556	$0
Underwriter's Discount	$300,434	$300,434	$0
Subtotal: Bond Issuance Costs	*$3,598,141*	*$3,598,141*	*$0*
Total Uses	**$16,242,238**	**$16,242,238**	**$0**

According to the City, the NIA #1A and NIA #1B Improvements were completed and accepted by the City on September 19, 2017, and November 30, 2017, respectively.

NIA #2-5 Major Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for NIA #2-5. Refer to Table II-A-2 on the following page for actual costs of the NIA #2-5 Major Improvements.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-A-2
Actual Sources and Uses – NIA #2-5 Major Improvements

Sources of Funds	Estimated Budget	Actual Amount	Variance
Bond par amount	$16,825,000	$16,825,000	$0
Other funding sources	$2,474,494	$2,474,494	$0
Total Sources	**$19,299,494**	**$19,299,494**	**$0**
Uses of Funds			
Major Improvements			
Detention Ponds	$1,356,714	$1,356,714	$0
Paving Road A - Fenwick	$1,391,631	$1,391,631	$0
Paving Road F - Sutton Fields	$1,052,447	$1,052,447	$0
Paving - FM 1385	$374,842	$374,842	$0
Crutchfield Road	$804,666	$804,666	$0
Boleyn Paving - Road B	$208,103	$208,103	$0
ROW, open space land acquisition and park contribution	$5,147,350	$5,147,350	$0
Offsite water improvements	$804,329	$804,329	$0
Offsite sewer improvements	$2,223,028	$2,223,028	$0
Professional consulting, legal fees and additional debt service reserve funding	$490,978	$490,978	$0
Subtotal: Major Improvements	*$13,854,089*	*$13,854,089*	*$0*
Estimated Bond issue costs			
Debt Service Reserve Fund	$1,430,125	$1,430,125	$0
Capitalized Interest	$2,398,264	$2,398,264	$0
Costs of Issuance	$1,179,750	$1,179,750	$0
Underwriter's Discount	$437,266	$437,266	$0
Subtotal: Bond Issuance Costs	*$5,445,405*	*$5,445,405*	*$0*
Total Uses	**$19,299,494**	**$19,299,494**	**$0**

According to the Developer's Quarterly Improvement Implementation Report for NIA #2-5 dated as of June 30, 2020, the NIA #2-5 Major Improvements were completed and accepted by the City.

NIA #2 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for NIA #2. Refer to Table II-A-3 on the following page for actual costs of the NIA #2 Improvements.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-A-3
Actual Sources and Uses – NIA #2 Improvements

Sources of Funds	Estimated Budget	Actual Amount	Variance
Bond par amount	$1,905,000	$1,905,000	$0
Other funding sources	$2,467,016	$2,467,016	$0
Total Sources	**$4,372,016**	**$4,372,016**	**$0**
Uses of Funds			
NIA #2 Authorized Improvements			
Roadway improvements	$1,312,024	$1,312,024	$0
Water distribution improvements	$1,203,966	$1,203,966	$0
Sewer collection improvements	$413,815	$413,815	$0
Storm sewer collection improvements	$765,336	$765,336	$0
Other soft and miscellaneous costs	$328,594	$328,594	$0
Subtotal	*$4,023,735*	*$4,023,735*	*$0*
Estimated Bond issue costs	$348,282	$348,282	$0
Total Uses	**$4,372,017**	**$4,372,017**	**$0**

According to the City, the NIA #2 Improvements were completed and accepted on August 15, 2018.

NIA #3 Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the NIA #3 Improvements, including bond issuance costs, were equal to $7,638,842. As described in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the actual costs of the NIA #3 Improvements were $7,836,604, which represents a $197,762 increase from the initial total estimated NIA #3 Improvement costs. Refer to Table II-A-4 on the following page for actual costs of the NIA #3 Improvements.

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Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-A-4
Actual Sources and Uses – NIA #3 Improvements

Sources of Funds	Estimated Budget[1]	Actual Amount[1]	Variance[2]
Bond par amount	$4,450,000	$4,450,000	$0
Other funding sources	$3,188,842	$3,386,604	$197,762
Total Sources	**$7,638,842**	**$7,836,604**	**$197,762**
Uses of Funds			
NIA #3 Authorized Improvements			
Roadway improvements	$2,215,224	$2,437,225	$222,001
Water distribution improvements	$825,120	$697,756	($127,364)
Sewer collection improvements	$679,260	$629,868	($49,392)
Storm sewer collection improvements	$1,786,223	$1,962,024	$175,801
Other soft and miscellaneous costs	$931,336	$988,693	$57,357
Subtotal	*$6,437,163*	*$6,715,566*	*$278,403*
Estimated Bond issue costs	$1,201,679	$1,121,038	($80,641)
Total Uses	**$7,638,842**	**$7,836,604**	**$197,762**

According to the Developer's Quarterly Improvement Implementation Report for NIA #2-3 dated as of June 30, 2020, the NIA #3 Improvements were completed and accepted by the City in July 2019.

NIA #3 Improvement Area Cost Variances

As shown in Table II-A-4 above, the additional actual costs for the NIA #3 Improvements ($197,762) were paid by the Developer.

NIA #4 Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the NIA #4 Improvements, including bond issuance costs, were equal to $6,645,676. According to the Developer, the actual costs of the NIA #4 Improvements were $7,869,255, which represents a $1,223,579 increase from the initial total estimated NIA #4 Improvement costs.

Table II-A-5 on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #4 Improvements, (2) establish the PID, and (3) issue NIA #4 Improvement Bonds. Additional NIA #4 development-related information can be found using the link below:

https://emma.msrb.org/IssueView/Details/P1404101

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-A-5
Actual Sources and Uses – NIA #4 Improvements

Sources of Funds	Estimated Budget[1]	Actual Amount[1]	Variance[2]
Bond par amount	$4,000,000	$4,000,000	$0
Other funding sources	$2,645,676	$3,869,255	$1,223,579
Total Sources	**$6,645,676**	**$7,869,255**	**$1,223,579**
Uses of Funds			
NIA #4 Authorized Improvements			
Roadway Improvements	$2,286,637	$2,318,193	$31,556
Water distribution improvements	$753,549	$719,506	($34,043)
Sewer collection improvements	$1,294,285	$1,311,376	$17,091
Storm sewer collection improvements	$1,443,748	$1,504,741	$60,993
Other soft and miscellaneous costs	$0	$1,147,983	$1,147,983
Subtotal	*$5,778,220*	*$7,001,799*	*$1,223,579*
Estimated Bond issue costs	$867,456	$867,456	$0
Total Uses	**$6,645,676**	**$7,869,255**	**$1,223,579**

1 – According to the Developer.
2 – Additional actual costs are funded by the Developer and did not result in increased Assessment.

According to the Developer's Quarterly Improvement Implementation Report for NIA #4 dated as of March 31, 2021, the NIA #4 Improvements were completed and accepted by the City in the first quarter of 2021.

NIA #4 Improvement Area Cost Variances

As shown in Table II-A-1 above, the additional actual costs for the NIA #4 Improvements ($1,223,579) were paid by the Developer.

NIA #5A Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the NIA #5A Improvements were equal to $10,435,347. According to the Developer, there have been no changes to estimated costs of the NIA #5A Improvements.

Table II-A-6 on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #5A Improvements and (2) establish the PID.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-A-6
Updated Sources and Uses – NIA #5A Improvements

Sources of Funds	Estimated Budget[1]	Budget Changes	Revised Budget	Funded to Date	Remaining Balance to be Funded
NIA #5A Reimbursement Agreement	$7,300,000	$0	$7,300,000	$0	$7,300,000
Other funding sources	$3,135,347	$0	$3,135,347	$0	$3,135,347
Total Sources	**$10,435,347**	**$0**	**$10,435,347**	**$0**	**$10,435,347**
Uses of Funds					
NIA #5A Authorized Improvements					
Roadway Improvements	$3,325,589	$0	$3,325,589	$0	$3,325,589
Water distribution improvements	$970,144	$0	$970,144	$0	$970,144
Sewer collection improvements	$959,493	$0	$959,493	$0	$959,493
Storm sewer collection improvements	$1,107,463	$0	$1,107,463	$0	$1,107,463
Other soft and miscellaneous costs	$4,072,658	$0	$4,072,658	$0	$4,072,658
Subtotal	*$10,435,347*	*$0*	*$10,435,347*	*$0*	*$10,435,347*
Estimated Bond issue costs	$0	$0	$0	$0	$0
Total Uses	**$10,435,347**	**$0**	**$10,435,347**	**$0**	**$10,435,347**

1 – According to the Developer.

NIA #5A Improvement Area Cost Variances

As shown in Table II-A-2 above, there are no significant variances to the estimated costs for the NIA #5A Improvements.

Actual costs of the NIA #5A Improvements and amounts funded to date will be provided in a future Updated Service and Assessment Plan or a future Annual Service and Assessment Plan Update.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years.

For additional NIA #2-5 and NIA #1 development and improvement related information, refer to the links provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-B-1
Projected Annual Installments (2020-2027)

Assessment Year ending 09/01	NIA #1 Projected Annual Installments[1]	NIA #2-5 Projected Annual Installments[1]	NIA #2 Projected Annual Installments[1]	NIA #3 Projected Annual Installments[1]	NIA #4 Projected Annual Installments[1]	NIA #5A Projected Annual Installments[1]
2016-2021	$4,393,050	$8,029,495	$477,863	$256,488	$0	$0
2022	$960,045	$1,754,600	$108,631	$256,488	$225,000	$0
2023	$1,084,033	$1,792,811	$121,955	$251,830	$225,469	$368,610
2024	$1,086,408	$1,758,612	$122,265	$251,667	$225,952	$419,310
2025	$1,087,648	$1,762,003	$122,585	$251,515	$226,449	$422,739
2026	$1,082,751	$1,757,002	$122,917	$251,373	$226,960	$425,954
2027	$1,082,108	$1,758,994	$123,260	$251,242	$227,487	$423,955
Total	**$10,776,042**	**$18,613,517**	**$1,199,476**	**$1,770,603**	**$1,357,316**	**$2,060,567**

1 – Projected Annual Installments for Assessment Years ending 2016-2022 include available credits, if any. Projected Annual Installments f Assessment Years ending 2023-2027 represent do not include applicable credits, if any, and will be updated in future annual service pl updates.

C. Status of Development

NIA #1 Completed Homes

According to the City, four hundred forty-one (485) building permits have been issued for NIA #1 of the PID as of June 30, 2021, representing 94.2 percent of the total building permits expected to be issued within NIA #1. The 441 building permits issued as of June 30, 2020 reported in the 2020-21 Annual Service Plan Update was in error. The total building permits issued by the City as of June 30, 2020 was 437.

See Table II-C-1 below for the status of completed homes within NIA #1 as of June 30, 2021.

Table II-C-1
NIA #1 Completed Homes

Status	As of September 30, 2019[1]	As of June 30, 2020[2]	As of June 30, 2021[3]
NIA #1 Completed Homes	245	375	455

1 – According to the Sutton Fields II Annual Continuing Disclosure Report for fiscal year ending September 30, 2019.
2 – According to the number of certificates of occupancy issued as of June 30, 2020 as reported by the City. Previous completed homes (385) reported as of June 30, 2020 was in error.
3 – According to the number of certificates of occupancy issued as of June 30, 2021 as reported by the City.

NIA #2 Completed Homes

According to the City, one hundred fifty-seven (157) building permits have been issued for NIA #2 of the PID as of June 30, 2021, representing 96.9 percent of the total building permits expected to be issued within NIA #2. The 161 building permits issued as of June 30, 2020 reported in the

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

2020-21 Annual Service Plan Update was in error. The total building permits issued by the City as of June 30, 2020 was 157.

See Table II-C-2 below for the status of completed homes within NIA #2 as of June 30, 2021.

Table II-C-2
NIA #2 Completed Homes

Status	As of September 30, 2019[1]	As of June 30, 2020[2]	As of June 30, 2021[3]
NIA #2 Completed Homes	17	145	157

1 – According to the Sutton Fields II Annual Continuing Disclosure Report for fiscal year ending September 30, 2019.
2 – According to the number of certificates of occupancy issued as of June 30, 2020 as reported by the City. Previous completed homes (147) reported as of June 30, 2020 was in error.
3 – According to the number of certificates of occupancy issued as of June 30, 2021 as reported by the City.

NIA #3 Completed Homes

According to the City, three hundred twenty-nine (329) building permits have been issued for NIA #3 of the PID as of June 30, 2021, representing 89.4 percent of the total building permits expected to be issued within NIA #3. The 104 building permits issued as of June 30, 2020 reported in the 2020-21 Annual Service Plan Update was in error. The total building permits issued by the City as of June 30, 2020 was 102.

See Table II-C-3 below for the status of completed homes within NIA #3 as of June 30, 2021.

Table II-C-3
NIA #3 Completed Homes

Status	As of September 30, 2019[1]	As of June 30, 2020[1]	As of June 30, 2021[3]
NIA #3 Completed Homes	0	56	190

1 – According to the Sutton Fields II Annual Continuing Disclosure Report for fiscal year ending September 30, 2019.
2 – According to the number of certificates of occupancy issued as of June 30, 2020 as reported by the City. Previous completed homes (61) reported as of June 30, 2020 was in error.
3 – According to the number of certificates of occupancy issued as of June 30, 2021 as reported by the City.

NIA #4 Completed Homes

According to the City, two hundred sixty-five (265) building permits have been issued for NIA #4 of the PID as of June 30, 2021, representing 86.9 percent of the total building permits expected to be issued within NIA #4.

See Table II-C-4 on the following page for the status of completed homes within NIA #4 as of June 30, 2021.

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Table II-C-4
NIA #4 Completed Homes

Status	As of September 30, 2019[1]	As of June 30, 2020[1]	As of June 30, 2021[3]
NIA #4 Completed Homes	0	0	30

1 – According to the Sutton Fields II Annual Continuing Disclosure Report for fiscal year ending September 30, 2019.
2 – According to the number of certificates of occupancy issued as of June 30, 2020 as reported by the City.
3 – According to the number of certificates of occupancy issued as of June 30, 2021 as reported by the City.

See Appendix C for 2021 preliminary assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – NIA #1

NIA #1 - Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the NIA #1 Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds is 7.25 percent per annum for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent (0.5 percent) higher than the actual interest rate (Excess Interest Rate) paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (7.25 percent) plus an additional interest of one-half of one percent are used to calculate the interests on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Assessments on a Parcel within NIA #1 to the total amount of NIA #1 Assessments in the PID that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Indenture, such as the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Annual Installments will be used to fund the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Indenture.

NIA #1 Annual Installments to be Collected for 2021-22

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-D-1 below.

Table II-D-1
Budget for the NIA #1 Annual Installments
to be Collected for 2021-22

	NIA #1 Bonds
Interest payment on March 1, 2022	$391,703
Interest payment on September 1, 2022	$391,703
Principal payment on September 1, 2022	$180,000
Subtotal debt service on bonds	*$963,406*
Administrative expenses	$38,000
Excess interest for prepayment and delinquency reserves	$54,028
Subtotal Expenses	$1,055,434
Available TIRZ Revenues	($95,389)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($95,389)*
Annual Installments	**$960,045**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $391,703 and on September 1, 2022 in the amount of $391,703, which equal interest on the outstanding NIA #1 Assessments balance of $10,805,602 for six months each and an effective interest rate of 7.25 percent. Annual Installments to be collected include a principal amount of $180,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $963,406.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2021-22 are estimated to be $38,000.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-D-2
Administrative Budget Breakdown
NIA #1

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,465
PID Administrator	$25,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$2,000
Contingency	$3,035
Total	**$38,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $54,028, which equals 0.5 percent interest on the outstanding NIA #1 Assessments balance of $10,805,602.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2020 in the total amount of $95,389 that are available to be used as TIRZ Credit in 2021-22 for the respective Parcels within NIA #1. This TIRZ Credit amount is allocated to each Parcel within NIA #1 that generated the TIRZ Revenues in 2020 as shown in Appendix D-2.

Available Reserve Fund Income

As of June 30, 2021, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #1 Bonds debt service for 2021-22.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the 2021-22 Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $14,366. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no available administrative expense funds to reduce the NIA #1 2021-22 Annual Installment.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

E. Annual Installments Per Unit - NIA #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within NIA #1 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – NIA #1

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage	Annual Installment Per Unit[1]
50'	$1,055,434	0.19%	$1,967.02
60'	$1,055,434	0.20%	$2,157.85
70'	$1,055,434	0.23%	$2,414.60
HOA	$0	0.00%	$0.00

1 – Annual Installment per unit does not include applicable TIRZ Credit, if any.

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll attached hereto as Appendix D-1.

F. Annual Budget – NIA #2-5 Major Improvement Area

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the NIA #2-5 Major Improvement Bonds, of which nineteen (19) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the NIA #2-5 Major Improvement Bonds. The effective interest rate on the NIA #2-5 Major Improvement Bonds is 8.25 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2-5 Major Improvement Bonds (8.25 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

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Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #2-5 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

NIA #2-5 Annual Installments to be Collected for 2021-22

The budget for NIA #2-5 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-F-1 below.

Table II-F-1
Budget for the NIA #2-5 Major Improvement Area
Annual Installments to be Collected for 2021-22

	NIA #2-5 Major Improvement Bonds
Interest payment on March 1, 2022	$654,431
Interest payment on September 1, 2022	$654,431
Principal payment on September 1, 2022	$375,000
Subtotal debt service on bonds	*$1,683,863*
Administrative expenses	$33,000
Excess interest for debt service reserve fund	$79,325
Subtotal Expenses	*$1,796,188*
Available TIRZ Credit	($33,588)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($8,000)
Subtotal funds available	*($41,588)*
Annual Installments	**$1,754,600**

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $654,431 and on September 1, 2022 in the amount of $654,431, which equal interest on the outstanding NIA #2-5 Major Improvement Assessments balance of $15,865,000 for six months each and an effective interest rate of 8.25 percent. Annual Installments to be collected include a principal amount of $375,000 due on September 1, 2022. As a result, total NIA #2-5 Major Improvement Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $1,683,863.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 below, the total NIA #2-5 Major Improvement administrative expenses to be collected for 2021-22 are estimated to be $33,000.

Table II-F-2
Administrative Budget Breakdown
NIA #2-5 Major Improvement Area

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,465
PID Administrator	$18,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$3,086
Contingency	$3,949
Total	**$33,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $79,325, which equals 0.5 percent interest on the outstanding NIA #2-5 Major Improvement Assessments balance of $15,865,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2020 in the total amount of $33,588 that are available to be used as TIRZ Credit in 2021-22 for the respective Parcels within NIA #2-5. This TIRZ Credit amount is allocated to each Parcel within NIA #2-5 that generated the TIRZ Revenues in 2020 as shown in Appendix E-2.

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Available Reserve Fund Income

As of June 30, 2021, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #2-5 Major Improvement Bonds debt service for 2021-22.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no capitalized interest account credit available to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $34,569. Approximately $26,569 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are $8,000 anticipated to be available in the Administrative Expense Fund to reduce the NIA #2-5 Major Improvement Area 2021-22 Annual Installment.

G. Annual Installments Per Unit - NIA #2-5 Major Improvement Area

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2-5 Major Improvement Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #2-5 Major Improvement Area.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within the Major Improvement Area that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in the NIA #2-5 Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Unit – NIA #2-5 Major Improvement Area

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage	Annual Installment Per Unit[1]
50'	$1,788,188	0.05%	$982.99
60'	$1,788,188	0.05%	$982.99
70'	$1,788,188	0.05%	$982.99
HOA	$0	0.00%	$0.00

1 – Annual Installment per unit does not include applicable TIRZ Credit, if any. Excludes Parcels subdivided from parent Parcel 134236.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

The list of Parcels within the NIA #2-5 Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll attached hereto as Appendix E-1.

H. ANNUAL BUDGET – NIA #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the earlier of (i) Future Neighborhood Improvement Area Bonds issued for Neighborhood Improvement Area #2-3 Improvements, or (ii) September 1, 2019, and will be assessed annually thereafter. Therefore, condition (ii) has been satisfied with collection of the first Annual Installment due no later than January 31, 2020. As a result, twenty-eight (28) Annual Installments remain outstanding for NIA #2 Parcels.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #2-3 Bonds is 4.24 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2-3 Bonds (4.24 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

NIA #2's proportional amount of debt service will be paid on the NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

NIA #2 Annual Installments to be Collected for 2021-22

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-H-1 below.

Table II-H-1
Budget for the NIA #2
Annual Installments to be Collected for 2021-22

	NIA #2 Proportional Share of NIA #2-3 Bonds
Interest payment on March 1, 2022	$40,313
Interest payment on September 1, 2022	$40,313
Principal payment on September 1, 2022	$5,000
Subtotal debt service on bonds	*$85,625*
Administrative expenses	$16,506
Excess interest for prepayment and delinquency reserves	$9,500
Subtotal Expenses	$111,631
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($3,000)
Subtotal funds available	*($3,000)*
Annual Installments	**$108,631**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $40,313 and on September 1, 2022 in the amount of $40,313, which equal interest on the outstanding NIA #2 Assessments balance of $1,900,000 for six months each and an effective interest rate of 4.24 percent. Annual Installments to be collected include a principal amount of $5,000 due on September 1, 2022. As a result, total NIA #2 Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $85,625.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-H-2 on the following page, the total NIA #2 administrative expenses to be collected for 2021-22 are estimated to be $16,506.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-H-2
Administrative Budget Breakdown
NIA #2

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$1,365
PID Administrator	$12,000
Trustee	$764
Auditor	$306
Dissemination Agent	$601
Contingency	$1,470
Total	**$16,506**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $9,500, which equals 0.5 percent interest on the outstanding NIA #2 Assessments balance of $1,900,000.

Available Reserve Fund Income

As of June 30, 2021, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #2-3 Bonds debt service for 2021-22.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no capitalized interest account credit available to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the NIA #2-3 Administrative Expense Fund was $56,734. Approximately $46,734 of the current balance is anticipated to be used for the payment of current year administrative expenses for NIA #2-3 through January 31, 2022. As a result, there are $3,000 anticipated to be available in the Administrative Expense Fund to reduce NIA #2's portion of the 2021-22 Annual Installment.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

I. ANNUAL INSTALLMENTS PER UNIT - NIA #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2-3 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #2-3 area.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within NIA #2-3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Unit – NIA #2

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage	Annual Installment Per Unit
50'	$108,631	0.60%	$649.25
60'	$108,631	0.66%	$712.01
HOA	$0	0.00%	$0.00

The list of Parcels within the NIA #2 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll attached hereto as Appendix F.

J. ANNUAL BUDGET – NIA #3

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the earlier of (i) Future Neighborhood Improvement Area Bonds issued for Neighborhood Improvement Area #2-3 Improvements, or (ii) September 1, 2019, and will be assessed annually thereafter. Therefore, condition (i) has been satisfied with collection of the first Annual Installment due no later than January 31, 2021. As a result, twenty-eight (28) Annual Installments remain outstanding for NIA #3 Parcels.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #2-3 Bonds is 4.24 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2-3 Bonds (4.24 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

NIA #3's proportional amount of debt service will be paid on the NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

NIA #3 Annual Installments to be Collected for 2021-22

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-J-1 below.

Table II-J-1
Budget for the NIA #3
Annual Installments to be Collected for 2021-22

	NIA #3 Proportional Share of NIA #2-3 Bonds
Interest payment on March 1, 2022	$94,372
Interest payment on September 1, 2022	$94,372
Principal payment on September 1, 2022	$15,000
Subtotal debt service on bonds	*$203,744*
Administrative expenses	$37,494
Excess interest for prepayment and delinquency reserves	$22,250
Subtotal Expenses	$263,488
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($7,000)
Subtotal funds available	*($7,000)*
Annual Installments	**$256,488**

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $94,372 and on September 1, 2022 in the amount of $94,372, which equal interest on the outstanding NIA #3 Assessments balance of $4,450,000 for six months each and an effective interest rate of 4.24 percent. Annual Installments to be collected include a principal amount of $15,000 due on September 1, 2022. As a result, total NIA #3 Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $203,744.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-J-2 below, the total NIA #3 administrative expenses to be collected for 2021-22 are estimated to be $37,494.

Table II-J-2
Administrative Budget Breakdown
NIA #3

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$3,100
PID Administrator	$27,774
Trustee	$1,736
Auditor	$694
Dissemination Agent	$1,366
Contingency	$2,824
Total	**$37,494**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $22,250, which equals 0.5 percent interest on the outstanding NIA #3 Assessments balance of $4,450,000.

Available Reserve Fund Income

As of June 30, 2021, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #2-3 Bonds debt service for 2021-22.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that available Capitalized Interest funds are anticipated to be fully expended September 1, 2021. As a result, there is no capitalized interest account credit available to reduce the 2021-22 Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the NIA #2-3 Administrative Expense Fund was $56,734. Approximately $46,734 of the current balance is anticipated to be used for the payment of current year administrative expenses for NIA #2-3 through January 31, 2022. As a result, there are $7,000 anticipated to be available in the Administrative Expense Fund to reduce NIA #3's portion of the 2021-22 Annual Installment.

K. Annual Installments Per Unit - NIA #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2-3 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #2-3 area.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within NIA #2-3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #3 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-K-1 below.

Table II-K-1
Annual Installment Per Unit – NIA #3

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage	Annual Installment Per Unit
50'	$256,488	0.26%	$666.74
60'	$256,488	0.29%	$731.18
70'	$256,488	0.32%	$819.48
HOA	$0	0.00%	$0.00

The list of Parcels within the NIA #3 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the assessment roll summary attached hereto as Appendix G.

L. Annual Budget – NIA #4

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

the tax year following the earlier of (i) Future Neighborhood Improvement Area Bonds issued for Neighborhood Improvement Area #4 Improvements, or (ii) September 1, 2021, and will be assessed annually thereafter. Therefore, condition (i) has been satisfied with collection of the first Annual Installment due no later than January 31, 2022. As a result, twenty-nine (29) Annual Installments remain outstanding for NIA #4 Parcels.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the NIA #4 Bonds commencing with the issuance of the NIA #4 Bonds. The effective interest rate on the NIA #4 Bonds is 4.13 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #4 Bonds (4.13 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #4 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

NIA #4 Annual Installments to be Collected for 2021-22

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-L-1 on the following page.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-L-1
Budget for the NIA #4
Annual Installments to be Collected for 2021-22

	NIA #4 Bonds
Interest payment on March 1, 2022	$82,500
Interest payment on September 1, 2022	$82,500
Principal payment on September 1, 2022	$5,000
Subtotal debt service on bonds	*$170,000*
Administrative expenses	$35,000
Excess interest for prepayment and delinquency reserves	$20,000
Subtotal Expenses	$225,000
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$225,000**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $82,500 and on September 1, 2022 in the amount of $82,500, which equal interest on the outstanding NIA #4 Assessments balance of $4,000,000 for six months each and an effective interest rate of 4.13 percent. Annual Installments to be collected include a principal amount of $5,000 due on September 1, 2022. As a result, total NIA #4 Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $170,000.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-L-2 on the following page, the total NIA #4 administrative expenses to be collected for 2021-22 are estimated to be $35,000.

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Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table II-L-2
Administrative Budget Breakdown
NIA #4

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,465
PID Administrator	$20,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$3,000
Contingency	$4,035
Total	**$35,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $20,000, which equals 0.5 percent interest on the outstanding NIA #4 Assessments balance of $4,000,000.

Available Reserve Fund Income

As of June 30, 2021, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #4 Bonds debt service for 2021-22.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that available Capitalized Interest funds are anticipated to be fully expended September 1, 2021. As a result, there is no capitalized interest account credit available to reduce the 2021-22 Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the NIA #2-3 Administrative Expense Fund was $11,018. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no available administrative expense funds to reduce the NIA #4 2021-22 Annual Installment.

M. Annual Installments Per Unit - NIA #4

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #4 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the NIA #4 area.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

The Annual Installment for 2021-22 will only be collected from the Assessed Property within NIA #4 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #4 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-M-1 below.

Table II-M-1
Annual Installment Per Unit – NIA #4

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage	Annual Installment Per Unit
50'	$225,000	0.31%	$703.93
60'	$225,000	0.34%	$772.20
70’	$225,000	0.38%	$865.19
HOA	$0	0.00%	$0.00

The list of Parcels within the NIA #4 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the assessment roll summary attached hereto as Appendix H.

N. ANNUAL BUDGET – NIA #5A

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the earlier of (i) Future Neighborhood Improvement Area Bonds issued for Neighborhood Improvement Area #5A Improvements, or (ii) September 1, 2022, and will be assessed annually thereafter. As of July 31, 2021, neither condition has been satisfied. As a result, no Annual Installments will be billed and collected for NIA #5A Parcels for 2021-22.

O. BOND REDEMPTION RELATED UPDATES

NIA #1 Bonds

The NIA #1 Bonds were issued in October 2015. Pursuant to Section 4.3 of the NIA #1 Trust Indenture, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

NIA #2-5 Major Improvement Bonds

The NIA #2-5 Major Improvement Bonds were issued in October 2015. Pursuant to Section 4.3 of the NIA #2-5 Major Improvement Trust Indenture, the City reserves the right and option to redeem the NIA #2-5 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2-5 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #2-3 Bonds

The NIA #2-3 Bonds were issued in September 2019. Pursuant to Section 4.3 of the NIA #2-3 Bonds' Trust Indenture, the City reserves the right and option to redeem the NIA #2-3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2029**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2-3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #4 Bonds

The NIA #4 Bonds were issued in September 2020. Pursuant to Section 4.3 of the NIA #4 Bonds' Trust Indenture, the City reserves the right and option to redeem the NIA #4 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #4 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix D-1, Appendix E-1, Appendix F, Appendix G, and Appendix H of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type
D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Denton County, Texas regarding the Lot.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

According to the Developer and the Denton Central Appraisal District records, NIA #1 of the PID was completely subdivided and final plat recorded in September 2017. As a result, the NIA #1 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2018.

According to the Developer and the Denton Central Appraisal District records, NIA #2 of the PID was completely subdivided and final plat recorded in July 2018. As a result, the NIA #2 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2019.

According to the Developer and the Denton Central Appraisal District records, NIA #3 of the PID was completely subdivided and final plats recorded in June 2019 and September 2019. As a result, the NIA #3 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2020.

According to the Updated Service and Assessment Plan, one hundred forty-nine (149) sixty-foot residential units and one hundred fifty-six (156) fifty-foot residential units were anticipated to be developed within NIA #4 of the PID. According to the Developer, with the filing of the final plats for sub-phase of development #2C and sub-phase of development #4B, eight (8) seventy-foot residential units, one hundred thirty-two (132) sixty-foot residential units, and one hundred sixty-five (165) fifty-foot residential units are anticipated to be developed within NIA #4 of the PID. As a result of the increase in estimated buildout value, the NIA #4 Assessment amount per unit for sixty-foot and fifty-foot residential units approved in the Updated Service and Assessment Plan has been reduced.

According to the Developer and the Denton Central Appraisal District records, NIA #4 of the PID was completely subdivided and final plats recorded. As a result, the NIA #4 Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2021.

According to the Developer, the estimated number of units to be constructed in NIAs #2-5 is 1,833, which is an increase by approximately 58 units from the NIAs #2-5 Lots assessed in 2019-20.

Table IV-A-1 on the following page shows a summary of the NIA #2-5 Major Improvement Assessment allocation prior to and after the subdivision for 305 NIA #4 Parcels.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Table IV-A-1
NIA #2-5 Major Improvement Assessment Reallocation
Prior to & After Subdivision of NIA #4 Parcels

Prior to Subdivision			After Subdivision				
Parcel	**Projected Number of Units[1]**	**PID Special Assessments**	**Parcel**	**Projected Number of Units[1]**	**PID Special Assessments**	**Allocation Percentage of Annual Installments[2]**	**2021-22 Annual Installments[3]**
52680	56	$483,501	52680	56	$483,501	3.08%	$55,078
122875	71	$613,010	122875	71	$613,010	3.90%	$69,831
52751	100	$863,395	52751	100	$863,395	5.50%	$98,354
52810	349	$3,013,247	52810	349	$3,013,247	19.18%	$343,254
52744	102	$880,662	52744	102	$880,662	5.61%	$100,321
52760	18	$155,411	52760	18	$155,411	0.99%	$17,704
52721	29	$250,384	52721	29	$250,384	1.59%	$28,523
NIA #3 (Various)	368	$3,177,292	NIA #3 (Various)	368	$3,177,292	20.23%	$361,941
751234	2	$17,268	NIA #4 (Various)	2	$17,268	0.11%	$1,967
751235	151	$1,303,726	751235	151	$1,303,726	8.30%	$148,514
660188	0	$0	660188	0	$0	0.00%	$0
751232	136	$1,174,217	NIA #4 (Various)	136	$1,174,217	7.48%	$133,761
751236	6	$51,804	751236	6	$51,804	0.33%	$5,901
134236	283	$2,367,300	134236 NIA #4 (Various)	116 167	$970,342 $1,396,958	6.18% 8.89%	$110,536 $159,134
748975	0	$0	748975	0	$0		$0
NIA #2 (Various)	162	$1,355,133	NIA #2 (Various)	162	$1,355,133	8.63%	$154,370
52690	0	$0	52690	0	$0	0.00%	$0
52763	0	$0	52763	0	$0	0.00%	$0
HOA	0	$158,650	HOA	0	$158,650	0.00%	$0
Total	**1,833**	**$15,865,000**		**1,833**	**$15,865,000**	**100.00%**	**$1,789,188**

1 – According to the Developer.
2 – Does not include HOA Parcels.
3 – Does not include applicable TIRZ credits, if any.

As shown in Table IV-A-1 above, newly subdivided Parcels within NIA #4 of the PID have been allocated their respective NIA #2-5 Major Improvement Assessment in accordance with the parent Parcel where the subdivision occurred and the updated lot count of the Major Improvement Area of the PID. As a result, 167 NIA #4 Parcels were subdivided from Parcel 134236 with an original NIA #2-5 Major Improvement Assessment balance of $8,871 per Parcel, and 136 NIA #4 Parcels and two (2) NIA #4 Parcels were subdivided from Parcel 751232 and Parcel 751234, respectively, with an original NIA #2-5 Major Improvement Assessment balance of $9,156.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

B. Prepayment of Assessments

As of July 31, 2021, six (6) Parcels have prepaid their NIA #1 Assessment in full.

Refer to Appendix B of this report for additional details regarding prepaid Assessments within the PID.

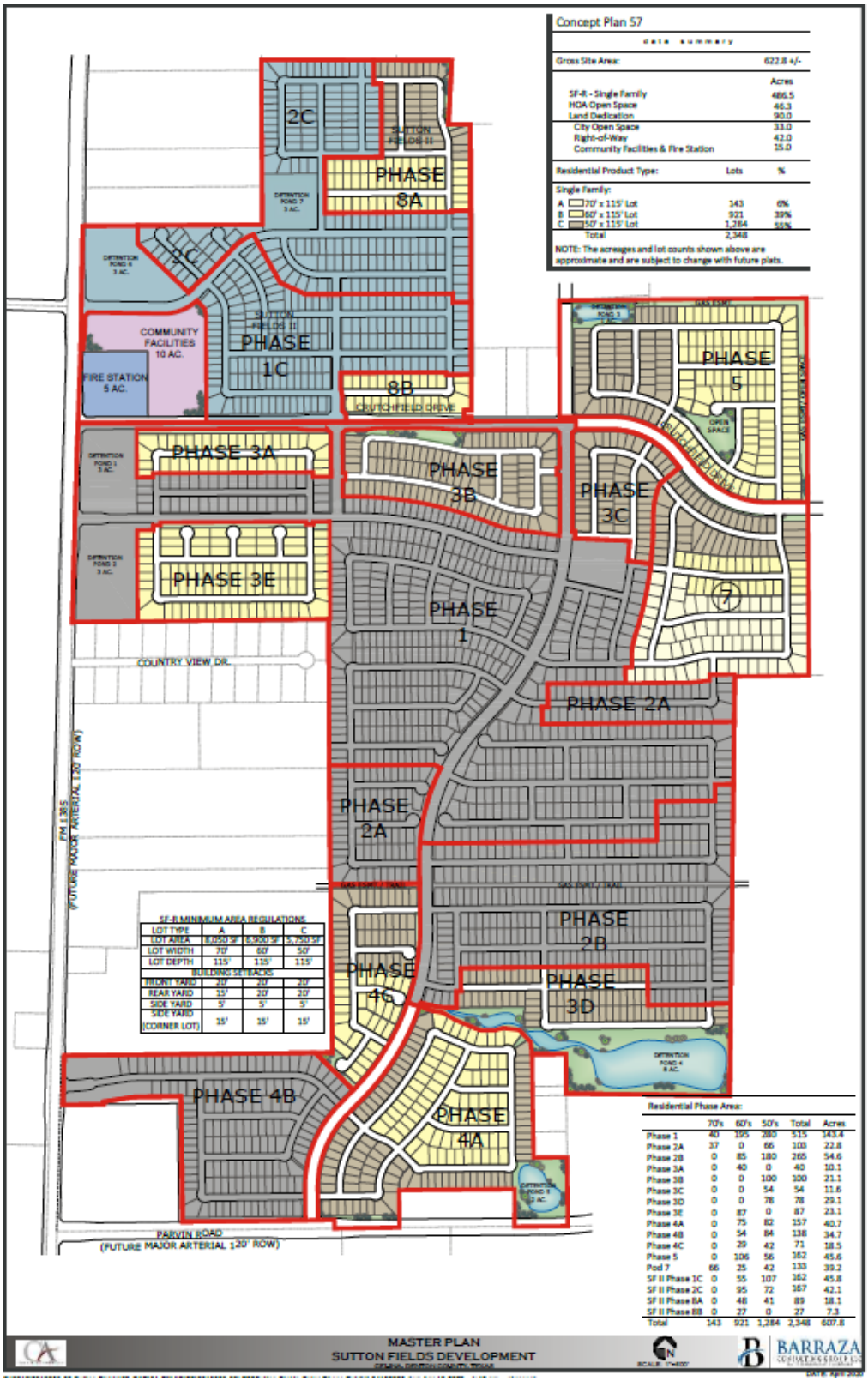
The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX A
PID MAP

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX A
Updated Concept Plan



Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX B
PREPAID PARCELS

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Phase	Full/Partial
716230	NIA #1	Full
716503	NIA #1	Full
761515	NIA #1	Full
723422	NIA #1	Full
723423	NIA #1	Full
716316	NIA #1	Full

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Appendix C
Sutton Fields II PID
2021 Preliminary Assessed Value per Phase

Phase	Parcels	2021 Assessed Value[6]
NIA #1[1]	530	$162,159,599
NIA #2[2]	171	$45,826,772
NIA #3[3]	374	$67,150,031
NIA #4[4]	319	$24,404,973
NIA #2-5[5]	12	$5,970,599
Total	**1406**	**$305,511,974**

1 - Parcels include 515 residential lots and fifteen open space lots.

2 - Parcels include 162 residential lots and nine open space lots.

3 - Parcels include 368 residential lots and six open space lots.

4 - Parcels include 305 residential lots and fourteen open space lots.

5 - Parcels include 12 parent parcels and excludes previously subdivided Parcels in NIA #2

6 - Parcel assessed values reflect 2021 preliminary values in accordance with Denton Central Appraisal District online records as of July 27, 2021.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX D-1
NIA #1 ASSESSMENT ROLL – 2021-22

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
715978	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($237.70)	$1,729.3
715979	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($233.26)	$1,733.7
715980	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($236.89)	$1,730.1
715981	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($236.86)	$1,730.1
715982	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($204.56)	$1,762.4
715983	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($224.52)	$1,742.5
715984	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($70.99)	$1,896.0
715985	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($43.10)	$1,923.9
715986	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($42.49)	$1,924.5
715987	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($217.45)	$1,749.5
715988	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($242.09)	$1,724.9
715989	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($232.36)	$1,734.6
715990	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($286.01)	$1,681.0
715991	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($274.59)	$1,692.4
715992	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($240.62)	$1,726.4
715993	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($42.92)	$1,924.1
715994	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($42.99)	$1,924.0
715995	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($232.43)	$1,734.6
715996	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($218.70)	$1,748.3
715997	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($232.08)	$1,734.9
715998	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($194.28)	$1,772.7
715999	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($265.68)	$1,701.3
716000	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($288.99)	$1,678.0
716001	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($279.92)	$1,687.1
716002	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($237.13)	$1,729.8
716003	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($187.87)	$1,779.1
716004	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($298.51)	$1,668.5
716005	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($242.99)	$1,724.0
716006	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($234.41)	$1,732.6
716007	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
716008	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
716009	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.60)	$2,107.2
716010	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($263.59)	$1,894.2
716011	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($194.39)	$1,963.4
716012	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($48.54)	$2,109.3
716013	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
716048	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
716049	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($251.47)	$1,906.3
716050	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($301.26)	$1,856.5
716051	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($80.95)	$2,076.9
716052	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($247.93)	$1,909.9
716053	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
716054	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.36)	$2,107.4
716055	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($236.76)	$1,921.0
716056	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($174.74)	$1,983.1
716057	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	$0.00	$2,157.8
716058	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($84.11)	$2,073.7
716059	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($247.10)	$1,910.7
716060	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.44)	$2,107.4
716061	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($227.07)	$1,930.7
716062	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($132.92)	$2,024.9
716063	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.60)	$2,107.2
716064	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($194.84)	$1,963.0
716065	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($339.18)	$1,818.6
716066	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($273.43)	$1,884.4
716067	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($307.37)	$1,850.4
716068	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.50)	$2,107.3
716069	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
716101	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($211.88)	$1,945.9
716102	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($242.94)	$1,914.9
716103	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($258.81)	$1,899.0
716104	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.44)	$2,107.4
716105	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($216.90)	$1,940.9
716106	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($201.15)	$1,956.7
716107	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.44)	$2,107.4
716108	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.44)	$2,107.4
716109	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.60)	$2,107.2
716110	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.60)	$2,107.2
716111	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($50.11)	$2,107.7
716112	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($302.63)	$1,855.2
716113	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($206.46)	$1,951.3
716114	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($322.65)	$1,835.2
716115	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($195.47)	$1,962.3
716116	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($271.08)	$1,695.9
716117	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($237.21)	$1,729.8
716118	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($188.61)	$1,778.4
716119	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($281.31)	$1,685.7
716120	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($235.19)	$1,731.8
716121	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($293.82)	$1,673.2
716122	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($276.80)	$1,690.2
716123	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($236.97)	$1,730.0
716124	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($311.63)	$1,655.3
716125	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($237.27)	$1,729.7
716126	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($263.96)	$1,703.0
716127	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
716157	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($280.89)	$1,686.1
716158	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($204.93)	$1,762.0
716159	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($280.89)	$1,686.1
716160	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($316.89)	$1,650.1
716161	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($233.35)	$1,733.6
716162	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($296.81)	$1,670.2
716163	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($252.90)	$1,714.1
716164	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($192.56)	$1,774.4
716165	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($290.69)	$1,676.3
716166	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($237.96)	$1,729.0
716167	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($303.08)	$1,663.9
716168	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($251.47)	$1,715.5
716169	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($293.14)	$1,673.8
716170	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($203.67)	$1,763.3
716171	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($251.47)	$1,715.5
716172	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($215.41)	$1,751.6
716173	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($163.63)	$1,803.3
716174	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.72)	$1,925.3
716175	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($227.26)	$1,739.7
716176	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($274.68)	$1,692.3
716177	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($230.33)	$1,736.6
716178	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($118.83)	$1,848.1
716179	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($134.96)	$1,832.0
716205	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($105.36)	$1,861.6
716206	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($285.14)	$1,681.8
716207	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($208.57)	$1,758.4
716208	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($305.94)	$1,661.0
716209	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($68.57)	$1,898.4
716210	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($170.44)	$1,796.5
716211	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($68.57)	$1,898.4
716212	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($117.66)	$1,849.3

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
716213	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	$0.00	$1,967.0
716214	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($234.28)	$1,732.7
716215	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($208.57)	$1,758.4
716216	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($168.07)	$1,798.9
716217	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($244.65)	$1,722.3
716218	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($293.78)	$1,673.2
716219	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($221.62)	$1,745.4
716220	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($165.94)	$1,801.0
716221	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($127.49)	$1,839.5
716222	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($48.67)	$1,918.3
716223	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($246.94)	$1,720.0
716224	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($223.43)	$1,743.5
716225	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($218.98)	$1,748.0
716226	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($45.25)	$1,921.7
716227	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($48.75)	$1,918.2
716228	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
716229	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($325.64)	$1,641.3
716230	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAI
716231	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($260.00)	$1,707.0
716232	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($107.83)	$1,859.1
716233	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($96.74)	$1,870.2
716234	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($101.69)	$1,865.3
716235	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($146.59)	$1,820.4
716236	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($44.78)	$1,922.2
716237	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($42.82)	$1,924.2
716238	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($270.08)	$1,696.9
716239	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($210.71)	$1,756.3
716240	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($201.63)	$1,765.3
716241	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($68.57)	$1,898.4
716242	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($66.65)	$1,900.3
716243	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($68.57)	$1,898.4
716244	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716245	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716246	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($188.37)	$1,778.6
716247	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($231.90)	$1,735.1
716248	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($230.40)	$1,736.6
716249	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($276.20)	$1,690.8
716250	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($298.57)	$1,668.4
716272	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($93.06)	$1,873.9
716273	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($220.31)	$1,746.7
716274	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($45.06)	$1,921.9
716275	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($45.24)	$1,921.7
716276	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($45.42)	$1,921.6
716277	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($76.00)	$1,891.0
716278	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($45.67)	$1,921.3
716279	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($76.32)	$1,890.7
716280	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($45.85)	$1,921.1
716281	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($45.95)	$1,921.0
716282	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($49.93)	$1,917.0
716304	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($218.97)	$1,748.0
716305	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($283.23)	$1,683.7
716306	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($217.06)	$1,749.9
716307	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($231.03)	$1,736.0
716308	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($236.33)	$1,730.6
716309	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($217.75)	$1,749.2
716310	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($209.12)	$1,757.9
716311	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($235.69)	$1,731.3
716312	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($254.38)	$1,712.6

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
716313	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($212.47)	$1,754.5
716314	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($210.07)	$1,756.9
716315	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($210.57)	$1,756.4
716316	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAI
716317	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($221.59)	$1,745.4
716318	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($213.10)	$1,753.9
716319	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($213.10)	$1,753.9
716320	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($208.84)	$1,758.1
716321	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($224.51)	$1,742.5
716322	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($230.14)	$1,736.8
716323	50	$10,069	0.09%	$167.73	$730.02	$35.41	$50.35	($112.15)	$871.3
754877	50	$10,069	0.09%	$167.73	$730.02	$35.41	$50.35	($99.36)	$884.1
716324	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($261.54)	$1,705.4
716325	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($308.45)	$1,658.5
716326	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($283.38)	$1,683.6
716327	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($277.20)	$1,689.8
716328	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($217.75)	$1,749.2
716329	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($263.29)	$1,703.7
716330	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($304.74)	$1,662.2
716331	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
716332	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($268.85)	$1,698.1
716333	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($85.75)	$1,881.2
716334	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($209.23)	$1,757.7
716335	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($233.05)	$1,733.9
716336	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($243.39)	$1,723.6
716337	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($217.00)	$1,750.0
716338	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($286.78)	$1,680.2
716339	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($262.84)	$1,704.1
716340	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($307.17)	$1,659.8
716341	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($293.31)	$1,673.7
716342	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($274.27)	$1,692.7
716343	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($311.85)	$1,655.1
716344	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($80.54)	$1,886.4
716345	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($301.35)	$1,665.6
716346	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($294.84)	$1,672.1
716347	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($216.47)	$1,750.5
716348	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	$0.00	$1,967.0
716349	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($268.60)	$1,698.4
716351	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	$0.00	$1,967.0
716352	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($241.22)	$1,725.8
716353	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	$0.00	$1,967.0
716354	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($298.47)	$1,668.5
716355	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($222.12)	$1,744.9
716376	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($180.47)	$1,786.5
716377	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($298.91)	$1,668.1
716378	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($280.93)	$1,686.0
716379	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($280.93)	$1,686.0
716380	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($235.69)	$1,731.3
716381	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($221.99)	$1,745.0
716382	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($301.81)	$1,665.2
716383	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($207.04)	$1,759.9
716384	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($286.80)	$1,680.2
716385	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($259.40)	$1,707.6
716386	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($45.87)	$1,921.1
716387	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($45.87)	$1,921.1
716388	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($301.35)	$1,665.6
716409	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($284.72)	$1,682.3
716410	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($307.95)	$1,659.0

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
716411	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($241.35)	$1,725.6
716412	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($242.16)	$1,724.8
716413	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($177.28)	$1,789.7
716414	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($257.04)	$1,709.9
716415	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($285.58)	$1,681.4
716436	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($280.46)	$1,686.5
716437	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($227.04)	$1,739.9
716438	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($206.80)	$1,760.2
716439	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($287.71)	$1,679.3
716440	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($222.78)	$1,744.2
716441	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($285.28)	$1,681.7
716442	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($247.21)	$1,719.8
716443	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($288.60)	$1,678.4
716444	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($294.10)	$1,672.9
716445	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	$0.00	$1,967.0
716446	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($286.87)	$1,680.1
716447	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($237.04)	$1,729.9
716448	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($251.65)	$1,715.3
716449	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($276.59)	$1,690.4
716450	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($228.15)	$1,738.8
716451	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($305.84)	$1,661.1
716452	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($48.45)	$1,918.5
716453	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	$0.00	$1,967.0
716454	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($225.91)	$1,741.1
716455	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716456	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716457	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716458	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($296.66)	$1,670.3
716459	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($234.10)	$1,732.9
716460	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($272.85)	$1,694.1
716461	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($179.05)	$1,787.9
716462	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($68.57)	$1,898.4
716463	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($206.89)	$1,760.1
716464	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($232.69)	$1,734.3
716465	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($297.34)	$1,669.6
716466	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($234.12)	$1,732.9
716467	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($270.03)	$1,696.9
716487	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($242.81)	$1,724.2
716488	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($235.98)	$1,731.0
716489	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($173.52)	$1,793.5
716490	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($226.46)	$1,740.5
716491	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($126.10)	$1,840.9
716492	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($278.51)	$1,688.5
716493	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($214.80)	$1,752.2
716494	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($270.70)	$1,696.3
716495	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716496	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716497	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716498	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($201.66)	$1,765.3
716499	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($247.69)	$1,719.3
716500	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($298.73)	$1,668.2
716501	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($54.26)	$1,912.7
716502	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($52.24)	$1,914.7
716503	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAI
716504	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($304.89)	$1,662.1
716505	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($210.65)	$1,756.3
716506	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($271.91)	$1,695.1
716507	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($249.50)	$1,717.5

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
716508	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($284.42)	$1,682.6
716509	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716510	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($206.80)	$1,760.2
716511	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716512	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716513	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($207.48)	$1,759.5
716514	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716515	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAI
716533	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($242.94)	$1,724.0
716534	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($242.96)	$1,724.0
716535	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($221.60)	$1,745.4
716536	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($256.08)	$1,710.9
716537	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
716553	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($255.46)	$1,711.5
716554	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($219.96)	$1,747.0
716555	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($284.12)	$1,682.9
716556	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($250.36)	$1,716.6
716557	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($68.57)	$1,898.4
716558	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($68.57)	$1,898.4
716559	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($228.48)	$1,738.5
716560	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($249.50)	$1,717.5
716561	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($232.69)	$1,734.3
716562	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($219.52)	$1,747.5
716563	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($232.93)	$1,734.1
716564	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($275.99)	$1,691.0
716565	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($306.25)	$1,660.7
716566	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($48.44)	$1,918.5
716567	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716568	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	$0.00	$1,967.0
716569	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($250.11)	$1,716.9
716570	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716571	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($232.62)	$1,734.4
716572	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716573	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($284.42)	$1,682.6
716574	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($226.65)	$1,740.3
716575	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($41.11)	$1,925.9
716576	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($48.45)	$1,918.5
716577	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($49.99)	$1,917.0
716578	50	$20,138	0.19%	$335.47	$1,460.04	$70.82	$100.69	($46.35)	$1,920.6
723226	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($396.43)	$1,761.4
723227	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	$0.00	$2,157.8
723228	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($330.55)	$1,827.3
723229	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($335.30)	$1,822.5
723230	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723231	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($195.13)	$1,962.7
723232	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($231.86)	$1,926.0
723233	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($291.55)	$1,866.3
723234	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	$0.00	$2,157.8
723235	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($260.91)	$1,896.9
723236	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($272.56)	$1,885.3
723237	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($275.84)	$1,882.0
723238	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($294.23)	$1,863.6
723239	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($310.82)	$1,847.0
723240	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($191.63)	$1,966.2
723241	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723242	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($297.59)	$1,860.2
723243	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($310.32)	$1,847.5
723244	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($334.06)	$1,823.7

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
723245	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($248.91)	$1,908.9
723246	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($258.21)	$1,899.6
723247	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($337.69)	$1,820.1
723248	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($310.50)	$1,847.3
723249	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($315.56)	$1,842.2
723250	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($81.55)	$2,076.3
723251	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($309.90)	$1,847.9
723252	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	$0.00	$2,157.8
723253	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	$0.00	$2,157.8
723254	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($284.44)	$1,873.4
723255	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($317.77)	$1,840.0
723256	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($311.69)	$1,846.1
723257	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723258	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($238.70)	$1,919.1
723259	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723260	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($307.31)	$1,850.5
723261	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($306.80)	$1,851.0
723262	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($231.23)	$1,926.6
723263	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
723264	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($248.71)	$1,909.1
723265	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($345.57)	$1,812.2
723266	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($52.13)	$2,105.7
723267	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($339.54)	$1,818.3
723268	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($364.21)	$2,050.3
723269	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($144.43)	$2,270.1
723270	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($91.11)	$2,323.4
723271	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($269.88)	$1,887.9
723272	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723273	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723274	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723275	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723276	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723277	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723278	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723279	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723280	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723281	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($55.46)	$2,102.3
723282	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($327.25)	$1,830.6
723283	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($351.34)	$1,806.5
723284	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.83)	$2,112.0
723285	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723286	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723287	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723288	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723289	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.89)	$2,105.9
723290	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.89)	$2,105.9
723291	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($267.58)	$1,890.2
723292	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($267.58)	$1,890.2
723293	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($152.22)	$2,005.6
723294	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($308.07)	$1,849.7
723295	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($309.68)	$1,848.1
723296	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($301.64)	$1,856.2
723297	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($257.72)	$1,900.1
723298	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($307.26)	$1,850.6
723299	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($256.49)	$1,901.3
723300	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($288.02)	$1,869.8
723301	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($321.85)	$1,836.0
723302	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($321.51)	$1,836.3

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
723303	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723304	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723305	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723306	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($312.18)	$1,845.6
723307	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($205.54)	$1,952.3
723308	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($235.83)	$1,922.0
723309	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($315.38)	$1,842.4
723310	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723311	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723312	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.89)	$2,105.9
723313	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
723314	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.89)	$2,105.9
723315	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723316	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($347.95)	$1,809.9
723317	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723318	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723319	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723320	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723321	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($205.81)	$1,952.0
723322	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($260.00)	$1,897.8
723323	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($317.05)	$1,840.8
723324	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.89)	$2,105.9
723325	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($49.64)	$2,108.2
723326	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($157.55)	$2,000.3
723327	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($161.23)	$1,996.6
723328	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723329	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723330	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723331	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723332	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($272.18)	$1,885.6
723333	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($323.64)	$1,834.2
723334	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($329.13)	$1,828.7
723335	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723336	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723337	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723338	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723339	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723340	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($233.95)	$1,923.9
723341	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723342	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($49.64)	$2,108.2
723343	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.89)	$2,105.9
723344	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.89)	$2,105.9
723345	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723346	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723347	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($266.96)	$1,890.9
723348	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723349	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($197.01)	$1,960.8
723350	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($314.85)	$1,843.0
723351	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723352	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.89)	$2,105.9
723353	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($322.42)	$1,835.4
723354	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($244.69)	$1,913.1
723355	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($333.24)	$1,824.6
723356	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.89)	$2,105.9
723357	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723358	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723359	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723360	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($314.41)	$1,843.4

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
723361	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($310.30)	$1,847.5
723362	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($319.73)	$1,838.1
723363	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723364	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($308.07)	$1,849.7
723365	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723366	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723367	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($51.63)	$2,106.2
723368	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($306.84)	$1,851.0
723369	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723370	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($310.37)	$1,847.4
723371	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($324.39)	$1,833.4
723372	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($238.05)	$1,919.8
723373	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723374	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($301.47)	$1,856.3
723375	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($202.32)	$1,955.5
723376	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($320.41)	$1,837.4
723377	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($45.82)	$2,112.0
723378	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($300.15)	$1,857.7
723379	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($286.18)	$1,871.6
723380	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($313.83)	$1,844.0
723381	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($288.27)	$1,869.5
723382	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($275.90)	$1,881.9
723383	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($287.31)	$1,870.5
723384	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($315.23)	$1,842.6
723385	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($310.30)	$1,847.5
723386	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($320.12)	$1,837.7
723387	60	$22,092	0.20%	$368.01	$1,601.69	$77.69	$110.46	($333.29)	$1,824.5
723388	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($324.26)	$2,090.3
723389	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($304.34)	$2,110.2
723390	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
723391	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	$0.00	$2,414.6
723392	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($109.50)	$2,305.1
723393	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	$0.00	$2,414.6
723394	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($51.83)	$2,362.7
723395	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($216.38)	$2,198.2
723396	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($131.63)	$2,282.9
723397	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($366.43)	$2,048.1
723398	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($192.47)	$2,222.1
723399	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($314.94)	$2,099.6
723400	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($319.70)	$2,094.9
723401	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($87.31)	$2,327.2
723402	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($86.74)	$2,327.8
723403	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($90.07)	$2,324.5
723404	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($92.67)	$2,321.9
723405	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($178.10)	$2,236.5
723406	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
723407	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($306.89)	$2,107.7
723408	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($369.49)	$2,045.1
723409	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($336.74)	$2,077.8
723410	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($329.01)	$2,085.5
723411	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($356.93)	$2,057.6
723412	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($370.85)	$2,043.7
723413	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($206.19)	$2,208.4
723414	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	$0.00	$2,414.6
723415	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($52.75)	$2,361.8
723416	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($131.96)	$2,282.6
723417	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($52.52)	$2,362.0
723418	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($54.12)	$2,360.4

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2021-22

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2021-22 Annua Installments
723419	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($146.63)	$2,267.9
723420	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	$0.00	$2,414.6
723421	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($89.11)	$2,325.5
723422	PREPAID	$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAI
723423	PREPAID	$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAI
723424	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	$0.00	$2,414.6
723425	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($133.37)	$2,281.2
723426	70	$24,721	0.23%	$411.80	$1,792.26	$86.94	$123.60	($134.08)	$2,280.5
723427	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.0
Total		**$10,805,602.01**	**100.00%**	**$180,000.00**	**$783,406.15**	**$38,000.00**	**$54,028.01**	**($95,388.86)**	**$960,045.3**

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX D-2
NIA #1 TIRZ CREDIT CALCULATION – 2021-22

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
715978	$0.56	$1,798.61	$1,798.05	($237.70)	($237.70)
715979	$0.56	$1,765.02	$1,764.46	($233.26)	($233.26)
715980	$0.56	$1,792.46	$1,791.90	($236.89)	($236.89)
715981	$0.56	$1,792.22	$1,791.66	($236.86)	($236.86)
715982	$0.56	$1,547.88	$1,547.32	($204.56)	($204.56)
715983	$0.56	$1,698.92	$1,698.36	($224.52)	($224.52)
715984	$0.56	$537.56	$537.00	($70.99)	($70.99)
715985	$0.56	$326.54	$325.98	($43.10)	($43.10)
715986	$0.56	$321.99	$321.43	($42.49)	($42.49)
715987	$0.56	$1,645.38	$1,644.82	($217.45)	($217.45)
715988	$0.56	$1,831.80	$1,831.24	($242.09)	($242.09)
715989	$0.56	$1,758.21	$1,757.65	($232.36)	($232.36)
715990	$0.56	$2,164.01	$2,163.45	($286.01)	($286.01)
715991	$0.56	$2,077.65	$2,077.09	($274.59)	($274.59)
715992	$0.56	$1,820.64	$1,820.08	($240.62)	($240.62)
715993	$0.56	$325.19	$324.63	($42.92)	($42.92)
715994	$0.56	$325.78	$325.22	($42.99)	($42.99)
715995	$0.56	$1,758.69	$1,758.13	($232.43)	($232.43)
715996	$0.56	$1,654.86	$1,654.30	($218.70)	($218.70)
715997	$0.56	$1,756.08	$1,755.52	($232.08)	($232.08)
715998	$0.56	$1,470.16	$1,469.60	($194.28)	($194.28)
715999	$0.56	$2,010.23	$2,009.67	($265.68)	($265.68)
716000	$0.56	$2,186.55	$2,185.99	($288.99)	($288.99)
716001	$0.56	$2,117.99	$2,117.43	($279.92)	($279.92)
716002	$0.56	$1,794.31	$1,793.75	($237.13)	($237.13)
716003	$0.56	$1,421.63	$1,421.07	($187.87)	($187.87)
716004	$0.56	$2,258.60	$2,258.04	($298.51)	($298.51)
716005	$0.56	$1,838.60	$1,838.04	($242.99)	($242.99)
716006	$0.56	$1,773.71	$1,773.15	($234.41)	($234.41)
716007	$0.00	$0.00	$0.00	$0.00	$0.00
716008	$0.00	$0.00	$0.00	$0.00	$0.00
716009	$0.56	$383.34	$382.78	($50.60)	($50.60)
716010	$0.56	$1,994.44	$1,993.88	($263.59)	($263.59)
716011	$0.56	$1,470.97	$1,470.41	($194.39)	($194.39)
716012	$0.56	$367.76	$367.20	($48.54)	($48.54)
716013	$0.00	$0.00	$0.00	$0.00	$0.00
716048	$0.00	$0.00	$0.00	$0.00	$0.00
716049	$0.56	$1,902.75	$1,902.19	($251.47)	($251.47)
716050	$0.56	$2,279.40	$2,278.84	($301.26)	($301.26)
716051	$0.56	$612.91	$612.35	($80.95)	($80.95)
716052	$0.56	$1,875.98	$1,875.42	($247.93)	($247.93)
716053	$0.00	$0.00	$0.00	$0.00	$0.00
716054	$0.56	$381.52	$380.96	($50.36)	($50.36)
716055	$0.56	$1,791.49	$1,790.93	($236.76)	($236.76)
716056	$0.56	$1,322.33	$1,321.77	($174.74)	($174.74)
716057	$0.56	$0.00	$0.00	$0.00	$0.00

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
716058	$0.56	$636.80	$636.24	($84.11)	($84.11)
716059	$0.56	$1,869.66	$1,869.10	($247.10)	($247.10)
716060	$0.56	$382.08	$381.52	($50.44)	($50.44)
716061	$0.56	$1,718.18	$1,717.62	($227.07)	($227.07)
716062	$0.56	$1,005.99	$1,005.43	($132.92)	($132.92)
716063	$0.56	$383.32	$382.76	($50.60)	($50.60)
716064	$0.56	$1,474.37	$1,473.81	($194.84)	($194.84)
716065	$0.56	$2,566.19	$2,565.63	($339.18)	($339.18)
716066	$0.56	$2,068.84	$2,068.28	($273.43)	($273.43)
716067	$0.56	$2,325.61	$2,325.05	($307.37)	($307.37)
716068	$0.56	$382.55	$381.99	($50.50)	($50.50)
716069	$0.00	$0.00	$0.00	$0.00	$0.00
716101	$0.56	$1,603.27	$1,602.71	($211.88)	($211.88)
716102	$0.56	$1,838.25	$1,837.69	($242.94)	($242.94)
716103	$0.56	$1,958.25	$1,957.69	($258.81)	($258.81)
716104	$0.56	$382.08	$381.52	($50.44)	($50.44)
716105	$0.56	$1,641.23	$1,640.67	($216.90)	($216.90)
716106	$0.56	$1,522.09	$1,521.53	($201.15)	($201.15)
716107	$0.56	$382.08	$381.52	($50.44)	($50.44)
716108	$0.56	$382.08	$381.52	($50.44)	($50.44)
716109	$0.56	$383.32	$382.76	($50.60)	($50.60)
716110	$0.56	$383.32	$382.76	($50.60)	($50.60)
716111	$0.56	$379.58	$379.02	($50.11)	($50.11)
716112	$0.56	$2,289.75	$2,289.19	($302.63)	($302.63)
716113	$0.56	$1,562.29	$1,561.73	($206.46)	($206.46)
716114	$0.56	$2,441.16	$2,440.60	($322.65)	($322.65)
716115	$0.56	$1,479.12	$1,478.56	($195.47)	($195.47)
716116	$0.56	$2,051.10	$2,050.54	($271.08)	($271.08)
716117	$0.56	$1,794.89	$1,794.33	($237.21)	($237.21)
716118	$0.56	$1,427.25	$1,426.69	($188.61)	($188.61)
716119	$0.56	$2,128.50	$2,127.94	($281.31)	($281.31)
716120	$0.56	$1,779.61	$1,779.05	($235.19)	($235.19)
716121	$0.56	$2,223.10	$2,222.54	($293.82)	($293.82)
716122	$0.56	$2,094.38	$2,093.82	($276.80)	($276.80)
716123	$0.56	$1,793.10	$1,792.54	($236.97)	($236.97)
716124	$0.56	$2,357.83	$2,357.27	($311.63)	($311.63)
716125	$0.56	$1,795.32	$1,794.76	($237.27)	($237.27)
716126	$0.56	$1,997.26	$1,996.70	($263.96)	($263.96)
716127	$0.00	$0.00	$0.00	$0.00	$0.00
716157	$0.56	$2,125.28	$2,124.72	($280.89)	($280.89)
716158	$0.56	$1,550.72	$1,550.16	($204.93)	($204.93)
716159	$0.56	$2,125.29	$2,124.73	($280.89)	($280.89)
716160	$0.56	$2,397.61	$2,397.05	($316.89)	($316.89)
716161	$0.56	$1,765.65	$1,765.09	($233.35)	($233.35)
716162	$0.56	$2,245.68	$2,245.12	($296.81)	($296.81)
716163	$0.56	$1,913.59	$1,913.03	($252.90)	($252.90)

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
716164	$0.56	$1,457.15	$1,456.59	($192.56)	($192.56)
716165	$0.56	$2,199.39	$2,198.83	($290.69)	($290.69)
716166	$0.56	$1,800.58	$1,800.02	($237.96)	($237.96)
716167	$0.56	$2,293.18	$2,292.62	($303.08)	($303.08)
716168	$0.56	$1,902.75	$1,902.19	($251.47)	($251.47)
716169	$0.56	$2,217.96	$2,217.40	($293.14)	($293.14)
716170	$0.56	$1,541.16	$1,540.60	($203.67)	($203.67)
716171	$0.56	$1,902.75	$1,902.19	($251.47)	($251.47)
716172	$0.56	$1,630.01	$1,629.45	($215.41)	($215.41)
716173	$0.56	$1,238.29	$1,237.73	($163.63)	($163.63)
716174	$0.56	$316.14	$315.58	($41.72)	($41.72)
716175	$0.56	$1,719.63	$1,719.07	($227.26)	($227.26)
716176	$0.56	$2,078.29	$2,077.73	($274.68)	($274.68)
716177	$0.56	$1,742.82	$1,742.26	($230.33)	($230.33)
716178	$0.56	$899.44	$898.88	($118.83)	($118.83)
716179	$0.56	$1,021.42	$1,020.86	($134.96)	($134.96)
716205	$0.56	$797.51	$796.95	($105.36)	($105.36)
716206	$0.56	$2,157.43	$2,156.87	($285.14)	($285.14)
716207	$0.56	$1,578.27	$1,577.71	($208.57)	($208.57)
716208	$0.56	$2,314.81	$2,314.25	($305.94)	($305.94)
716209	$0.56	$519.23	$518.67	($68.57)	($68.57)
716210	$0.56	$1,289.85	$1,289.29	($170.44)	($170.44)
716211	$0.56	$519.23	$518.67	($68.57)	($68.57)
716212	$0.56	$890.56	$890.00	($117.66)	($117.66)
716213	$0.56	$0.00	$0.00	$0.00	$0.00
716214	$0.56	$1,772.69	$1,772.13	($234.28)	($234.28)
716215	$0.56	$1,578.27	$1,577.71	($208.57)	($208.57)
716216	$0.56	$1,271.86	$1,271.30	($168.07)	($168.07)
716217	$0.56	$1,851.15	$1,850.59	($244.65)	($244.65)
716218	$0.56	$2,222.78	$2,222.22	($293.78)	($293.78)
716219	$0.56	$1,676.94	$1,676.38	($221.62)	($221.62)
716220	$0.56	$1,255.80	$1,255.24	($165.94)	($165.94)
716221	$0.56	$964.93	$964.37	($127.49)	($127.49)
716222	$0.56	$368.71	$368.15	($48.67)	($48.67)
716223	$0.56	$1,868.51	$1,867.95	($246.94)	($246.94)
716224	$0.56	$1,690.67	$1,690.11	($223.43)	($223.43)
716225	$0.56	$1,657.01	$1,656.45	($218.98)	($218.98)
716226	$0.56	$342.85	$342.29	($45.25)	($45.25)
716227	$0.56	$369.31	$368.75	($48.75)	($48.75)
716228	$0.00	$0.00	$0.00	$0.00	$0.00
716229	$0.56	$2,463.76	$2,463.20	($325.64)	($325.64)
716230	$0.56	$1,687.08	$1,686.52	($222.96)	PREPAID
716231	$0.56	$1,967.25	$1,966.69	($260.00)	($260.00)
716232	$0.56	$816.20	$815.64	($107.83)	($107.83)
716233	$0.56	$732.36	$731.80	($96.74)	($96.74)
716234	$0.56	$769.77	$769.21	($101.69)	($101.69)

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Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
716235	$0.56	$1,109.37	$1,108.81	($146.59)	($146.59)
716236	$0.56	$339.28	$338.72	($44.78)	($44.78)
716237	$0.56	$324.43	$323.87	($42.82)	($42.82)
716238	$0.56	$2,043.52	$2,042.96	($270.08)	($270.08)
716239	$0.56	$1,594.41	$1,593.85	($210.71)	($210.71)
716240	$0.56	$1,525.76	$1,525.20	($201.63)	($201.63)
716241	$0.56	$519.23	$518.67	($68.57)	($68.57)
716242	$0.56	$504.74	$504.18	($66.65)	($66.65)
716243	$0.56	$519.23	$518.67	($68.57)	($68.57)
716244	$0.56	$311.54	$310.98	($41.11)	($41.11)
716245	$0.56	$311.54	$310.98	($41.11)	($41.11)
716246	$0.56	$1,425.45	$1,424.89	($188.37)	($188.37)
716247	$0.56	$1,754.72	$1,754.16	($231.90)	($231.90)
716248	$0.56	$1,743.39	$1,742.83	($230.40)	($230.40)
716249	$0.56	$2,089.80	$2,089.24	($276.20)	($276.20)
716250	$0.56	$2,259.04	$2,258.48	($298.57)	($298.57)
716272	$0.56	$704.50	$703.94	($93.06)	($93.06)
716273	$0.56	$1,667.02	$1,666.46	($220.31)	($220.31)
716274	$0.56	$341.39	$340.83	($45.06)	($45.06)
716275	$0.56	$342.74	$342.18	($45.24)	($45.24)
716276	$0.56	$344.09	$343.53	($45.42)	($45.42)
716277	$0.56	$575.48	$574.92	($76.00)	($76.00)
716278	$0.56	$346.05	$345.49	($45.67)	($45.67)
716279	$0.56	$577.83	$577.27	($76.32)	($76.32)
716280	$0.56	$347.40	$346.84	($45.85)	($45.85)
716281	$0.56	$348.11	$347.55	($45.95)	($45.95)
716282	$0.56	$378.27	$377.71	($49.93)	($49.93)
716304	$0.56	$1,656.92	$1,656.36	($218.97)	($218.97)
716305	$0.56	$2,143.02	$2,142.46	($283.23)	($283.23)
716306	$0.56	$1,642.49	$1,641.93	($217.06)	($217.06)
716307	$0.56	$1,748.10	$1,747.54	($231.03)	($231.03)
716308	$0.56	$1,788.26	$1,787.70	($236.33)	($236.33)
716309	$0.56	$1,647.69	$1,647.13	($217.75)	($217.75)
716310	$0.56	$1,582.41	$1,581.85	($209.12)	($209.12)
716311	$0.56	$1,783.41	$1,782.85	($235.69)	($235.69)
716312	$0.56	$1,924.78	$1,924.22	($254.38)	($254.38)
716313	$0.56	$1,607.71	$1,607.15	($212.47)	($212.47)
716314	$0.56	$1,589.56	$1,589.00	($210.07)	($210.07)
716315	$0.56	$1,593.35	$1,592.79	($210.57)	($210.57)
716316	$0.56	$1,765.35	$1,764.79	($233.31)	PREPAID
716317	$0.56	$1,676.71	$1,676.15	($221.59)	($221.59)
716318	$0.56	$1,612.50	$1,611.94	($213.10)	($213.10)
716319	$0.56	$1,612.50	$1,611.94	($213.10)	($213.10)
716320	$0.56	$1,580.25	$1,579.69	($208.84)	($208.84)
716321	$0.56	$1,698.83	$1,698.27	($224.51)	($224.51)
716322	$0.56	$1,741.42	$1,740.86	($230.14)	($230.14)

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Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
716323	$0.28	$848.63	$848.35	($112.15)	($112.15)
754877	$0.28	$751.88	$751.60	($99.36)	($99.36)
716324	$0.56	$1,978.91	$1,978.35	($261.54)	($261.54)
716325	$0.56	$2,333.76	$2,333.20	($308.45)	($308.45)
716326	$0.56	$2,144.14	$2,143.58	($283.38)	($283.38)
716327	$0.56	$2,097.36	$2,096.80	($277.20)	($277.20)
716328	$0.56	$1,647.67	$1,647.11	($217.75)	($217.75)
716329	$0.56	$1,992.13	$1,991.57	($263.29)	($263.29)
716330	$0.56	$2,305.68	$2,305.12	($304.74)	($304.74)
716331	$0.00	$0.00	$0.00	$0.00	$0.00
716332	$0.56	$2,034.23	$2,033.67	($268.85)	($268.85)
716333	$0.56	$649.17	$648.61	($85.75)	($85.75)
716334	$0.56	$1,583.22	$1,582.66	($209.23)	($209.23)
716335	$0.56	$1,763.40	$1,762.84	($233.05)	($233.05)
716336	$0.56	$1,841.66	$1,841.10	($243.39)	($243.39)
716337	$0.56	$1,641.98	$1,641.42	($217.00)	($217.00)
716338	$0.56	$2,169.87	$2,169.31	($286.78)	($286.78)
716339	$0.56	$1,988.78	$1,988.22	($262.84)	($262.84)
716340	$0.56	$2,324.07	$2,323.51	($307.17)	($307.17)
716341	$0.56	$2,219.21	$2,218.65	($293.31)	($293.31)
716342	$0.56	$2,075.18	$2,074.62	($274.27)	($274.27)
716343	$0.56	$2,359.51	$2,358.95	($311.85)	($311.85)
716344	$0.56	$609.82	$609.26	($80.54)	($80.54)
716345	$0.56	$2,280.06	$2,279.50	($301.35)	($301.35)
716346	$0.56	$2,230.82	$2,230.26	($294.84)	($294.84)
716347	$0.56	$1,638.03	$1,637.47	($216.47)	($216.47)
716348	$0.56	$0.00	$0.00	$0.00	$0.00
716349	$0.56	$2,032.29	$2,031.73	($268.60)	($268.60)
716351	$0.56	$0.00	$0.00	$0.00	$0.00
716352	$0.56	$1,825.23	$1,824.67	($241.22)	($241.22)
716353	$0.56	$0.00	$0.00	$0.00	$0.00
716354	$0.56	$2,258.28	$2,257.72	($298.47)	($298.47)
716355	$0.56	$1,680.70	$1,680.14	($222.12)	($222.12)
716376	$0.56	$1,365.70	$1,365.14	($180.47)	($180.47)
716377	$0.56	$2,261.61	$2,261.05	($298.91)	($298.91)
716378	$0.56	$2,125.59	$2,125.03	($280.93)	($280.93)
716379	$0.56	$2,125.59	$2,125.03	($280.93)	($280.93)
716380	$0.56	$1,783.38	$1,782.82	($235.69)	($235.69)
716381	$0.56	$1,679.75	$1,679.19	($221.99)	($221.99)
716382	$0.56	$2,283.52	$2,282.96	($301.81)	($301.81)
716383	$0.56	$1,566.66	$1,566.10	($207.04)	($207.04)
716384	$0.56	$2,170.01	$2,169.45	($286.80)	($286.80)
716385	$0.56	$1,962.75	$1,962.19	($259.40)	($259.40)
716386	$0.56	$347.56	$347.00	($45.87)	($45.87)
716387	$0.56	$347.56	$347.00	($45.87)	($45.87)
716388	$0.56	$2,280.08	$2,279.52	($301.35)	($301.35)

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NIA #1 TIRZ Credit Calculation
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Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
716409	$0.56	$2,154.30	$2,153.74	($284.72)	($284.72)
716410	$0.56	$2,329.95	$2,329.39	($307.95)	($307.95)
716411	$0.56	$1,826.21	$1,825.65	($241.35)	($241.35)
716412	$0.56	$1,832.30	$1,831.74	($242.16)	($242.16)
716413	$0.56	$1,341.54	$1,340.98	($177.28)	($177.28)
716414	$0.56	$1,944.92	$1,944.36	($257.04)	($257.04)
716415	$0.56	$2,160.75	$2,160.19	($285.58)	($285.58)
716436	$0.56	$2,122.05	$2,121.49	($280.46)	($280.46)
716437	$0.56	$1,717.95	$1,717.39	($227.04)	($227.04)
716438	$0.56	$1,564.87	$1,564.31	($206.80)	($206.80)
716439	$0.56	$2,176.86	$2,176.30	($287.71)	($287.71)
716440	$0.56	$1,685.71	$1,685.15	($222.78)	($222.78)
716441	$0.56	$2,158.52	$2,157.96	($285.28)	($285.28)
716442	$0.56	$1,870.50	$1,869.94	($247.21)	($247.21)
716443	$0.56	$2,183.58	$2,183.02	($288.60)	($288.60)
716444	$0.56	$2,225.25	$2,224.69	($294.10)	($294.10)
716445	$0.56	$0.00	$0.00	$0.00	$0.00
716446	$0.56	$2,170.52	$2,169.96	($286.87)	($286.87)
716447	$0.56	$1,793.57	$1,793.01	($237.04)	($237.04)
716448	$0.56	$1,904.14	$1,903.58	($251.65)	($251.65)
716449	$0.56	$2,092.79	$2,092.23	($276.59)	($276.59)
716450	$0.56	$1,726.38	$1,725.82	($228.15)	($228.15)
716451	$0.56	$2,314.01	$2,313.45	($305.84)	($305.84)
716452	$0.56	$367.07	$366.51	($48.45)	($48.45)
716453	$0.56	$0.00	$0.00	$0.00	$0.00
716454	$0.56	$1,709.37	$1,708.81	($225.91)	($225.91)
716455	$0.56	$311.54	$310.98	($41.11)	($41.11)
716456	$0.56	$311.54	$310.98	($41.11)	($41.11)
716457	$0.56	$311.54	$310.98	($41.11)	($41.11)
716458	$0.56	$2,244.60	$2,244.04	($296.66)	($296.66)
716459	$0.56	$1,771.36	$1,770.80	($234.10)	($234.10)
716460	$0.56	$2,064.49	$2,063.93	($272.85)	($272.85)
716461	$0.56	$1,354.94	$1,354.38	($179.05)	($179.05)
716462	$0.56	$519.23	$518.67	($68.57)	($68.57)
716463	$0.56	$1,565.56	$1,565.00	($206.89)	($206.89)
716464	$0.56	$1,760.68	$1,760.12	($232.69)	($232.69)
716465	$0.56	$2,249.75	$2,249.19	($297.34)	($297.34)
716466	$0.56	$1,771.48	$1,770.92	($234.12)	($234.12)
716467	$0.56	$2,043.12	$2,042.56	($270.03)	($270.03)
716487	$0.56	$1,837.25	$1,836.69	($242.81)	($242.81)
716488	$0.56	$1,785.61	$1,785.05	($235.98)	($235.98)
716489	$0.56	$1,313.13	$1,312.57	($173.52)	($173.52)
716490	$0.56	$1,713.59	$1,713.03	($226.46)	($226.46)
716491	$0.56	$954.40	$953.84	($126.10)	($126.10)
716492	$0.56	$2,107.29	$2,106.73	($278.51)	($278.51)
716493	$0.56	$1,625.40	$1,624.84	($214.80)	($214.80)

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
716494	$0.56	$2,048.18	$2,047.62	($270.70)	($270.70)
716495	$0.56	$311.54	$310.98	($41.11)	($41.11)
716496	$0.56	$311.54	$310.98	($41.11)	($41.11)
716497	$0.56	$311.54	$310.98	($41.11)	($41.11)
716498	$0.56	$1,525.95	$1,525.39	($201.66)	($201.66)
716499	$0.56	$1,874.14	$1,873.58	($247.69)	($247.69)
716500	$0.56	$2,260.21	$2,259.65	($298.73)	($298.73)
716501	$0.56	$411.01	$410.45	($54.26)	($54.26)
716502	$0.56	$395.72	$395.16	($52.24)	($52.24)
716503	$0.56	$1,852.88	$1,852.32	($244.88)	PREPAID
716504	$0.56	$2,306.81	$2,306.25	($304.89)	($304.89)
716505	$0.56	$1,593.95	$1,593.39	($210.65)	($210.65)
716506	$0.56	$2,057.37	$2,056.81	($271.91)	($271.91)
716507	$0.56	$1,887.82	$1,887.26	($249.50)	($249.50)
716508	$0.56	$2,152.00	$2,151.44	($284.42)	($284.42)
716509	$0.56	$311.54	$310.98	($41.11)	($41.11)
716510	$0.56	$1,564.87	$1,564.31	($206.80)	($206.80)
716511	$0.56	$311.54	$310.98	($41.11)	($41.11)
716512	$0.56	$311.54	$310.98	($41.11)	($41.11)
716513	$0.56	$1,569.98	$1,569.42	($207.48)	($207.48)
716514	$0.56	$311.54	$310.98	($41.11)	($41.11)
716515	$0.56	$1,883.40	$1,882.84	($248.91)	PREPAID
716533	$0.56	$1,838.25	$1,837.69	($242.94)	($242.94)
716534	$0.56	$1,838.34	$1,837.78	($242.96)	($242.96)
716535	$0.56	$1,676.83	$1,676.27	($221.60)	($221.60)
716536	$0.56	$1,937.61	$1,937.05	($256.08)	($256.08)
716537	$0.00	$0.00	$0.00	$0.00	$0.00
716553	$0.56	$1,932.90	$1,932.34	($255.46)	($255.46)
716554	$0.56	$1,664.38	$1,663.82	($219.96)	($219.96)
716555	$0.56	$2,149.76	$2,149.20	($284.12)	($284.12)
716556	$0.56	$1,894.32	$1,893.76	($250.36)	($250.36)
716557	$0.56	$519.23	$518.67	($68.57)	($68.57)
716558	$0.56	$519.23	$518.67	($68.57)	($68.57)
716559	$0.56	$1,728.85	$1,728.29	($228.48)	($228.48)
716560	$0.56	$1,887.84	$1,887.28	($249.50)	($249.50)
716561	$0.56	$1,760.67	$1,760.11	($232.69)	($232.69)
716562	$0.56	$1,661.05	$1,660.49	($219.52)	($219.52)
716563	$0.56	$1,762.47	$1,761.91	($232.93)	($232.93)
716564	$0.56	$2,088.21	$2,087.65	($275.99)	($275.99)
716565	$0.56	$2,317.15	$2,316.59	($306.25)	($306.25)
716566	$0.56	$366.95	$366.39	($48.44)	($48.44)
716567	$0.56	$311.54	$310.98	($41.11)	($41.11)
716568	$0.56	$0.00	$0.00	$0.00	$0.00
716569	$0.56	$1,892.44	$1,891.88	($250.11)	($250.11)
716570	$0.56	$311.54	$310.98	($41.11)	($41.11)
716571	$0.56	$1,760.16	$1,759.60	($232.62)	($232.62)

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
716572	$0.56	$311.54	$310.98	($41.11)	($41.11)
716573	$0.56	$2,152.00	$2,151.44	($284.42)	($284.42)
716574	$0.56	$1,715.00	$1,714.44	($226.65)	($226.65)
716575	$0.56	$311.54	$310.98	($41.11)	($41.11)
716576	$0.56	$367.07	$366.51	($48.45)	($48.45)
716577	$0.56	$378.73	$378.17	($49.99)	($49.99)
716578	$0.56	$351.14	$350.58	($46.35)	($46.35)
723226	$0.56	$2,999.25	$2,998.69	($396.43)	($396.43)
723227	$0.56	$0.00	$0.00	$0.00	$0.00
723228	$0.56	$2,500.94	$2,500.38	($330.55)	($330.55)
723229	$0.56	$2,536.85	$2,536.29	($335.30)	($335.30)
723230	$0.56	$347.14	$346.58	($45.82)	($45.82)
723231	$0.56	$1,476.55	$1,475.99	($195.13)	($195.13)
723232	$0.56	$1,754.40	$1,753.84	($231.86)	($231.86)
723233	$0.56	$2,205.90	$2,205.34	($291.55)	($291.55)
723234	$0.56	$0.00	$0.00	$0.00	$0.00
723235	$0.56	$1,974.12	$1,973.56	($260.91)	($260.91)
723236	$0.56	$2,062.27	$2,061.71	($272.56)	($272.56)
723237	$0.56	$2,087.09	$2,086.53	($275.84)	($275.84)
723238	$0.56	$2,226.20	$2,225.64	($294.23)	($294.23)
723239	$0.56	$2,351.72	$2,351.16	($310.82)	($310.82)
723240	$0.56	$1,450.08	$1,449.52	($191.63)	($191.63)
723241	$0.56	$347.14	$346.58	($45.82)	($45.82)
723242	$0.56	$2,251.64	$2,251.08	($297.59)	($297.59)
723243	$0.56	$2,347.94	$2,347.38	($310.32)	($310.32)
723244	$0.56	$2,527.50	$2,526.94	($334.06)	($334.06)
723245	$0.56	$1,883.40	$1,882.84	($248.91)	($248.91)
723246	$0.56	$1,953.71	$1,953.15	($258.21)	($258.21)
723247	$0.56	$2,554.95	$2,554.39	($337.69)	($337.69)
723248	$0.56	$2,349.24	$2,348.68	($310.50)	($310.50)
723249	$0.56	$2,387.58	$2,387.02	($315.56)	($315.56)
723250	$0.56	$617.39	$616.83	($81.55)	($81.55)
723251	$0.56	$2,344.71	$2,344.15	($309.90)	($309.90)
723252	$0.56	$0.00	$0.00	$0.00	$0.00
723253	$0.56	$0.00	$0.00	$0.00	$0.00
723254	$0.56	$2,152.15	$2,151.59	($284.44)	($284.44)
723255	$0.56	$2,404.28	$2,403.72	($317.77)	($317.77)
723256	$0.56	$2,358.27	$2,357.71	($311.69)	($311.69)
723257	$0.56	$347.14	$346.58	($45.82)	($45.82)
723258	$0.56	$1,806.12	$1,805.56	($238.70)	($238.70)
723259	$0.56	$347.14	$346.58	($45.82)	($45.82)
723260	$0.56	$2,325.13	$2,324.57	($307.31)	($307.31)
723261	$0.56	$2,321.30	$2,320.74	($306.80)	($306.80)
723262	$0.56	$1,749.63	$1,749.07	($231.23)	($231.23)
723263	$0.00	$0.00	$0.00	$0.00	$0.00
723264	$0.56	$1,881.88	$1,881.32	($248.71)	($248.71)

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
723265	$0.56	$2,614.54	$2,613.98	($345.57)	($345.57)
723266	$0.56	$394.86	$394.30	($52.13)	($52.13)
723267	$0.56	$2,568.92	$2,568.36	($339.54)	($339.54)
723268	$0.56	$2,755.56	$2,755.00	($364.21)	($364.21)
723269	$0.56	$1,093.08	$1,092.52	($144.43)	($144.43)
723270	$0.56	$689.77	$689.21	($91.11)	($91.11)
723271	$0.56	$2,042.04	$2,041.48	($269.88)	($269.88)
723272	$0.56	$347.14	$346.58	($45.82)	($45.82)
723273	$0.56	$347.14	$346.58	($45.82)	($45.82)
723274	$0.56	$347.14	$346.58	($45.82)	($45.82)
723275	$0.56	$347.14	$346.58	($45.82)	($45.82)
723276	$0.56	$347.14	$346.58	($45.82)	($45.82)
723277	$0.56	$347.14	$346.58	($45.82)	($45.82)
723278	$0.56	$347.14	$346.58	($45.82)	($45.82)
723279	$0.56	$347.14	$346.58	($45.82)	($45.82)
723280	$0.56	$347.14	$346.58	($45.82)	($45.82)
723281	$0.56	$420.09	$419.53	($55.46)	($55.46)
723282	$0.56	$2,475.97	$2,475.41	($327.25)	($327.25)
723283	$0.56	$2,658.16	$2,657.60	($351.34)	($351.34)
723284	$0.56	$347.19	$346.63	($45.83)	($45.83)
723285	$0.56	$347.14	$346.58	($45.82)	($45.82)
723286	$0.56	$347.14	$346.58	($45.82)	($45.82)
723287	$0.56	$347.14	$346.58	($45.82)	($45.82)
723288	$0.56	$347.14	$346.58	($45.82)	($45.82)
723289	$0.56	$393.05	$392.49	($51.89)	($51.89)
723290	$0.56	$393.05	$392.49	($51.89)	($51.89)
723291	$0.56	$2,024.61	$2,024.05	($267.58)	($267.58)
723292	$0.56	$2,024.61	$2,024.05	($267.58)	($267.58)
723293	$0.56	$1,151.97	$1,151.41	($152.22)	($152.22)
723294	$0.56	$2,330.89	$2,330.33	($308.07)	($308.07)
723295	$0.56	$2,343.07	$2,342.51	($309.68)	($309.68)
723296	$0.56	$2,282.24	$2,281.68	($301.64)	($301.64)
723297	$0.56	$1,950.01	$1,949.45	($257.72)	($257.72)
723298	$0.56	$2,324.75	$2,324.19	($307.26)	($307.26)
723299	$0.56	$1,940.72	$1,940.16	($256.49)	($256.49)
723300	$0.56	$2,179.22	$2,178.66	($288.02)	($288.02)
723301	$0.56	$2,435.11	$2,434.55	($321.85)	($321.85)
723302	$0.56	$2,432.57	$2,432.01	($321.51)	($321.51)
723303	$0.56	$347.14	$346.58	($45.82)	($45.82)
723304	$0.56	$347.14	$346.58	($45.82)	($45.82)
723305	$0.56	$347.14	$346.58	($45.82)	($45.82)
723306	$0.56	$2,361.96	$2,361.40	($312.18)	($312.18)
723307	$0.56	$1,555.30	$1,554.74	($205.54)	($205.54)
723308	$0.56	$1,784.42	$1,783.86	($235.83)	($235.83)
723309	$0.56	$2,386.22	$2,385.66	($315.38)	($315.38)
723310	$0.56	$347.14	$346.58	($45.82)	($45.82)

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Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
723311	$0.56	$347.14	$346.58	($45.82)	($45.82)
723312	$0.56	$393.05	$392.49	($51.89)	($51.89)
723313	$0.00	$0.00	$0.00	$0.00	$0.00
723314	$0.56	$393.05	$392.49	($51.89)	($51.89)
723315	$0.56	$347.14	$346.58	($45.82)	($45.82)
723316	$0.56	$2,632.57	$2,632.01	($347.95)	($347.95)
723317	$0.56	$347.14	$346.58	($45.82)	($45.82)
723318	$0.56	$347.14	$346.58	($45.82)	($45.82)
723319	$0.56	$347.14	$346.58	($45.82)	($45.82)
723320	$0.56	$347.14	$346.58	($45.82)	($45.82)
723321	$0.56	$1,557.35	$1,556.79	($205.81)	($205.81)
723322	$0.56	$1,967.30	$1,966.74	($260.00)	($260.00)
723323	$0.56	$2,398.80	$2,398.24	($317.05)	($317.05)
723324	$0.56	$393.05	$392.49	($51.89)	($51.89)
723325	$0.56	$376.07	$375.51	($49.64)	($49.64)
723326	$0.56	$1,192.31	$1,191.75	($157.55)	($157.55)
723327	$0.56	$1,220.16	$1,219.60	($161.23)	($161.23)
723328	$0.56	$347.14	$346.58	($45.82)	($45.82)
723329	$0.56	$347.14	$346.58	($45.82)	($45.82)
723330	$0.56	$347.14	$346.58	($45.82)	($45.82)
723331	$0.56	$347.14	$346.58	($45.82)	($45.82)
723332	$0.56	$2,059.38	$2,058.82	($272.18)	($272.18)
723333	$0.56	$2,448.70	$2,448.14	($323.64)	($323.64)
723334	$0.56	$2,490.20	$2,489.64	($329.13)	($329.13)
723335	$0.56	$347.14	$346.58	($45.82)	($45.82)
723336	$0.56	$347.14	$346.58	($45.82)	($45.82)
723337	$0.56	$347.14	$346.58	($45.82)	($45.82)
723338	$0.56	$347.14	$346.58	($45.82)	($45.82)
723339	$0.56	$347.14	$346.58	($45.82)	($45.82)
723340	$0.56	$1,770.23	$1,769.67	($233.95)	($233.95)
723341	$0.56	$347.14	$346.58	($45.82)	($45.82)
723342	$0.56	$376.07	$375.51	($49.64)	($49.64)
723343	$0.56	$393.05	$392.49	($51.89)	($51.89)
723344	$0.56	$393.05	$392.49	($51.89)	($51.89)
723345	$0.56	$347.14	$346.58	($45.82)	($45.82)
723346	$0.56	$347.14	$346.58	($45.82)	($45.82)
723347	$0.56	$2,019.89	$2,019.33	($266.96)	($266.96)
723348	$0.56	$347.14	$346.58	($45.82)	($45.82)
723349	$0.56	$1,490.82	$1,490.26	($197.01)	($197.01)
723350	$0.56	$2,382.20	$2,381.64	($314.85)	($314.85)
723351	$0.56	$347.14	$346.58	($45.82)	($45.82)
723352	$0.56	$393.05	$392.49	($51.89)	($51.89)

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Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
723353	$0.56	$2,439.42	$2,438.86	($322.42)	($322.42)
723354	$0.56	$1,851.48	$1,850.92	($244.69)	($244.69)
723355	$0.56	$2,521.28	$2,520.72	($333.24)	($333.24)
723356	$0.56	$393.05	$392.49	($51.89)	($51.89)
723357	$0.56	$347.14	$346.58	($45.82)	($45.82)
723358	$0.56	$347.14	$346.58	($45.82)	($45.82)
723359	$0.56	$347.14	$346.58	($45.82)	($45.82)
723360	$0.56	$2,378.85	$2,378.29	($314.41)	($314.41)
723361	$0.56	$2,347.79	$2,347.23	($310.30)	($310.30)
723362	$0.56	$2,419.07	$2,418.51	($319.73)	($319.73)
723363	$0.56	$347.14	$346.58	($45.82)	($45.82)
723364	$0.56	$2,330.88	$2,330.32	($308.07)	($308.07)
723365	$0.56	$347.14	$346.58	($45.82)	($45.82)
723366	$0.56	$347.14	$346.58	($45.82)	($45.82)
723367	$0.56	$391.10	$390.54	($51.63)	($51.63)
723368	$0.56	$2,321.57	$2,321.01	($306.84)	($306.84)
723369	$0.56	$347.14	$346.58	($45.82)	($45.82)
723370	$0.56	$2,348.25	$2,347.69	($310.37)	($310.37)
723371	$0.56	$2,454.32	$2,453.76	($324.39)	($324.39)
723372	$0.56	$1,801.26	$1,800.70	($238.05)	($238.05)
723373	$0.56	$347.14	$346.58	($45.82)	($45.82)
723374	$0.56	$2,280.95	$2,280.39	($301.47)	($301.47)
723375	$0.56	$1,530.96	$1,530.40	($202.32)	($202.32)
723376	$0.56	$2,424.21	$2,423.65	($320.41)	($320.41)
723377	$0.56	$347.14	$346.58	($45.82)	($45.82)
723378	$0.56	$2,270.98	$2,270.42	($300.15)	($300.15)
723379	$0.56	$2,165.32	$2,164.76	($286.18)	($286.18)
723380	$0.56	$2,374.45	$2,373.89	($313.83)	($313.83)
723381	$0.56	$2,181.14	$2,180.58	($288.27)	($288.27)
723382	$0.56	$2,087.53	$2,086.97	($275.90)	($275.90)
723383	$0.56	$2,173.87	$2,173.31	($287.31)	($287.31)
723384	$0.56	$2,385.07	$2,384.51	($315.23)	($315.23)
723385	$0.56	$2,347.79	$2,347.23	($310.30)	($310.30)
723386	$0.56	$2,422.07	$2,421.51	($320.12)	($320.12)
723387	$0.56	$2,521.67	$2,521.11	($333.29)	($333.29)
723388	$0.56	$2,453.33	$2,452.77	($324.26)	($324.26)

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
723389	$0.56	$2,302.65	$2,302.09	($304.34)	($304.34)
723390	$0.00	$0.00	$0.00	$0.00	$0.00
723391	$0.56	$0.00	$0.00	$0.00	$0.00
723392	$0.56	$828.81	$828.25	($109.50)	($109.50)
723393	$0.56	$0.00	$0.00	$0.00	$0.00
723394	$0.56	$392.60	$392.04	($51.83)	($51.83)
723395	$0.56	$1,637.31	$1,636.75	($216.38)	($216.38)
723396	$0.56	$996.25	$995.69	($131.63)	($131.63)
723397	$0.56	$2,772.32	$2,771.76	($366.43)	($366.43)
723398	$0.56	$1,456.47	$1,455.91	($192.47)	($192.47)
723399	$0.56	$2,382.88	$2,382.32	($314.94)	($314.94)
723400	$0.56	$2,418.85	$2,418.29	($319.70)	($319.70)
723401	$0.56	$661.01	$660.45	($87.31)	($87.31)
723402	$0.56	$656.67	$656.11	($86.74)	($86.74)
723403	$0.56	$681.89	$681.33	($90.07)	($90.07)
723404	$0.56	$701.57	$701.01	($92.67)	($92.67)
723405	$0.56	$1,347.78	$1,347.22	($178.10)	($178.10)
723406	$0.00	$0.00	$0.00	$0.00	$0.00
723407	$0.56	$2,322.00	$2,321.44	($306.89)	($306.89)
723408	$0.56	$2,795.49	$2,794.93	($369.49)	($369.49)
723409	$0.56	$2,547.75	$2,547.19	($336.74)	($336.74)
723410	$0.56	$2,489.29	$2,488.73	($329.01)	($329.01)
723411	$0.56	$2,700.45	$2,699.89	($356.93)	($356.93)
723412	$0.56	$2,805.75	$2,805.19	($370.85)	($370.85)
723413	$0.56	$1,560.26	$1,559.70	($206.19)	($206.19)
723414	$0.56	$0.00	$0.00	$0.00	$0.00
723415	$0.56	$399.54	$398.98	($52.75)	($52.75)
723416	$0.56	$998.77	$998.21	($131.96)	($131.96)
723417	$0.56	$397.86	$397.30	($52.52)	($52.52)
723418	$0.56	$409.94	$409.38	($54.12)	($54.12)
723419	$0.56	$1,109.71	$1,109.15	($146.63)	($146.63)
723420	$0.56	$0.00	$0.00	$0.00	$0.00
723421	$0.56	$674.59	$674.03	($89.11)	($89.11)
723422	$0.56	$674.59	$674.03	($89.11)	PREPAID
723423	$0.56	$1,177.54	$1,176.98	($155.60)	PREPAID
723424	$0.56	$0.00	$0.00	$0.00	$0.00
723425	$0.56	$1,009.44	$1,008.88	($133.37)	($133.37)
723426	$0.56	$1,014.80	$1,014.24	($134.08)	($134.08)
723427	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$286.30**	**$730,863.95**	**$730,587.10**	**($96,583.62)**	**($95,388.86)**

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX E-1
NIA #2-5 MAJOR IMPROVEMENT
ASSESSMENT ROLL – 2021-22

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
52680	56	Various	$483,501	3.08%	$11,543.92	$40,291.75	$769.59	$2,441.92	$0.00	$55,047.19
122875	71	Various	$613,010	3.90%	$14,636.04	$51,084.18	$975.74	$3,096.01	($227.45)	$69,564.52
52751	100	Various	$863,395	5.50%	$20,614.14	$71,949.55	$1,374.28	$4,360.58	($480.07)	$97,818.48
52810	349	Various	$3,013,247	19.18%	$71,943.36	$251,103.92	$4,796.22	$15,218.42	($4.83)	$343,057.11
52744	102	Various	$880,662	5.61%	$21,026.43	$73,388.54	$1,401.76	$4,447.79	($38.89)	$100,225.63
751235	151	Various	$1,303,726	8.30%	$31,127.36	$108,643.82	$2,075.16	$6,584.47	($856.34)	$147,574.47
52760	18	Various	$155,411	0.99%	$3,710.55	$12,950.92	$247.37	$784.90	($81.83)	$17,611.91
52721	29	Various	$250,384	1.59%	$5,978.10	$20,865.37	$398.54	$1,264.57	($123.28)	$28,383.29
660188	0	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
751236	6	Various	$51,804	0.33%	$1,236.85	$4,316.97	$82.46	$261.63	($0.15)	$5,897.77
134236	116	Various	$970,342	6.18%	$23,167.59	$80,861.85	$1,544.51	$4,900.72	($246.26)	$110,228.40
748975	0	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740806	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($146.14)	$775.97
740807	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($90.17)	$831.94
740808	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($94.75)	$827.36
740809	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($77.68)	$844.43
740810	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($53.47)	$868.64
740811	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($118.65)	$803.46
740812	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($55.45)	$866.66
740813	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($40.49)	$881.62
740814	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($53.44)	$868.67
740815	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($39.96)	$882.14
740816	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($55.12)	$866.98
740817	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($124.04)	$798.07
740818	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	$0.00	$922.11
740819	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($58.29)	$863.82
740820	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($156.16)	$765.94
740821	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($161.15)	$760.96
740822	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($47.32)	$874.79
740823	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($107.21)	$814.90
740824	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($50.97)	$871.14
740825	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($72.07)	$850.04
740826	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	$0.00	$922.11
740827	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($91.85)	$830.25
740828	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($53.82)	$868.28
740829	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($84.30)	$837.81
740830	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($38.05)	$884.06
740831	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($38.59)	$883.52
740832	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($115.38)	$806.73
740833	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($51.00)	$871.11
740834	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($126.71)	$795.40
740835	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($52.51)	$869.60
740836	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($116.40)	$805.71
740837	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($107.30)	$814.81
740838	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($146.57)	$775.54
740839	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($137.16)	$784.95
740840	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($121.51)	$800.59
740841	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($138.31)	$783.80
740842	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($126.70)	$795.41
740843	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($146.57)	$775.54
740844	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($153.09)	$769.02
740845	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($145.64)	$776.47
740846	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($93.22)	$828.89
740847	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($28.77)	$893.34
740848	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($143.13)	$778.97
740849	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($114.99)	$807.12
740850	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($52.49)	$869.62
740851	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($75.14)	$846.97
740852	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($70.64)	$851.47
740853	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($77.73)	$844.38
740854	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($123.30)	$798.81
740855	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($91.21)	$830.90
740856	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($82.96)	$839.14
740857	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($52.33)	$869.78
740858	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($126.70)	$795.41
740859	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($138.31)	$783.80
740860	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($161.76)	$760.35
740861	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($132.25)	$789.86
740862	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($83.83)	$927.41
740863	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($53.16)	$958.08
740864	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($53.98)	$957.26
740865	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($44.47)	$966.76
740866	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($61.72)	$949.51
740867	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($73.23)	$938.01

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
740868	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($62.48)	$948.76
740869	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($164.74)	$846.50
740870	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($119.61)	$891.63
740871	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($146.89)	$864.34
740872	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($140.46)	$870.77
740873	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($144.84)	$866.40
740874	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($147.62)	$863.61
740875	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($130.76)	$880.47
740876	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($164.74)	$846.50
740877	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($127.71)	$883.53
740878	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($62.87)	$948.37
740879	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($130.64)	$880.59
740880	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($132.58)	$878.65
740881	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($127.52)	$883.72
740882	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($144.68)	$866.56
740883	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($141.19)	$870.05
740884	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($147.41)	$863.82
740885	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($129.00)	$882.23
740886	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($142.84)	$868.39
740887	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740888	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740889	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740890	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740891	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	$0.00	$1,011.24
740892	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740893	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740894	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740895	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740896	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740897	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($37.45)	$973.79
740898	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($41.14)	$970.10
740899	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($35.07)	$976.17
740900	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740901	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740902	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($36.18)	$975.06
740903	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740904	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($34.52)	$976.71
740905	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($36.42)	$974.81
740906	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($35.40)	$975.84
740907	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($140.46)	$870.77
740908	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($45.78)	$965.46
740909	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($145.98)	$865.26
740910	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($126.49)	$795.62
740911	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($128.36)	$793.75
740912	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($115.43)	$806.68
740913	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($120.48)	$801.63
740914	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	$0.00	$922.11
740915	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($128.45)	$793.66
740916	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($140.13)	$781.98
740917	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($117.67)	$804.44
740918	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($124.85)	$797.26
740919	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($122.61)	$799.50
740920	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($159.97)	$762.14
740921	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($144.71)	$777.40
740922	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($121.63)	$800.48
740923	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($138.18)	$783.93
740924	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($114.72)	$807.39
740925	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($137.82)	$784.29
740926	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($127.46)	$794.65
740927	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($132.92)	$789.19
740928	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($99.99)	$822.12
740929	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($144.13)	$777.98
740930	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($127.44)	$794.67
740931	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($130.23)	$791.87
740932	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($121.44)	$800.66
740933	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($150.35)	$771.76
740934	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($123.97)	$798.14
740935	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	$0.00	$922.11
740936	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($145.11)	$777.00
740937	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($120.19)	$801.92
740938	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($128.08)	$794.03
740939	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740940	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($144.35)	$777.76

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
740941	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($152.56)	$769.54
740942	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($121.63)	$800.48
740943	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($114.09)	$808.02
740944	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($110.82)	$811.29
740945	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($122.99)	$799.12
740946	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($120.70)	$801.40
740947	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($145.14)	$776.97
740948	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740949	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($126.13)	$795.98
740950	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($138.41)	$783.70
740951	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($108.62)	$813.49
740952	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($122.05)	$800.06
740953	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($114.10)	$808.01
740954	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($120.90)	$801.21
740955	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($126.96)	$795.15
740956	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($151.97)	$770.14
740957	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($162.37)	$759.74
740958	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($128.52)	$793.59
740959	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($123.61)	$798.50
740960	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($138.41)	$783.70
740961	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($138.18)	$783.93
740962	1	50	$8,099	0.05%	$193.37	$674.94	$12.89	$40.91	($147.14)	$774.97
740963	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740964	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($144.69)	$866.55
740965	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($46.78)	$964.46
740966	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($44.00)	$967.24
740967	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($46.23)	$965.01
740968	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($133.65)	$877.58
740969	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740970	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740971	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740972	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740973	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740974	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740975	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($22.37)	$988.87
740976	1	60	$8,882	0.06%	$212.07	$740.17	$14.14	$44.86	($35.55)	$975.68
52690	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
52763	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757500	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757494	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($113.17)	$869.82
757493	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($32.73)	$950.26
757492	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($30.53)	$952.46
757491	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($101.48)	$881.51
757490	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757489	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757488	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757487	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757486	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757485	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757484	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757483	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757482	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757481	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757480	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757479	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757478	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757477	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.86)	$953.13
757476	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($30.19)	$952.79
757475	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.67)	$953.31
757474	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($125.67)	$857.32
757473	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($30.12)	$952.87
757472	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($30.09)	$952.90
757471	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($30.06)	$952.92
757470	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($30.03)	$952.95
757469	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($30.00)	$952.98
757468	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.98)	$953.01
757467	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.95)	$953.04
757466	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.92)	$953.06
757465	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.89)	$953.09
757464	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.87)	$953.12
757463	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.84)	$953.15
757462	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.81)	$953.17
757461	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.78)	$953.20

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
757460	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.76)	$953.23
757459	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($114.40)	$868.59
757458	1	70	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($31.16)	$951.83
757457	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757456	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($25.96)	$957.03
757455	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($121.75)	$861.23
757454	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($98.88)	$884.10
757453	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757452	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757451	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	$0.00	$982.99
757450	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
757449	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
757448	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757447	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757446	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757445	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757444	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($135.85)	$847.14
757443	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($120.22)	$862.77
757442	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($158.56)	$824.43
757441	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($181.13)	$801.86
757440	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757439	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757438	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757437	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
757436	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($120.86)	$862.12
757435	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($120.22)	$862.77
757434	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.19)	$958.80
757433	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.19)	$958.80
757432	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($140.46)	$842.53
757431	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($20.48)	$962.51
757430	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($58.86)	$924.13
757429	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($122.37)	$860.62
757428	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($135.30)	$847.69
757427	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($152.84)	$830.15
757426	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($162.98)	$820.01
757425	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($184.52)	$798.47
757424	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.36)	$958.62
757423	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($79.19)	$903.80
757422	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($20.92)	$962.06
757421	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($20.85)	$962.13
757420	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($123.40)	$859.59
757419	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.40)	$958.59
757418	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.28)	$955.71
757417	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($97.72)	$885.26
757416	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($186.50)	$796.48
757415	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($164.20)	$818.79
757414	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	$0.00	$982.99
757413	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($101.09)	$881.90
757412	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($171.32)	$811.66
757411	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($156.70)	$826.29
757410	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($123.65)	$859.34
757409	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($78.07)	$904.92
757408	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($134.10)	$848.89
757407	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($58.46)	$924.53
757406	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.19)	$958.80
757405	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($191.64)	$791.34
757404	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.69)	$958.30
757403	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.56)	$959.43
757402	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.57)	$959.42
757401	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.57)	$959.42
757400	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($84.18)	$898.81
757399	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($90.94)	$892.04
757398	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($78.92)	$904.06
757397	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.41)	$959.58
757396	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.36)	$959.62
757395	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.32)	$959.67
757394	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.39)	$955.59
757393	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.34)	$955.65
757392	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.28)	$955.70
757391	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.23)	$955.75
769773	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
769772	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
769765	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
769764	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
769763	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.99)	$956.00
769762	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.83)	$958.15
769761	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.93)	$960.05
769760	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.44)	$958.54
769759	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.44)	$958.54
769758	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.73)	$954.25
769757	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($31.84)	$951.15
769756	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.48)	$955.50
769755	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.50)	$960.49
769754	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.56)	$960.42
769753	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($41.22)	$941.77
769752	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($41.34)	$941.64
769751	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	$0.00	$982.99
769750	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769749	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769748	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769747	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769746	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769745	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.68)	$953.31
769744	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769743	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769742	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769741	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769740	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769739	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769738	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769737	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769736	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769735	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769734	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769733	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769732	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769731	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769730	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769729	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769728	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769727	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	$0.00	$982.99
769726	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769725	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769724	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.49)	$935.49
769723	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($35.50)	$947.49
769722	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($124.70)	$858.28
769721	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.84)	$954.15
769720	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.93)	$954.05
769719	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.02)	$953.96
769718	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.12)	$953.87
769717	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.21)	$953.78
769716	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.30)	$953.69
769715	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($30.71)	$952.28
769714	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.09)	$956.90
769713	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769712	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769711	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769710	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769709	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769708	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769707	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769706	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769704	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($49.41)	$933.57
769703	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.09)	$935.90
769702	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.30)	$935.68
769701	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.04)	$956.94
769700	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.10)	$956.88
769699	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.16)	$956.83
769698	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.22)	$956.77
769697	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.83)	$935.15
769696	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.94)	$935.05
769695	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.74)	$935.24
769694	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($62.50)	$920.48
769693	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.49)	$935.49
769692	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769691	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
769690	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769689	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769688	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769687	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769686	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769685	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769684	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769683	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769682	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769681	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769680	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769679	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769678	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769677	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769676	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769675	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769674	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	$0.00	$982.99
769673	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769672	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.09)	$956.90
769671	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769670	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769669	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769668	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769667	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769666	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769665	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769664	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	$0.00	$982.99
769663	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769662	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769661	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769660	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.68)	$953.31
769659	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769658	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769657	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769656	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769655	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769654	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769653	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769652	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769651	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769650	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769649	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769648	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769647	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769646	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.68)	$953.31
769645	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.68)	$953.31
769644	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769643	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769642	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769641	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769640	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769639	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769638	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769637	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769636	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769635	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769634	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769633	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769632	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769631	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.47)	$954.52
769630	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.68)	$953.31
769629	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.49)	$935.49
769628	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769627	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769626	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769625	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769624	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769623	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769622	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769621	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769620	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769619	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769618	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
769617	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769616	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769615	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769614	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769613	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769612	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769611	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769610	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769609	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769608	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.49)	$935.49
769607	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.09)	$956.90
769606	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	$0.00	$982.99
769605	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769604	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769603	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769602	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769601	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769600	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769599	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769598	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769597	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769596	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769595	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769594	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	$0.00	$982.99
769593	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769592	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769591	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769590	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769589	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769588	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769587	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769586	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.49)	$935.49
769585	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($47.49)	$935.49
769584	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769583	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769582	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769581	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769580	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769579	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769578	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769577	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769576	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769575	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769574	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769573	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769572	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769571	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769570	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769569	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769568	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769567	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($40.22)	$942.76
769566	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.11)	$958.88
769565	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.09)	$960.89
769564	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.09)	$956.90
769563	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($41.47)	$941.52
769562	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($41.60)	$941.38
769561	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($41.73)	$941.26
769560	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($25.09)	$957.90
769559	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($25.17)	$957.82
769558	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($25.24)	$957.75
769557	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.20)	$959.78
769556	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.27)	$959.71
769555	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($42.51)	$940.48
769554	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($42.63)	$940.35
769553	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($42.76)	$940.23
769552	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($42.89)	$940.09
769551	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($43.02)	$939.97
769550	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.70)	$959.29
769549	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.00)	$956.99
769548	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.02)	$956.96
769547	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.10)	$956.88
769546	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($23.99)	$958.99
769545	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.25)	$956.73

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
769544	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.33)	$956.65
769543	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.41)	$956.58
769542	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.49)	$956.50
769541	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.56)	$956.42
769540	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($26.64)	$956.35
769539	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.49)	$958.50
769538	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.56)	$958.43
769537	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.63)	$958.36
769536	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($24.70)	$958.29
769535	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.03)	$955.96
769534	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.11)	$955.88
769533	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.18)	$955.80
769532	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($27.26)	$955.73
769531	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($96.60)	$886.39
769529	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.38)	$953.60
769528	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.79)	$954.20
769527	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.81)	$954.17
769526	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.84)	$954.14
769525	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.87)	$954.12
769524	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.90)	$954.09
769523	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.92)	$954.06
769522	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.95)	$954.03
769521	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($28.98)	$954.00
769520	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($99.15)	$883.83
769519	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.04)	$953.95
769518	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.06)	$953.92
769517	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.09)	$953.89
769516	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.12)	$953.87
769515	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.15)	$953.84
769514	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.84)	$953.15
769513	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($101.12)	$881.87
769512	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.23)	$953.75
769511	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.26)	$953.72
769510	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.29)	$953.70
769509	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.32)	$953.67
769508	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.35)	$953.64
769507	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.37)	$953.61
769506	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.40)	$953.58
769505	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.43)	$953.56
769504	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.46)	$953.53
769503	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.48)	$953.50
769502	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.51)	$953.47
769501	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.54)	$953.45
769500	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($29.57)	$953.42
769499	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($49.37)	$933.61
769498	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($31.26)	$951.73
769497	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($22.51)	$960.48
964952	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964953	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964954	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964955	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964956	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964957	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964958	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964959	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964960	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964961	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964962	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964963	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964964	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964965	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964966	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964967	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964968	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964969	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964970	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964971	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964972	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964973	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964974	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964975	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964976	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964977	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
964978	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964979	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964980	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964981	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964982	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964983	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964984	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964985	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964986	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964987	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964988	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964989	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964990	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964991	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964992	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964993	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964994	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964995	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964996	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964997	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964998	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
964999	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965000	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965001	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965002	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965003	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965004	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965005	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965006	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965007	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965008	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965009	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965010	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965011	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965012	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965013	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965014	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965015	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965016	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965017	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965018	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965019	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965020	1	70	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965021	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965023	1	70	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965024	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965025	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965026	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965027	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965028	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965029	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965030	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965031	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965032	1	70	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965033	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965034	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965035	1	70	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965036	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965037	1	70	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965038	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965039	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965040	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965041	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965042	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965043	1	70	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965044	1	70	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965045	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965046	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965047	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965048	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965049	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965050	1	70	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965051	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
965052	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965053	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965054	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965055	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965056	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965058	1	60	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965059	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965060	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965061	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965062	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965063	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965064	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965065	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965066	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965067	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965068	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965069	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965070	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965071	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965072	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965073	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965074	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965075	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965076	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965077	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965078	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965079	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965080	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965081	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965082	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965083	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965084	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965085	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965086	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965087	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965088	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965089	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965090	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965091	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965092	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965093	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965094	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965095	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965096	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965097	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965098	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965099	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965100	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965101	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965102	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965103	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965104	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965105	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965106	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965107	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965108	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965109	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965110	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965111	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965112	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965113	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965114	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965115	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965116	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965117	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965118	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965119	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965120	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965121	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965122	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965123	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965124	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
965125	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
965126	1	50	$8,365	0.05%	$199.72	$697.08	$13.31	$42.25	($2.12)	$950.24
972792	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972793	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972794	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972795	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972796	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972797	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972798	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972799	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972800	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972801	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972802	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972803	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972804	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972805	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972806	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972807	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972808	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972809	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972810	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972811	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972812	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972813	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972814	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972815	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972816	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972817	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972818	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972819	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972820	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972822	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972823	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972824	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972825	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972826	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972827	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972828	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972829	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972830	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972831	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972832	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972833	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972834	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972835	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972836	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972837	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972838	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972839	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972840	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972841	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972842	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972843	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972844	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972845	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972846	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972847	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972848	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972849	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972850	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972851	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972852	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972853	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972854	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972855	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972856	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972857	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972858	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972859	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972860	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972861	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972862	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972863	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
972864	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972865	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972866	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972867	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972868	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972869	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972870	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972871	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972872	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972873	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972874	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972875	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972876	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972877	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972878	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972879	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972880	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972881	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972882	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972883	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972884	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972885	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972886	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972887	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972888	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972889	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972890	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972891	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972892	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972893	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972894	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972895	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972896	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972897	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972898	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972899	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972900	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972901	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972902	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972903	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972904	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972905	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972906	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972907	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972908	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972909	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972910	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972911	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972912	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972913	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972914	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972915	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972916	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972917	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972918	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972919	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972920	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972921	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972922	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972923	1	50	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972924	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972925	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972926	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972927	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2021-22 Annual Installments
972928	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972929	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972930	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972931	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972932	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972933	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972934	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972935	1	60	$8,634	0.05%	$206.14	$719.50	$13.74	$43.61	($5.35)	$977.64
972936	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972937	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
HOA	0	0	$158,650	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**1,528**		**$15,865,000**	**100.00%**	**$375,000.00**	**$1,308,862.50**	**$25,000.00**	**$79,325.00**	**($33,587.67)**	**$1,754,599.83**

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX E-2
NIA #2-5 MAJOR IMPROVEMENT
TIRZ CREDIT CALCULATION – 2021-22

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
52680	$7,015.83	$4,631.89	$0.00	$0.00	$0.00
122875	$20.76	$2,951.78	$2,931.02	($227.45)	($227.45
52751	$46.39	$6,232.87	$6,186.48	($480.07)	($480.07
52810	$349.51	$411.70	$62.19	($4.83)	($4.83
52744	$148.70	$649.84	$501.14	($38.89)	($38.89
751235	$154.29	$11,189.55	$11,035.26	($856.34)	($856.34
52760	$2.63	$1,057.12	$1,054.49	($81.83)	($81.83
52721	$10.22	$1,598.93	$1,588.71	($123.28)	($123.28
660188	$21.34	$157.83	$136.49	($10.59)	$0.00
751236	$1.58	$3.46	$1.88	($0.15)	($0.15
134236	$17.73	$3,191.16	$3,173.43	($246.26)	($246.26
748975	$0.00	$0.00	$0.00	$0.00	$0.00
740806	$0.18	$1,883.45	$1,883.27	($146.14)	($146.14
740807	$0.18	$1,162.21	$1,162.03	($90.17)	($90.17
740808	$0.18	$1,221.21	$1,221.03	($94.75)	($94.75
740809	$0.18	$1,001.18	$1,001.00	($77.68)	($77.68
740810	$0.18	$689.23	$689.05	($53.47)	($53.47
740811	$0.18	$1,529.19	$1,529.01	($118.65)	($118.65
740812	$0.18	$714.71	$714.53	($55.45)	($55.45
740813	$0.18	$521.93	$521.75	($40.49)	($40.49
740814	$0.18	$688.78	$688.60	($53.44)	($53.44
740815	$0.18	$515.19	$515.01	($39.96)	($39.96
740816	$0.18	$710.55	$710.37	($55.12)	($55.12
740817	$0.18	$1,598.65	$1,598.47	($124.04)	($124.04
740818	$0.18	$0.00	$0.00	$0.00	$0.00
740819	$0.18	$751.30	$751.12	($58.29)	($58.29
740820	$0.18	$2,012.61	$2,012.43	($156.16)	($156.16
740821	$0.18	$2,076.89	$2,076.71	($161.15)	($161.15
740822	$0.18	$609.92	$609.74	($47.32)	($47.32
740823	$0.18	$1,381.78	$1,381.60	($107.21)	($107.21
740824	$0.18	$656.95	$656.77	($50.97)	($50.97
740825	$0.18	$928.94	$928.76	($72.07)	($72.07
740826	$0.18	$0.00	$0.00	$0.00	$0.00
740827	$0.18	$1,183.87	$1,183.69	($91.85)	($91.85
740828	$0.18	$693.79	$693.61	($53.82)	($53.82
740829	$0.18	$1,086.52	$1,086.34	($84.30)	($84.30
740830	$0.18	$490.55	$490.37	($38.05)	($38.05
740831	$0.18	$497.41	$497.23	($38.59)	($38.59
740832	$0.18	$1,487.00	$1,486.82	($115.38)	($115.38

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
740833	$0.18	$657.36	$657.18	($51.00)	($51.00
740834	$0.18	$1,633.04	$1,632.86	($126.71)	($126.71
740835	$0.18	$676.88	$676.70	($52.51)	($52.51
740836	$0.18	$1,500.21	$1,500.03	($116.40)	($116.40
740837	$0.18	$1,382.85	$1,382.67	($107.30)	($107.30
740838	$0.18	$1,888.93	$1,888.75	($146.57)	($146.57
740839	$0.18	$1,767.70	$1,767.52	($137.16)	($137.16
740840	$0.18	$1,566.09	$1,565.91	($121.51)	($121.51
740841	$0.18	$1,782.55	$1,782.37	($138.31)	($138.31
740842	$0.18	$1,632.88	$1,632.70	($126.70)	($126.70
740843	$0.18	$1,888.93	$1,888.75	($146.57)	($146.57
740844	$0.18	$1,973.02	$1,972.84	($153.09)	($153.09
740845	$0.18	$1,876.95	$1,876.77	($145.64)	($145.64
740846	$0.18	$1,201.49	$1,201.31	($93.22)	($93.22
740847	$0.18	$370.88	$370.70	($28.77)	($28.77
740848	$0.18	$1,844.70	$1,844.52	($143.13)	($143.13
740849	$0.18	$1,481.99	$1,481.81	($114.99)	($114.99
740850	$0.18	$676.64	$676.46	($52.49)	($52.49
740851	$0.18	$968.49	$968.31	($75.14)	($75.14
740852	$0.18	$910.44	$910.26	($70.64)	($70.64
740853	$0.18	$1,001.88	$1,001.70	($77.73)	($77.73
740854	$0.18	$1,589.05	$1,588.87	($123.30)	($123.30
740855	$0.18	$1,175.58	$1,175.40	($91.21)	($91.21
740856	$0.18	$1,069.30	$1,069.12	($82.96)	($82.96
740857	$0.18	$674.48	$674.30	($52.33)	($52.33
740858	$0.18	$1,632.88	$1,632.70	($126.70)	($126.70
740859	$0.18	$1,782.55	$1,782.37	($138.31)	($138.31
740860	$0.18	$2,084.72	$2,084.54	($161.76)	($161.76
740861	$0.18	$1,704.37	$1,704.19	($132.25)	($132.25
740862	$0.20	$1,080.48	$1,080.28	($83.83)	($83.83
740863	$0.20	$685.22	$685.02	($53.16)	($53.16
740864	$0.20	$695.81	$695.61	($53.98)	($53.98
740865	$0.20	$573.30	$573.10	($44.47)	($44.47
740866	$0.20	$795.62	$795.42	($61.72)	($61.72
740867	$0.20	$943.83	$943.63	($73.23)	($73.23
740868	$0.20	$805.33	$805.13	($62.48)	($62.48
740869	$0.20	$2,123.14	$2,122.94	($164.74)	($164.74
740870	$0.20	$1,541.55	$1,541.35	($119.61)	($119.61
740871	$0.20	$1,893.14	$1,892.94	($146.89)	($146.89

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
740872	$0.20	$1,810.26	$1,810.06	($140.46)	($140.46
740873	$0.20	$1,866.66	$1,866.46	($144.84)	($144.84
740874	$0.20	$1,902.57	$1,902.37	($147.62)	($147.62
740875	$0.20	$1,685.27	$1,685.07	($130.76)	($130.76
740876	$0.20	$2,123.14	$2,122.94	($164.74)	($164.74
740877	$0.20	$1,645.90	$1,645.70	($127.71)	($127.71
740878	$0.20	$810.38	$810.18	($62.87)	($62.87
740879	$0.20	$1,683.72	$1,683.52	($130.64)	($130.64
740880	$0.20	$1,708.71	$1,708.51	($132.58)	($132.58
740881	$0.20	$1,643.45	$1,643.25	($127.52)	($127.52
740882	$0.20	$1,864.60	$1,864.40	($144.68)	($144.68
740883	$0.20	$1,819.66	$1,819.46	($141.19)	($141.19
740884	$0.20	$1,899.84	$1,899.64	($147.41)	($147.41
740885	$0.20	$1,662.62	$1,662.42	($129.00)	($129.00
740886	$0.20	$1,840.98	$1,840.78	($142.84)	($142.84
740887	$0.20	$445.05	$444.85	($34.52)	($34.52
740888	$0.20	$445.05	$444.85	($34.52)	($34.52
740889	$0.20	$445.05	$444.85	($34.52)	($34.52
740890	$0.20	$445.05	$444.85	($34.52)	($34.52
740891	$0.20	$0.00	$0.00	$0.00	$0.00
740892	$0.20	$445.05	$444.85	($34.52)	($34.52
740893	$0.20	$445.05	$444.85	($34.52)	($34.52
740894	$0.20	$445.05	$444.85	($34.52)	($34.52
740895	$0.20	$445.05	$444.85	($34.52)	($34.52
740896	$0.20	$445.05	$444.85	($34.52)	($34.52
740897	$0.20	$482.75	$482.55	($37.45)	($37.45
740898	$0.20	$530.32	$530.12	($41.14)	($41.14
740899	$0.20	$452.11	$451.91	($35.07)	($35.07
740900	$0.20	$445.05	$444.85	($34.52)	($34.52
740901	$0.20	$445.05	$444.85	($34.52)	($34.52
740902	$0.20	$466.37	$466.17	($36.18)	($36.18
740903	$0.20	$445.05	$444.85	($34.52)	($34.52
740904	$0.20	$445.05	$444.85	($34.52)	($34.52
740905	$0.20	$469.55	$469.35	($36.42)	($36.42
740906	$0.20	$456.34	$456.14	($35.40)	($35.40
740907	$0.20	$1,810.29	$1,810.09	($140.46)	($140.46
740908	$0.20	$590.15	$589.95	($45.78)	($45.78
740909	$0.20	$1,881.34	$1,881.14	($145.98)	($145.98
740910	$0.18	$1,630.25	$1,630.07	($126.49)	($126.49

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Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
740911	$0.18	$1,654.33	$1,654.15	($128.36)	($128.36
740912	$0.18	$1,487.71	$1,487.53	($115.43)	($115.43
740913	$0.18	$1,552.71	$1,552.53	($120.48)	($120.48
740914	$0.18	$0.00	$0.00	$0.00	$0.00
740915	$0.18	$1,655.46	$1,655.28	($128.45)	($128.45
740916	$0.18	$1,806.00	$1,805.82	($140.13)	($140.13
740917	$0.18	$1,516.51	$1,516.33	($117.67)	($117.67
740918	$0.18	$1,609.03	$1,608.85	($124.85)	($124.85
740919	$0.18	$1,580.22	$1,580.04	($122.61)	($122.61
740920	$0.18	$2,061.60	$2,061.42	($159.97)	($159.97
740921	$0.18	$1,865.00	$1,864.82	($144.71)	($144.71
740922	$0.18	$1,567.56	$1,567.38	($121.63)	($121.63
740923	$0.18	$1,780.86	$1,780.68	($138.18)	($138.18
740924	$0.18	$1,478.47	$1,478.29	($114.72)	($114.72
740925	$0.18	$1,776.15	$1,775.97	($137.82)	($137.82
740926	$0.18	$1,642.67	$1,642.49	($127.46)	($127.46
740927	$0.18	$1,713.04	$1,712.86	($132.92)	($132.92
740928	$0.18	$1,288.67	$1,288.49	($99.99)	($99.99
740929	$0.18	$1,857.46	$1,857.28	($144.13)	($144.13
740930	$0.18	$1,642.39	$1,642.21	($127.44)	($127.44
740931	$0.18	$1,678.46	$1,678.28	($130.23)	($130.23
740932	$0.18	$1,565.18	$1,565.00	($121.44)	($121.44

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
740933	$0.18	$1,937.70	$1,937.52	($150.35)	($150.35
740934	$0.18	$1,597.77	$1,597.59	($123.97)	($123.97
740935	$0.18	$0.00	$0.00	$0.00	$0.00
740936	$0.18	$1,870.11	$1,869.93	($145.11)	($145.11
740937	$0.18	$1,549.01	$1,548.83	($120.19)	($120.19
740938	$0.18	$1,650.63	$1,650.45	($128.08)	($128.08
740939	$0.00	$0.00	$0.00	$0.00	$0.00
740940	$0.18	$1,860.32	$1,860.14	($144.35)	($144.35
740941	$0.18	$1,966.21	$1,966.03	($152.56)	($152.56
740942	$0.18	$1,567.56	$1,567.38	($121.63)	($121.63
740943	$0.18	$1,470.45	$1,470.27	($114.09)	($114.09
740944	$0.18	$1,428.28	$1,428.10	($110.82)	($110.82
740945	$0.18	$1,585.10	$1,584.92	($122.99)	($122.99
740946	$0.18	$1,555.64	$1,555.46	($120.70)	($120.70
740947	$0.18	$1,870.50	$1,870.32	($145.14)	($145.14
740948	$0.00	$0.00	$0.00	$0.00	$0.00
740949	$0.18	$1,625.60	$1,625.42	($126.13)	($126.13
740950	$0.18	$1,783.83	$1,783.65	($138.41)	($138.41
740951	$0.18	$1,399.89	$1,399.71	($108.62)	($108.62
740952	$0.18	$1,572.96	$1,572.78	($122.05)	($122.05
740953	$0.18	$1,470.52	$1,470.34	($114.10)	($114.10
740954	$0.18	$1,558.21	$1,558.03	($120.90)	($120.90
740955	$0.18	$1,636.24	$1,636.06	($126.96)	($126.96
740956	$0.18	$1,958.57	$1,958.39	($151.97)	($151.97
740957	$0.18	$2,092.61	$2,092.43	($162.37)	($162.37
740958	$0.18	$1,656.41	$1,656.23	($128.52)	($128.52
740959	$0.18	$1,593.07	$1,592.89	($123.61)	($123.61
740960	$0.18	$1,783.83	$1,783.65	($138.41)	($138.41
740961	$0.18	$1,780.86	$1,780.68	($138.18)	($138.18
740962	$0.18	$1,896.30	$1,896.12	($147.14)	($147.14
740963	$0.00	$0.00	$0.00	$0.00	$0.00
740964	$0.20	$1,864.76	$1,864.56	($144.69)	($144.69
740965	$0.20	$603.01	$602.81	($46.78)	($46.78
740966	$0.20	$567.21	$567.01	($44.00)	($44.00
740967	$0.20	$595.94	$595.74	($46.23)	($46.23
740968	$0.20	$1,722.54	$1,722.34	($133.65)	($133.65
740969	$0.00	$0.00	$0.00	$0.00	$0.00
740970	$0.00	$0.00	$0.00	$0.00	$0.00
740971	$0.00	$0.00	$0.00	$0.00	$0.00

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Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
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Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
740972	$0.00	$0.00	$0.00	$0.00	$0.00
740973	$0.00	$0.00	$0.00	$0.00	$0.00
740974	$0.00	$0.00	$0.00	$0.00	$0.00
740975	$0.20	$288.44	$288.24	($22.37)	($22.37
740976	$0.00	$458.13	$458.13	($35.55)	($35.55
52690	$0.00	$103.06	$103.06	($8.00)	$0.00
52763	$0.00	$8.71	$8.71	($0.68)	$0.00
757500	$0.00	$0.00	$0.00	$0.00	$0.00
757494	$0.90	$1,459.27	$1,458.37	($113.17)	($113.17
757493	$0.90	$422.66	$421.76	($32.73)	($32.73
757492	$0.90	$394.31	$393.41	($30.53)	($30.53
757491	$0.90	$1,308.61	$1,307.71	($101.48)	($101.48
757490	$0.90	$385.65	$384.75	($29.86)	($29.86
757489	$0.90	$385.65	$384.75	($29.86)	($29.86
757488	$0.90	$385.65	$384.75	($29.86)	($29.86
757487	$0.90	$385.65	$384.75	($29.86)	($29.86
757486	$0.90	$385.65	$384.75	($29.86)	($29.86
757485	$0.90	$385.65	$384.75	($29.86)	($29.86
757484	$0.90	$385.65	$384.75	($29.86)	($29.86
757483	$0.90	$385.65	$384.75	($29.86)	($29.86
757482	$0.90	$385.65	$384.75	($29.86)	($29.86
757481	$0.90	$385.65	$384.75	($29.86)	($29.86
757480	$0.90	$385.65	$384.75	($29.86)	($29.86
757479	$0.90	$385.65	$384.75	($29.86)	($29.86
757478	$0.90	$385.65	$384.75	($29.86)	($29.86
757477	$0.90	$385.66	$384.76	($29.86)	($29.86
757476	$0.90	$390.00	$389.10	($30.19)	($30.19
757475	$0.90	$383.30	$382.40	($29.67)	($29.67
757474	$0.90	$1,620.35	$1,619.45	($125.67)	($125.67
757473	$0.90	$389.00	$388.10	($30.12)	($30.12
757472	$0.90	$388.63	$387.73	($30.09)	($30.09
757471	$0.90	$388.28	$387.38	($30.06)	($30.06
757470	$0.90	$387.93	$387.03	($30.03)	($30.03
757469	$0.90	$387.56	$386.66	($30.00)	($30.00
757468	$0.90	$387.21	$386.31	($29.98)	($29.98
757467	$0.90	$386.85	$385.95	($29.95)	($29.95
757466	$0.90	$386.49	$385.59	($29.92)	($29.92
757465	$0.90	$386.14	$385.24	($29.89)	($29.89
757464	$0.90	$385.77	$384.87	($29.87)	($29.87

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NIA #2-5 TIRZ Credit Calculation
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Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
757463	$0.90	$385.43	$384.53	($29.84)	($29.84
757462	$0.90	$385.06	$384.16	($29.81)	($29.81
757461	$0.90	$384.70	$383.80	($29.78)	($29.78
757460	$0.90	$384.36	$383.46	($29.76)	($29.76
757459	$0.90	$1,475.13	$1,474.23	($114.40)	($114.40
757458	$0.90	$402.38	$401.48	($31.16)	($31.16
757457	$0.00	$0.00	$0.00	$0.00	$0.00
757456	$0.90	$335.38	$334.48	($25.96)	($25.96
757455	$0.90	$1,569.85	$1,568.95	($121.75)	($121.75
757454	$0.90	$1,275.16	$1,274.26	($98.88)	($98.88
757453	$0.90	$311.54	$310.64	($24.11)	($24.11
757452	$0.90	$311.54	$310.64	($24.11)	($24.11
757451	$0.90	$0.00	$0.00	$0.00	$0.00
757450	$0.90	$367.75	$366.85	($28.47)	($28.47
757449	$0.90	$367.75	$366.85	($28.47)	($28.47
757448	$0.90	$311.54	$310.64	($24.11)	($24.11
757447	$0.90	$311.54	$310.64	($24.11)	($24.11
757446	$0.90	$311.54	$310.64	($24.11)	($24.11
757445	$0.90	$311.54	$310.64	($24.11)	($24.11
757444	$0.90	$1,751.50	$1,750.60	($135.85)	($135.85
757443	$0.90	$1,550.12	$1,549.22	($120.22)	($120.22
757442	$0.90	$2,044.17	$2,043.27	($158.56)	($158.56
757441	$0.90	$2,335.04	$2,334.14	($181.13)	($181.13
757440	$0.90	$311.54	$310.64	($24.11)	($24.11
757439	$0.90	$311.54	$310.64	($24.11)	($24.11
757438	$0.90	$311.54	$310.64	($24.11)	($24.11
757437	$0.90	$311.54	$310.64	($24.11)	($24.11
757436	$0.90	$1,558.42	$1,557.52	($120.86)	($120.86
757435	$0.90	$1,550.12	$1,549.22	($120.22)	($120.22
757434	$0.90	$312.59	$311.69	($24.19)	($24.19
757433	$0.90	$312.59	$311.69	($24.19)	($24.19
757432	$0.90	$1,810.90	$1,810.00	($140.46)	($140.46
757431	$0.90	$264.80	$263.90	($20.48)	($20.48
757430	$0.90	$759.40	$758.50	($58.86)	($58.86
757429	$0.90	$1,577.80	$1,576.90	($122.37)	($122.37
757428	$0.90	$1,744.43	$1,743.53	($135.30)	($135.30
757427	$0.90	$1,970.47	$1,969.57	($152.84)	($152.84
757426	$0.90	$2,101.15	$2,100.25	($162.98)	($162.98
757425	$0.90	$2,378.70	$2,377.80	($184.52)	($184.52

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
757424	$0.90	$314.83	$313.93	($24.36)	($24.36
757423	$0.90	$1,021.33	$1,020.43	($79.19)	($79.19
757422	$0.90	$270.51	$269.61	($20.92)	($20.92
757421	$0.90	$269.64	$268.74	($20.85)	($20.85
757420	$0.90	$1,591.07	$1,590.17	($123.40)	($123.40
757419	$0.90	$315.28	$314.38	($24.40)	($24.40
757418	$0.90	$352.39	$351.49	($27.28)	($27.28
757417	$0.90	$1,260.20	$1,259.30	($97.72)	($97.72
757416	$0.90	$2,404.27	$2,403.37	($186.50)	($186.50
757415	$0.90	$2,116.83	$2,115.93	($164.20)	($164.20
757414	$0.90	$0.00	$0.00	$0.00	$0.00
757413	$0.90	$1,303.57	$1,302.67	($101.09)	($101.09
757412	$0.90	$2,208.64	$2,207.74	($171.32)	($171.32
757411	$0.90	$2,020.22	$2,019.32	($156.70)	($156.70
757410	$0.90	$1,594.27	$1,593.37	($123.65)	($123.65
757409	$0.90	$1,006.92	$1,006.02	($78.07)	($78.07
757408	$0.90	$1,728.93	$1,728.03	($134.10)	($134.10
757407	$0.90	$754.24	$753.34	($58.46)	($58.46
757406	$0.90	$312.59	$311.69	($24.19)	($24.19
757405	$0.90	$2,470.51	$2,469.61	($191.64)	($191.64
757404	$0.90	$319.06	$318.16	($24.69)	($24.69
757403	$0.90	$304.46	$303.56	($23.56)	($23.56
757402	$0.90	$304.59	$303.69	($23.57)	($23.57
757401	$0.90	$304.59	$303.69	($23.57)	($23.57
757400	$0.90	$1,085.63	$1,084.73	($84.18)	($84.18
757399	$0.90	$1,172.82	$1,171.92	($90.94)	($90.94
757398	$0.90	$1,017.93	$1,017.03	($78.92)	($78.92
757397	$0.90	$302.57	$301.67	($23.41)	($23.41
757396	$0.90	$301.97	$301.07	($23.36)	($23.36
757395	$0.90	$301.37	$300.47	($23.32)	($23.32
757394	$0.90	$353.91	$353.01	($27.39)	($27.39
757393	$0.90	$353.20	$352.30	($27.34)	($27.34
757392	$0.90	$352.49	$351.59	($27.28)	($27.28
757391	$0.90	$351.85	$350.95	($27.23)	($27.23
769773	$0.00	$0.00	$0.00	$0.00	$0.00
769772	$0.00	$0.00	$0.00	$0.00	$0.00
769765	$0.00	$630.44	$630.44	($48.92)	$0.00
769764	$0.00	$1,192.87	$1,192.87	($92.57)	$0.00
769763	$0.90	$348.71	$347.81	($26.99)	($26.99

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
769762	$0.90	$320.93	$320.03	($24.83)	($24.83
769761	$0.90	$296.45	$295.55	($22.93)	($22.93
769760	$0.90	$315.87	$314.97	($24.44)	($24.44
769759	$0.90	$315.87	$314.97	($24.44)	($24.44
769758	$0.90	$371.16	$370.26	($28.73)	($28.73
769757	$0.90	$411.17	$410.27	($31.84)	($31.84
769756	$0.90	$355.04	$354.14	($27.48)	($27.48
769755	$0.90	$290.79	$289.89	($22.50)	($22.50
769754	$0.90	$291.68	$290.78	($22.56)	($22.56
769753	$0.90	$532.05	$531.15	($41.22)	($41.22
769752	$0.90	$533.67	$532.77	($41.34)	($41.34
769751	$0.90	$0.00	$0.00	$0.00	$0.00
769750	$0.90	$367.75	$366.85	($28.47)	($28.47
769749	$0.90	$367.75	$366.85	($28.47)	($28.47
769748	$0.90	$367.75	$366.85	($28.47)	($28.47
769747	$0.90	$367.75	$366.85	($28.47)	($28.47
769746	$0.90	$367.75	$366.85	($28.47)	($28.47
769745	$0.90	$383.32	$382.42	($29.68)	($29.68
769744	$0.90	$367.75	$366.85	($28.47)	($28.47
769743	$0.90	$367.75	$366.85	($28.47)	($28.47
769742	$0.90	$367.75	$366.85	($28.47)	($28.47
769741	$0.90	$367.75	$366.85	($28.47)	($28.47
769740	$0.90	$367.75	$366.85	($28.47)	($28.47
769739	$0.90	$367.75	$366.85	($28.47)	($28.47
769738	$0.90	$311.54	$310.64	($24.11)	($24.11
769737	$0.90	$285.57	$284.67	($22.09)	($22.09
769736	$0.90	$285.57	$284.67	($22.09)	($22.09
769735	$0.90	$519.23	$518.33	($40.22)	($40.22
769734	$0.90	$519.23	$518.33	($40.22)	($40.22
769733	$0.90	$519.23	$518.33	($40.22)	($40.22
769732	$0.90	$519.23	$518.33	($40.22)	($40.22
769731	$0.90	$311.54	$310.64	($24.11)	($24.11
769730	$0.90	$311.54	$310.64	($24.11)	($24.11
769729	$0.90	$285.57	$284.67	($22.09)	($22.09
769728	$0.90	$285.57	$284.67	($22.09)	($22.09
769727	$0.90	$0.00	$0.00	$0.00	$0.00
769726	$0.90	$519.23	$518.33	($40.22)	($40.22
769725	$0.90	$519.23	$518.33	($40.22)	($40.22
769724	$0.90	$612.91	$612.01	($47.49)	($47.49

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
769723	$0.90	$458.32	$457.42	($35.50)	($35.50
769722	$0.90	$1,607.89	$1,606.99	($124.70)	($124.70
769721	$0.90	$372.54	$371.64	($28.84)	($28.84
769720	$0.90	$373.73	$372.83	($28.93)	($28.93
769719	$0.90	$374.91	$374.01	($29.02)	($29.02
769718	$0.90	$376.11	$375.21	($29.12)	($29.12
769717	$0.90	$377.28	$376.38	($29.21)	($29.21
769716	$0.90	$378.47	$377.57	($29.30)	($29.30
769715	$0.90	$396.65	$395.75	($30.71)	($30.71
769714	$0.90	$337.10	$336.20	($26.09)	($26.09
769713	$0.90	$285.57	$284.67	($22.09)	($22.09
769712	$0.90	$311.54	$310.64	($24.11)	($24.11
769711	$0.90	$311.54	$310.64	($24.11)	($24.11
769710	$0.90	$311.54	$310.64	($24.11)	($24.11
769709	$0.90	$311.54	$310.64	($24.11)	($24.11
769708	$0.90	$311.54	$310.64	($24.11)	($24.11
769707	$0.90	$311.54	$310.64	($24.11)	($24.11
769706	$0.90	$367.75	$366.85	($28.47)	($28.47
769704	$0.90	$637.65	$636.75	($49.41)	($49.41
769703	$0.90	$607.72	$606.82	($47.09)	($47.09
769702	$0.90	$610.45	$609.55	($47.30)	($47.30
769701	$0.90	$336.49	$335.59	($26.04)	($26.04
769700	$0.90	$337.25	$336.35	($26.10)	($26.10
769699	$0.90	$338.01	$337.11	($26.16)	($26.16
769698	$0.90	$338.77	$337.87	($26.22)	($26.22
769697	$0.90	$617.29	$616.39	($47.83)	($47.83
769696	$0.90	$618.67	$617.77	($47.94)	($47.94
769695	$0.90	$616.14	$615.24	($47.74)	($47.74
769694	$0.90	$806.33	$805.43	($62.50)	($62.50
769693	$0.90	$612.91	$612.01	($47.49)	($47.49
769692	$0.90	$519.23	$518.33	($40.22)	($40.22
769691	$0.90	$519.23	$518.33	($40.22)	($40.22
769690	$0.90	$519.23	$518.33	($40.22)	($40.22
769689	$0.90	$519.23	$518.33	($40.22)	($40.22
769688	$0.90	$519.23	$518.33	($40.22)	($40.22
769687	$0.90	$311.54	$310.64	($24.11)	($24.11
769686	$0.90	$311.54	$310.64	($24.11)	($24.11
769685	$0.90	$311.54	$310.64	($24.11)	($24.11
769684	$0.90	$311.54	$310.64	($24.11)	($24.11

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
769683	$0.90	$367.75	$366.85	($28.47)	($28.47
769682	$0.90	$367.75	$366.85	($28.47)	($28.47
769681	$0.90	$311.54	$310.64	($24.11)	($24.11
769680	$0.90	$311.54	$310.64	($24.11)	($24.11
769679	$0.90	$311.54	$310.64	($24.11)	($24.11
769678	$0.90	$311.54	$310.64	($24.11)	($24.11
769677	$0.90	$311.54	$310.64	($24.11)	($24.11
769676	$0.90	$311.54	$310.64	($24.11)	($24.11
769675	$0.90	$311.54	$310.64	($24.11)	($24.11
769674	$0.90	$0.00	$0.00	$0.00	$0.00
769673	$0.90	$285.57	$284.67	($22.09)	($22.09
769672	$0.90	$337.10	$336.20	($26.09)	($26.09
769671	$0.90	$367.75	$366.85	($28.47)	($28.47
769670	$0.90	$311.54	$310.64	($24.11)	($24.11
769669	$0.90	$285.57	$284.67	($22.09)	($22.09
769668	$0.90	$285.57	$284.67	($22.09)	($22.09
769667	$0.90	$285.57	$284.67	($22.09)	($22.09
769666	$0.90	$311.54	$310.64	($24.11)	($24.11
769665	$0.90	$311.54	$310.64	($24.11)	($24.11
769664	$0.90	$0.00	$0.00	$0.00	$0.00
769663	$0.90	$311.54	$310.64	($24.11)	($24.11
769662	$0.90	$311.54	$310.64	($24.11)	($24.11
769661	$0.90	$367.75	$366.85	($28.47)	($28.47
769660	$0.90	$383.32	$382.42	($29.68)	($29.68
769659	$0.90	$367.75	$366.85	($28.47)	($28.47
769658	$0.90	$367.75	$366.85	($28.47)	($28.47
769657	$0.90	$367.75	$366.85	($28.47)	($28.47
769656	$0.90	$367.75	$366.85	($28.47)	($28.47
769655	$0.90	$367.75	$366.85	($28.47)	($28.47
769654	$0.90	$367.75	$366.85	($28.47)	($28.47
769653	$0.90	$367.75	$366.85	($28.47)	($28.47
769652	$0.90	$367.75	$366.85	($28.47)	($28.47
769651	$0.90	$367.75	$366.85	($28.47)	($28.47
769650	$0.90	$367.75	$366.85	($28.47)	($28.47
769649	$0.90	$367.75	$366.85	($28.47)	($28.47
769648	$0.90	$367.75	$366.85	($28.47)	($28.47
769647	$0.90	$367.75	$366.85	($28.47)	($28.47
769646	$0.90	$383.32	$382.42	($29.68)	($29.68
769645	$0.90	$383.32	$382.42	($29.68)	($29.68

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
769644	$0.90	$367.75	$366.85	($28.47)	($28.47
769643	$0.90	$367.75	$366.85	($28.47)	($28.47
769642	$0.90	$367.75	$366.85	($28.47)	($28.47
769641	$0.90	$367.75	$366.85	($28.47)	($28.47
769640	$0.90	$367.75	$366.85	($28.47)	($28.47
769639	$0.90	$367.75	$366.85	($28.47)	($28.47
769638	$0.90	$367.75	$366.85	($28.47)	($28.47
769637	$0.90	$367.75	$366.85	($28.47)	($28.47
769636	$0.90	$367.75	$366.85	($28.47)	($28.47
769635	$0.90	$367.75	$366.85	($28.47)	($28.47
769634	$0.90	$367.75	$366.85	($28.47)	($28.47
769633	$0.90	$367.75	$366.85	($28.47)	($28.47
769632	$0.90	$367.75	$366.85	($28.47)	($28.47
769631	$0.90	$367.75	$366.85	($28.47)	($28.47
769630	$0.90	$383.32	$382.42	($29.68)	($29.68
769629	$0.90	$612.91	$612.01	($47.49)	($47.49
769628	$0.90	$519.23	$518.33	($40.22)	($40.22
769627	$0.90	$285.57	$284.67	($22.09)	($22.09
769626	$0.90	$285.57	$284.67	($22.09)	($22.09
769625	$0.90	$311.54	$310.64	($24.11)	($24.11
769624	$0.90	$311.54	$310.64	($24.11)	($24.11
769623	$0.90	$311.54	$310.64	($24.11)	($24.11
769622	$0.90	$519.23	$518.33	($40.22)	($40.22
769621	$0.90	$519.23	$518.33	($40.22)	($40.22
769620	$0.90	$519.23	$518.33	($40.22)	($40.22
769619	$0.90	$519.23	$518.33	($40.22)	($40.22
769618	$0.90	$519.23	$518.33	($40.22)	($40.22
769617	$0.90	$285.57	$284.67	($22.09)	($22.09
769616	$0.90	$285.57	$284.67	($22.09)	($22.09
769615	$0.90	$311.54	$310.64	($24.11)	($24.11
769614	$0.90	$311.54	$310.64	($24.11)	($24.11
769613	$0.90	$311.54	$310.64	($24.11)	($24.11
769612	$0.90	$519.23	$518.33	($40.22)	($40.22
769611	$0.90	$519.23	$518.33	($40.22)	($40.22
769610	$0.90	$519.23	$518.33	($40.22)	($40.22
769609	$0.90	$519.23	$518.33	($40.22)	($40.22
769608	$0.90	$612.91	$612.01	($47.49)	($47.49
769607	$0.90	$337.10	$336.20	($26.09)	($26.09
769606	$0.90	$0.00	$0.00	$0.00	$0.00

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
769605	$0.90	$285.57	$284.67	($22.09)	($22.09
769604	$0.90	$519.23	$518.33	($40.22)	($40.22
769603	$0.90	$519.23	$518.33	($40.22)	($40.22
769602	$0.90	$519.23	$518.33	($40.22)	($40.22
769601	$0.90	$519.23	$518.33	($40.22)	($40.22
769600	$0.90	$519.23	$518.33	($40.22)	($40.22
769599	$0.90	$519.23	$518.33	($40.22)	($40.22
769598	$0.90	$519.23	$518.33	($40.22)	($40.22
769597	$0.90	$519.23	$518.33	($40.22)	($40.22
769596	$0.90	$311.54	$310.64	($24.11)	($24.11
769595	$0.90	$311.54	$310.64	($24.11)	($24.11
769594	$0.90	$0.00	$0.00	$0.00	$0.00
769593	$0.90	$519.23	$518.33	($40.22)	($40.22
769592	$0.90	$519.23	$518.33	($40.22)	($40.22
769591	$0.90	$519.23	$518.33	($40.22)	($40.22
769590	$0.90	$519.23	$518.33	($40.22)	($40.22
769589	$0.90	$519.23	$518.33	($40.22)	($40.22
769588	$0.90	$519.23	$518.33	($40.22)	($40.22
769587	$0.90	$519.23	$518.33	($40.22)	($40.22
769586	$0.90	$612.91	$612.01	($47.49)	($47.49
769585	$0.90	$612.91	$612.01	($47.49)	($47.49
769584	$0.90	$519.23	$518.33	($40.22)	($40.22
769583	$0.90	$519.23	$518.33	($40.22)	($40.22
769582	$0.90	$519.23	$518.33	($40.22)	($40.22
769581	$0.90	$519.23	$518.33	($40.22)	($40.22
769580	$0.90	$519.23	$518.33	($40.22)	($40.22
769579	$0.90	$519.23	$518.33	($40.22)	($40.22
769578	$0.90	$519.23	$518.33	($40.22)	($40.22
769577	$0.90	$285.57	$284.67	($22.09)	($22.09
769576	$0.90	$285.57	$284.67	($22.09)	($22.09
769575	$0.90	$285.57	$284.67	($22.09)	($22.09
769574	$0.90	$519.23	$518.33	($40.22)	($40.22
769573	$0.90	$519.23	$518.33	($40.22)	($40.22
769572	$0.90	$519.23	$518.33	($40.22)	($40.22
769571	$0.90	$519.23	$518.33	($40.22)	($40.22
769570	$0.90	$519.23	$518.33	($40.22)	($40.22
769569	$0.90	$519.23	$518.33	($40.22)	($40.22
769568	$0.90	$519.23	$518.33	($40.22)	($40.22
769567	$0.90	$519.23	$518.33	($40.22)	($40.22

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
769566	$0.90	$311.54	$310.64	($24.11)	($24.11
769565	$0.90	$285.57	$284.67	($22.09)	($22.09
769564	$0.90	$337.10	$336.20	($26.09)	($26.09
769563	$0.90	$535.30	$534.40	($41.47)	($41.47
769562	$0.90	$537.01	$536.11	($41.60)	($41.60
769561	$0.90	$538.64	$537.74	($41.73)	($41.73
769560	$0.90	$324.22	$323.32	($25.09)	($25.09
769559	$0.90	$325.19	$324.29	($25.17)	($25.17
769558	$0.90	$326.16	$325.26	($25.24)	($25.24
769557	$0.90	$299.93	$299.03	($23.20)	($23.20
769556	$0.90	$300.82	$299.92	($23.27)	($23.27
769555	$0.90	$548.66	$547.76	($42.51)	($42.51
769554	$0.90	$550.29	$549.39	($42.63)	($42.63
769553	$0.90	$551.91	$551.01	($42.76)	($42.76
769552	$0.90	$553.63	$552.73	($42.89)	($42.89
769551	$0.90	$555.25	$554.35	($43.02)	($43.02
769550	$0.90	$306.28	$305.38	($23.70)	($23.70
769549	$0.90	$335.92	$335.02	($26.00)	($26.00
769548	$0.90	$336.24	$335.34	($26.02)	($26.02
769547	$0.90	$337.27	$336.37	($26.10)	($26.10
769546	$0.90	$310.06	$309.16	($23.99)	($23.99
769545	$0.90	$339.22	$338.32	($26.25)	($26.25
769544	$0.90	$340.25	$339.35	($26.33)	($26.33
769543	$0.90	$341.22	$340.32	($26.41)	($26.41
769542	$0.90	$342.20	$341.30	($26.49)	($26.49
769541	$0.90	$343.23	$342.33	($26.56)	($26.56
769540	$0.90	$344.20	$343.30	($26.64)	($26.64
769539	$0.90	$316.46	$315.56	($24.49)	($24.49
769538	$0.90	$317.36	$316.46	($24.56)	($24.56
769537	$0.90	$318.26	$317.36	($24.63)	($24.63
769536	$0.90	$319.20	$318.30	($24.70)	($24.70
769535	$0.90	$349.19	$348.29	($27.03)	($27.03
769534	$0.90	$350.22	$349.32	($27.11)	($27.11
769533	$0.90	$351.20	$350.30	($27.18)	($27.18
769532	$0.90	$352.17	$351.27	($27.26)	($27.26
769531	$0.90	$1,245.73	$1,244.83	($96.60)	($96.60
769529	$0.90	$379.57	$378.67	($29.38)	($29.38
769528	$0.90	$371.85	$370.95	($28.79)	($28.79
769527	$0.90	$372.20	$371.30	($28.81)	($28.81

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
769526	$0.90	$372.57	$371.67	($28.84)	($28.84
769525	$0.90	$372.92	$372.02	($28.87)	($28.87
769524	$0.90	$373.29	$372.39	($28.90)	($28.90
769523	$0.90	$373.64	$372.74	($28.92)	($28.92
769522	$0.90	$374.00	$373.10	($28.95)	($28.95
769521	$0.90	$374.36	$373.46	($28.98)	($28.98
769520	$0.90	$1,278.65	$1,277.75	($99.15)	($99.15
769519	$0.90	$375.07	$374.17	($29.04)	($29.04
769518	$0.90	$375.44	$374.54	($29.06)	($29.06
769517	$0.90	$375.79	$374.89	($29.09)	($29.09
769516	$0.90	$376.16	$375.26	($29.12)	($29.12
769515	$0.90	$376.51	$375.61	($29.15)	($29.15
769514	$0.90	$385.44	$384.54	($29.84)	($29.84
769513	$0.90	$1,303.98	$1,303.08	($101.12)	($101.12
769512	$0.90	$377.62	$376.72	($29.23)	($29.23
769511	$0.90	$377.98	$377.08	($29.26)	($29.26
769510	$0.90	$378.34	$377.44	($29.29)	($29.29
769509	$0.90	$378.69	$377.79	($29.32)	($29.32
769508	$0.90	$379.06	$378.16	($29.35)	($29.35
769507	$0.90	$379.41	$378.51	($29.37)	($29.37
769506	$0.90	$379.78	$378.88	($29.40)	($29.40
769505	$0.90	$380.12	$379.22	($29.43)	($29.43
769504	$0.90	$380.49	$379.59	($29.46)	($29.46
769503	$0.90	$380.85	$379.95	($29.48)	($29.48
769502	$0.90	$381.21	$380.31	($29.51)	($29.51
769501	$0.90	$381.56	$380.66	($29.54)	($29.54
769500	$0.90	$381.93	$381.03	($29.57)	($29.57
769499	$0.90	$637.14	$636.24	($49.37)	($49.37
769498	$0.90	$403.69	$402.79	($31.26)	($31.26
769497	$0.90	$290.95	$290.05	($22.51)	($22.51
964952	$0.15	$27.51	$27.36	($2.12)	($2.12
964953	$0.15	$27.51	$27.36	($2.12)	($2.12
964954	$0.15	$27.51	$27.36	($2.12)	($2.12
964955	$0.15	$27.51	$27.36	($2.12)	($2.12
964956	$0.15	$27.51	$27.36	($2.12)	($2.12
964957	$0.15	$27.51	$27.36	($2.12)	($2.12
964958	$0.15	$27.51	$27.36	($2.12)	($2.12
964959	$0.15	$27.51	$27.36	($2.12)	($2.12
964960	$0.15	$27.51	$27.36	($2.12)	($2.12

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
964961	$0.15	$27.51	$27.36	($2.12)	($2.12
964962	$0.15	$27.51	$27.36	($2.12)	($2.12
964963	$0.15	$27.51	$27.36	($2.12)	($2.12
964964	$0.15	$27.51	$27.36	($2.12)	($2.12
964965	$0.15	$27.51	$27.36	($2.12)	($2.12
964966	$0.15	$27.51	$27.36	($2.12)	($2.12
964967	$0.15	$27.51	$27.36	($2.12)	($2.12
964968	$0.15	$27.51	$27.36	($2.12)	($2.12
964969	$0.15	$27.51	$27.36	($2.12)	($2.12
964970	$0.15	$27.51	$27.36	($2.12)	($2.12
964971	$0.15	$27.51	$27.36	($2.12)	($2.12
964972	$0.15	$27.51	$27.36	($2.12)	($2.12
964973	$0.15	$27.51	$27.36	($2.12)	($2.12
964974	$0.15	$27.51	$27.36	($2.12)	($2.12
964975	$0.15	$27.51	$27.36	($2.12)	($2.12
964976	$0.15	$27.51	$27.36	($2.12)	($2.12
964977	$0.15	$27.51	$27.36	($2.12)	($2.12
964978	$0.15	$27.51	$27.36	($2.12)	($2.12
964979	$0.15	$27.51	$27.36	($2.12)	($2.12
964980	$0.15	$27.51	$27.36	($2.12)	($2.12
964981	$0.15	$27.51	$27.36	($2.12)	($2.12
964982	$0.15	$27.51	$27.36	($2.12)	($2.12
964983	$0.15	$27.51	$27.36	($2.12)	($2.12
964984	$0.15	$27.51	$27.36	($2.12)	($2.12
964985	$0.15	$27.51	$27.36	($2.12)	($2.12
964986	$0.15	$27.51	$27.36	($2.12)	($2.12
964987	$0.15	$27.51	$27.36	($2.12)	($2.12
964988	$0.15	$27.51	$27.36	($2.12)	($2.12
964989	$0.15	$27.51	$27.36	($2.12)	($2.12
964990	$0.15	$27.51	$27.36	($2.12)	($2.12
964991	$0.15	$27.51	$27.36	($2.12)	($2.12
964992	$0.15	$27.51	$27.36	($2.12)	($2.12
964993	$0.15	$27.51	$27.36	($2.12)	($2.12
964994	$0.15	$27.51	$27.36	($2.12)	($2.12
964995	$0.15	$27.51	$27.36	($2.12)	($2.12
964996	$0.15	$27.51	$27.36	($2.12)	($2.12
964997	$0.15	$27.51	$27.36	($2.12)	($2.12
964998	$0.15	$27.51	$27.36	($2.12)	($2.12
964999	$0.15	$27.51	$27.36	($2.12)	($2.12

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
965000	$0.15	$27.51	$27.36	($2.12)	($2.12
965001	$0.15	$27.51	$27.36	($2.12)	($2.12
965002	$0.15	$27.51	$27.36	($2.12)	($2.12
965003	$0.15	$27.51	$27.36	($2.12)	($2.12
965004	$0.15	$27.51	$27.36	($2.12)	($2.12
965005	$0.15	$27.51	$27.36	($2.12)	($2.12
965006	$0.15	$27.51	$27.36	($2.12)	($2.12
965007	$0.15	$27.51	$27.36	($2.12)	($2.12
965008	$0.15	$27.51	$27.36	($2.12)	$0.00
965009	$0.15	$27.51	$27.36	($2.12)	($2.12
965010	$0.15	$27.51	$27.36	($2.12)	($2.12
965011	$0.15	$27.51	$27.36	($2.12)	($2.12
965012	$0.15	$27.51	$27.36	($2.12)	($2.12
965013	$0.15	$27.51	$27.36	($2.12)	($2.12
965014	$0.15	$27.51	$27.36	($2.12)	($2.12
965015	$0.15	$27.51	$27.36	($2.12)	($2.12
965016	$0.15	$27.51	$27.36	($2.12)	($2.12
965017	$0.15	$27.51	$27.36	($2.12)	($2.12
965018	$0.15	$27.51	$27.36	($2.12)	($2.12
965019	$0.15	$27.51	$27.36	($2.12)	($2.12
965020	$0.15	$27.51	$27.36	($2.12)	($2.12
965021	$0.15	$27.51	$27.36	($2.12)	$0.00
965023	$0.15	$27.51	$27.36	($2.12)	($2.12
965024	$0.15	$27.51	$27.36	($2.12)	($2.12
965025	$0.15	$27.51	$27.36	($2.12)	($2.12
965026	$0.15	$27.51	$27.36	($2.12)	($2.12
965027	$0.15	$27.51	$27.36	($2.12)	($2.12
965028	$0.15	$27.51	$27.36	($2.12)	($2.12
965029	$0.15	$27.51	$27.36	($2.12)	($2.12
965030	$0.15	$27.51	$27.36	($2.12)	($2.12
965031	$0.15	$27.51	$27.36	($2.12)	$0.00
965032	$0.15	$27.51	$27.36	($2.12)	($2.12
965033	$0.15	$27.51	$27.36	($2.12)	($2.12
965034	$0.15	$27.51	$27.36	($2.12)	($2.12
965035	$0.15	$27.51	$27.36	($2.12)	($2.12
965036	$0.15	$27.51	$27.36	($2.12)	$0.00
965037	$0.15	$27.51	$27.36	($2.12)	($2.12
965038	$0.15	$27.51	$27.36	($2.12)	($2.12
965039	$0.15	$27.51	$27.36	($2.12)	($2.12

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
965040	$0.15	$27.51	$27.36	($2.12)	($2.12
965041	$0.15	$27.51	$27.36	($2.12)	($2.12
965042	$0.15	$27.51	$27.36	($2.12)	($2.12
965043	$0.15	$27.51	$27.36	($2.12)	($2.12
965044	$0.15	$27.51	$27.36	($2.12)	($2.12
965045	$0.15	$27.51	$27.36	($2.12)	($2.12
965046	$0.15	$27.51	$27.36	($2.12)	($2.12
965047	$0.15	$27.51	$27.36	($2.12)	($2.12
965048	$0.15	$27.51	$27.36	($2.12)	($2.12
965049	$0.15	$27.51	$27.36	($2.12)	($2.12
965050	$0.15	$27.51	$27.36	($2.12)	($2.12
965051	$0.15	$27.51	$27.36	($2.12)	$0.00
965052	$0.15	$27.51	$27.36	($2.12)	$0.00
965053	$0.15	$27.51	$27.36	($2.12)	($2.12
965054	$0.15	$27.51	$27.36	($2.12)	($2.12
965055	$0.15	$27.51	$27.36	($2.12)	($2.12
965056	$0.15	$27.51	$27.36	($2.12)	($2.12
965058	$0.15	$27.51	$27.36	($2.12)	($2.12
965059	$0.15	$27.51	$27.36	($2.12)	($2.12
965060	$0.15	$27.51	$27.36	($2.12)	($2.12
965061	$0.15	$27.51	$27.36	($2.12)	($2.12
965062	$0.15	$27.51	$27.36	($2.12)	($2.12
965063	$0.15	$27.51	$27.36	($2.12)	($2.12
965064	$0.15	$27.51	$27.36	($2.12)	($2.12
965065	$0.15	$27.51	$27.36	($2.12)	($2.12
965066	$0.15	$27.51	$27.36	($2.12)	($2.12
965067	$0.15	$27.51	$27.36	($2.12)	($2.12
965068	$0.15	$27.51	$27.36	($2.12)	($2.12
965069	$0.15	$27.51	$27.36	($2.12)	($2.12
965070	$0.15	$27.51	$27.36	($2.12)	($2.12
965071	$0.15	$27.51	$27.36	($2.12)	($2.12
965072	$0.15	$27.51	$27.36	($2.12)	($2.12
965073	$0.15	$27.51	$27.36	($2.12)	($2.12
965074	$0.15	$27.51	$27.36	($2.12)	($2.12
965075	$0.15	$27.51	$27.36	($2.12)	($2.12
965076	$0.15	$27.51	$27.36	($2.12)	($2.12
965077	$0.15	$27.51	$27.36	($2.12)	($2.12
965078	$0.15	$27.51	$27.36	($2.12)	($2.12
965079	$0.15	$27.51	$27.36	($2.12)	($2.12

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
965080	$0.15	$27.51	$27.36	($2.12)	($2.12
965081	$0.15	$27.51	$27.36	($2.12)	($2.12
965082	$0.15	$27.51	$27.36	($2.12)	($2.12
965083	$0.15	$27.51	$27.36	($2.12)	($2.12
965084	$0.15	$27.51	$27.36	($2.12)	($2.12
965085	$0.15	$27.51	$27.36	($2.12)	($2.12
965086	$0.15	$27.51	$27.36	($2.12)	($2.12
965087	$0.15	$27.51	$27.36	($2.12)	($2.12
965088	$0.15	$27.51	$27.36	($2.12)	($2.12
965089	$0.15	$27.51	$27.36	($2.12)	($2.12
965090	$0.15	$27.51	$27.36	($2.12)	($2.12
965091	$0.15	$27.51	$27.36	($2.12)	($2.12
965092	$0.15	$27.51	$27.36	($2.12)	($2.12
965093	$0.15	$27.51	$27.36	($2.12)	($2.12
965094	$0.15	$27.51	$27.36	($2.12)	($2.12
965095	$0.15	$27.51	$27.36	($2.12)	($2.12
965096	$0.15	$27.51	$27.36	($2.12)	($2.12
965097	$0.15	$27.51	$27.36	($2.12)	($2.12
965098	$0.15	$27.51	$27.36	($2.12)	($2.12
965099	$0.15	$27.51	$27.36	($2.12)	($2.12
965100	$0.15	$27.51	$27.36	($2.12)	($2.12
965101	$0.15	$27.51	$27.36	($2.12)	($2.12
965102	$0.15	$27.51	$27.36	($2.12)	($2.12
965103	$0.15	$27.51	$27.36	($2.12)	($2.12
965104	$0.15	$27.51	$27.36	($2.12)	($2.12
965105	$0.15	$27.51	$27.36	($2.12)	($2.12
965106	$0.15	$27.51	$27.36	($2.12)	($2.12
965107	$0.15	$27.51	$27.36	($2.12)	($2.12
965108	$0.15	$27.51	$27.36	($2.12)	($2.12
965109	$0.15	$27.51	$27.36	($2.12)	($2.12
965110	$0.15	$27.51	$27.36	($2.12)	($2.12
965111	$0.15	$27.51	$27.36	($2.12)	($2.12
965112	$0.15	$27.51	$27.36	($2.12)	($2.12
965113	$0.15	$27.51	$27.36	($2.12)	($2.12
965114	$0.15	$27.51	$27.36	($2.12)	($2.12
965115	$0.15	$27.51	$27.36	($2.12)	($2.12
965116	$0.15	$27.51	$27.36	($2.12)	($2.12
965117	$0.15	$27.51	$27.36	($2.12)	($2.12
965118	$0.15	$27.51	$27.36	($2.12)	($2.12

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
965119	$0.15	$27.51	$27.36	($2.12)	($2.12
965120	$0.15	$27.51	$27.36	($2.12)	($2.12
965121	$0.15	$27.51	$27.36	($2.12)	($2.12
965122	$0.15	$27.51	$27.36	($2.12)	($2.12
965123	$0.15	$27.51	$27.36	($2.12)	($2.12
965124	$0.15	$27.51	$27.36	($2.12)	($2.12
965125	$0.15	$27.51	$27.36	($2.12)	($2.12
965126	$0.15	$27.51	$27.36	($2.12)	($2.12
972792	$0.15	$69.07	$68.91	($5.35)	($5.35
972793	$0.15	$69.07	$68.91	($5.35)	($5.35
972794	$0.15	$69.07	$68.91	($5.35)	($5.35
972795	$0.15	$69.07	$68.91	($5.35)	($5.35
972796	$0.15	$69.07	$68.91	($5.35)	($5.35
972797	$0.15	$69.07	$68.91	($5.35)	($5.35
972798	$0.15	$69.07	$68.91	($5.35)	($5.35
972799	$0.15	$69.07	$68.91	($5.35)	($5.35
972800	$0.15	$69.07	$68.91	($5.35)	($5.35
972801	$0.15	$69.07	$68.91	($5.35)	($5.35
972802	$0.15	$69.07	$68.91	($5.35)	($5.35
972803	$0.15	$69.07	$68.91	($5.35)	($5.35
972804	$0.15	$69.07	$68.91	($5.35)	($5.35
972805	$0.15	$69.07	$68.91	($5.35)	($5.35
972806	$0.15	$69.07	$68.91	($5.35)	($5.35
972807	$0.15	$69.07	$68.91	($5.35)	($5.35
972808	$0.15	$69.07	$68.91	($5.35)	($5.35
972809	$0.15	$69.07	$68.91	($5.35)	($5.35
972810	$0.15	$69.07	$68.91	($5.35)	($5.35
972811	$0.15	$69.07	$68.91	($5.35)	($5.35
972812	$0.15	$69.07	$68.91	($5.35)	($5.35
972813	$0.15	$69.07	$68.91	($5.35)	($5.35
972814	$0.15	$69.07	$68.91	($5.35)	($5.35
972815	$0.15	$69.07	$68.91	($5.35)	($5.35
972816	$0.15	$69.07	$68.91	($5.35)	($5.35
972817	$0.15	$69.07	$68.91	($5.35)	($5.35
972818	$0.15	$69.07	$68.91	($5.35)	($5.35
972819	$0.15	$69.07	$68.91	($5.35)	$0.00
972820	$0.15	$69.07	$68.91	($5.35)	$0.00
972821	$0.15	$69.07	$68.91	($5.35)	$0.00
972822	$0.15	$69.07	$68.91	($5.35)	($5.35

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
972823	$0.15	$69.07	$68.91	($5.35)	($5.35
972824	$0.15	$69.07	$68.91	($5.35)	($5.35
972825	$0.15	$69.07	$68.91	($5.35)	($5.35
972826	$0.15	$69.07	$68.91	($5.35)	($5.35
972827	$0.15	$69.07	$68.91	($5.35)	$0.00
972828	$0.15	$69.07	$68.91	($5.35)	($5.35
972829	$0.15	$69.07	$68.91	($5.35)	($5.35
972830	$0.15	$69.07	$68.91	($5.35)	($5.35
972831	$0.15	$69.07	$68.91	($5.35)	($5.35
972832	$0.15	$69.07	$68.91	($5.35)	($5.35
972833	$0.15	$69.07	$68.91	($5.35)	($5.35
972834	$0.15	$69.07	$68.91	($5.35)	($5.35
972835	$0.15	$69.07	$68.91	($5.35)	($5.35
972836	$0.15	$69.07	$68.91	($5.35)	($5.35
972837	$0.15	$69.07	$68.91	($5.35)	($5.35
972838	$0.15	$69.07	$68.91	($5.35)	($5.35
972839	$0.15	$69.07	$68.91	($5.35)	($5.35
972840	$0.15	$69.07	$68.91	($5.35)	($5.35
972841	$0.15	$69.07	$68.91	($5.35)	($5.35
972842	$0.15	$69.07	$68.91	($5.35)	($5.35
972843	$0.15	$69.07	$68.91	($5.35)	($5.35
972844	$0.15	$69.07	$68.91	($5.35)	($5.35
972845	$0.15	$69.07	$68.91	($5.35)	($5.35
972846	$0.15	$69.07	$68.91	($5.35)	($5.35
972847	$0.15	$69.07	$68.91	($5.35)	($5.35
972848	$0.15	$69.07	$68.91	($5.35)	($5.35
972849	$0.15	$69.07	$68.91	($5.35)	($5.35
972850	$0.15	$69.07	$68.91	($5.35)	($5.35
972851	$0.15	$69.07	$68.91	($5.35)	($5.35
972852	$0.15	$69.07	$68.91	($5.35)	($5.35
972853	$0.15	$69.07	$68.91	($5.35)	($5.35
972854	$0.15	$69.07	$68.91	($5.35)	($5.35
972855	$0.15	$69.07	$68.91	($5.35)	($5.35
972856	$0.15	$69.07	$68.91	($5.35)	($5.35
972857	$0.15	$69.07	$68.91	($5.35)	$0.00
972858	$0.15	$69.07	$68.91	($5.35)	($5.35
972859	$0.15	$69.07	$68.91	($5.35)	($5.35
972860	$0.15	$69.07	$68.91	($5.35)	($5.35
972861	$0.15	$69.07	$68.91	($5.35)	($5.35

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
972862	$0.15	$69.07	$68.91	($5.35)	($5.35
972863	$0.15	$69.07	$68.91	($5.35)	($5.35
972864	$0.15	$69.07	$68.91	($5.35)	($5.35
972865	$0.15	$69.07	$68.91	($5.35)	($5.35
972866	$0.15	$69.07	$68.91	($5.35)	($5.35
972867	$0.15	$69.07	$68.91	($5.35)	($5.35
972868	$0.15	$69.07	$68.91	($5.35)	($5.35
972869	$0.15	$69.07	$68.91	($5.35)	($5.35
972870	$0.15	$69.07	$68.91	($5.35)	($5.35
972871	$0.15	$69.07	$68.91	($5.35)	($5.35
972872	$0.15	$69.07	$68.91	($5.35)	($5.35
972873	$0.15	$69.07	$68.91	($5.35)	($5.35
972874	$0.15	$69.07	$68.91	($5.35)	($5.35
972875	$0.15	$69.07	$68.91	($5.35)	($5.35
972876	$0.15	$69.07	$68.91	($5.35)	($5.35
972877	$0.15	$69.07	$68.91	($5.35)	($5.35
972878	$0.15	$69.07	$68.91	($5.35)	($5.35
972879	$0.15	$69.07	$68.91	($5.35)	($5.35
972880	$0.15	$69.07	$68.91	($5.35)	($5.35
972881	$0.15	$69.07	$68.91	($5.35)	($5.35
972882	$0.15	$69.07	$68.91	($5.35)	($5.35
972883	$0.15	$69.07	$68.91	($5.35)	($5.35
972884	$0.15	$69.07	$68.91	($5.35)	($5.35
972885	$0.15	$69.07	$68.91	($5.35)	($5.35
972886	$0.15	$69.07	$68.91	($5.35)	($5.35
972887	$0.15	$69.07	$68.91	($5.35)	($5.35
972888	$0.15	$69.07	$68.91	($5.35)	($5.35
972889	$0.15	$69.07	$68.91	($5.35)	($5.35
972890	$0.15	$69.07	$68.91	($5.35)	($5.35
972891	$0.15	$69.07	$68.91	($5.35)	($5.35
972892	$0.15	$69.07	$68.91	($5.35)	$0.00
972893	$0.15	$69.07	$68.91	($5.35)	($5.35
972894	$0.15	$69.07	$68.91	($5.35)	($5.35
972895	$0.15	$69.07	$68.91	($5.35)	($5.35
972896	$0.15	$69.07	$68.91	($5.35)	($5.35
972897	$0.15	$69.07	$68.91	($5.35)	($5.35
972898	$0.15	$69.07	$68.91	($5.35)	($5.35
972899	$0.15	$69.07	$68.91	($5.35)	($5.35
972900	$0.15	$69.07	$68.91	($5.35)	($5.35

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2021-22

Parcel ID	Base Year Taxes Paid	2020 City Taxes Paid	2020-21 Tax Increment	Available 2021-22 TIRZ Credit	Applicable 2021-22 TIRZ Credit
972901	$0.15	$69.07	$68.91	($5.35)	($5.35
972902	$0.15	$69.07	$68.91	($5.35)	($5.35
972903	$0.15	$69.07	$68.91	($5.35)	($5.35
972904	$0.15	$69.07	$68.91	($5.35)	($5.35
972905	$0.15	$69.07	$68.91	($5.35)	($5.35
972906	$0.15	$69.07	$68.91	($5.35)	($5.35
972907	$0.15	$69.07	$68.91	($5.35)	($5.35
972908	$0.15	$69.07	$68.91	($5.35)	($5.35
972909	$0.15	$69.07	$68.91	($5.35)	($5.35
972910	$0.15	$69.07	$68.91	($5.35)	($5.35
972911	$0.15	$69.07	$68.91	($5.35)	($5.35
972912	$0.15	$69.07	$68.91	($5.35)	($5.35
972913	$0.15	$69.07	$68.91	($5.35)	($5.35
972914	$0.15	$69.07	$68.91	($5.35)	($5.35
972915	$0.15	$69.07	$68.91	($5.35)	($5.35
972916	$0.15	$69.07	$68.91	($5.35)	($5.35
972917	$0.15	$69.07	$68.91	($5.35)	($5.35
972918	$0.15	$69.07	$68.91	($5.35)	($5.35
972919	$0.15	$69.07	$68.91	($5.35)	($5.35
972920	$0.15	$69.07	$68.91	($5.35)	($5.35
972921	$0.15	$69.07	$68.91	($5.35)	($5.35
972922	$0.15	$69.07	$68.91	($5.35)	($5.35
972923	$0.15	$69.07	$68.91	($5.35)	($5.35
972924	$0.15	$69.07	$68.91	($5.35)	($5.35
972925	$0.15	$69.07	$68.91	($5.35)	($5.35
972926	$0.15	$69.07	$68.91	($5.35)	($5.35
972927	$0.15	$69.07	$68.91	($5.35)	($5.35
972928	$0.15	$69.07	$68.91	($5.35)	($5.35
972929	$0.15	$69.07	$68.91	($5.35)	($5.35
972930	$0.15	$69.07	$68.91	($5.35)	($5.35
972931	$0.15	$69.07	$68.91	($5.35)	($5.35
972932	$0.15	$69.07	$68.91	($5.35)	($5.35
972933	$0.15	$69.07	$68.91	($5.35)	($5.35
972934	$0.15	$69.07	$68.91	($5.35)	($5.35
972935	$0.15	$69.07	$68.91	($5.35)	($5.35
972936	$0.15	$69.07	$68.91	($5.35)	$0.00
972937	$0.15	$69.07	$68.91	($5.35)	$0.00
HOA	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$8,198.16**	**$441,423.88**	**$435,617.76**	**($33,803.94)**	**($33,587.67**

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX F
NIA #2 ASSESSMENT ROLL – 2021-22

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
740806	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740807	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740808	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740809	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740810	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740811	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740812	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740813	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740814	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740815	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740816	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740817	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740818	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740819	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740820	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740821	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740822	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740823	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740824	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740825	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740826	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740827	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740828	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740829	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740830	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740831	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740832	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740833	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740834	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740835	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740836	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740837	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740838	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740839	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740840	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740841	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740842	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740843	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740844	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740845	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740846	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740847	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740848	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740849	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740850	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740851	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740852	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740853	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740854	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740855	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740856	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740857	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740858	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740859	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740860	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740861	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740862	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740863	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740864	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740865	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740866	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740867	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740868	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
740869	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740870	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740871	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740872	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740873	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740874	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740875	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740876	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740877	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740878	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740879	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740880	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740881	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740882	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740883	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740884	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740885	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740886	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740887	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740888	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740889	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740890	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740891	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740892	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740893	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740894	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740895	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740896	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740897	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740898	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740899	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740900	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740901	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740902	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740903	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740904	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740905	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740906	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740907	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740908	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740909	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740910	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740911	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740912	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740913	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740914	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740915	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740916	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740917	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740918	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740919	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740920	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740921	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740922	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740923	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740924	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740925	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740926	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740927	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740928	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740929	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740930	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740931	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
740932	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740933	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740934	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740935	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740936	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740937	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740938	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740939	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740940	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740941	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740942	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740943	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740944	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740945	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740946	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740947	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740948	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740949	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740950	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740951	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740952	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740953	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740954	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740955	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740956	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740957	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740958	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740959	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740960	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740961	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740962	1	50	$11,356	0.60%	$29.88	$481.87	$80.72	$56.78	$649.25
740963	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740964	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740965	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740966	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740967	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740968	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740969	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740970	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740971	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740972	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740973	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740974	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740975	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
740976	1	60	$12,453	0.66%	$32.77	$528.45	$88.52	$62.27	$712.01
Total	**162**		**$1,900,000**	**100.00%**	**$5,000.00**	**$80,625.00**	**$13,505.66**	**$9,500.00**	**$108,630.66**

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX G
NIA #3 ASSESSMENT ROLL – 2021-22

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
757500	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757494	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757493	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757492	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757491	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757490	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757489	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757488	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757487	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757486	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757485	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757484	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757483	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757482	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757481	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757480	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757479	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757478	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757477	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757476	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757475	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757474	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757473	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757472	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757471	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757470	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757469	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757468	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757467	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757466	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757465	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757464	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757463	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757462	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757461	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757460	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757459	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757458	1	70	$14,218	0.32%	$47.93	$603.04	$97.43	$71.09	$819.48
757457	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757456	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757455	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757454	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757453	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757452	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757451	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757450	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757449	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757448	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757447	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757446	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757445	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757444	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757443	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757442	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757441	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757440	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757439	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757438	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757437	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757436	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757435	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757434	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757433	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757432	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
757431	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757430	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757429	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757428	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757427	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757426	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757425	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757424	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757423	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757422	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757421	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757420	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757419	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757418	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757417	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757416	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757415	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757414	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757413	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757412	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757411	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757410	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757409	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757408	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757407	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757406	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757405	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757404	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757403	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757402	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757401	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757400	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757399	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757398	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757397	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757396	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757395	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757394	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757393	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757392	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
757391	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769773	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769772	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769765	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769764	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
769763	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769762	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769761	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769760	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769759	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769758	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769757	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769756	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769755	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769754	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769753	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769752	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769751	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769750	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769749	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769748	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769747	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769746	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769745	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
769744	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769743	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769742	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769741	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769740	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769739	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769738	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769737	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769736	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769735	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769734	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769733	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769732	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769731	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769730	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769729	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769728	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769727	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769726	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769725	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769724	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769723	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769722	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769721	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769720	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769719	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769718	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769717	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769716	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769715	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769714	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769713	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769712	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769711	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769710	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769709	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769708	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769707	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769706	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769704	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769703	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769702	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769701	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769700	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769699	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769698	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769697	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769696	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769695	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769694	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769693	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769692	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769691	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769690	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769689	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769688	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769687	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769686	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769685	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769684	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769683	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769682	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769681	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769680	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
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Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
769679	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769678	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769677	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769676	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769675	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769674	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769673	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769672	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769671	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769670	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769669	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769668	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769667	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769666	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769665	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769664	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769663	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769662	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769661	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769660	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769659	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769658	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769657	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769656	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769655	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769654	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769653	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769652	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769651	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769650	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769649	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769648	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769647	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769646	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769645	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769644	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769643	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769642	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769641	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769640	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769639	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769638	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769637	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769636	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769635	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769634	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769633	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769632	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769631	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769630	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769629	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769628	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769627	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769626	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769625	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769624	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769623	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769622	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769621	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769620	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769619	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769618	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769617	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769616	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
769615	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769614	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769613	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769612	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769611	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769610	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769609	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769608	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769607	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769606	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769605	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769604	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769603	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769602	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769601	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769600	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769599	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769598	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769597	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769596	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769595	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769594	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769593	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769592	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769591	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769590	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769589	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769588	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769587	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769586	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769585	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769584	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769583	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769582	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769581	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769580	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769579	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769578	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769577	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769576	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769575	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769574	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769573	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769572	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769571	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769570	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769569	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769568	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769567	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769566	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769565	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769564	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769563	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769562	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769561	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769560	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769559	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769558	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769557	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769556	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769555	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769554	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769553	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769552	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
769551	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769550	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769549	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769548	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769547	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769546	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769545	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769544	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769543	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769542	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769541	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769540	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769539	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769538	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769537	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769536	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769535	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769534	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769533	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769532	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769531	1	50	$11,568	0.26%	$38.99	$490.64	$79.27	$57.84	$666.74
769529	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769528	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769527	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769526	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769525	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769524	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769523	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769522	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769521	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769520	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769519	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769518	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769517	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769516	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769515	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769514	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769513	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769512	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769511	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769510	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769509	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769508	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769507	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769506	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769505	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769504	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769503	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769502	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769501	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769500	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769499	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769498	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
769497	1	60	$12,686	0.29%	$42.76	$538.06	$86.93	$63.43	$731.18
Total	**368**		**$4,450,000.00**	**100.00%**	**$15,000.00**	**$188,743.76**	**$30,494.34**	**$22,250.00**	**$256,488.10**

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX H
NIA #4 ASSESSMENT ROLL – 2021-22

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #4 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
964952	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964953	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
964954	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
964955	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
964956	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964957	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964958	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964959	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964960	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964961	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964962	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964963	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964964	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964965	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964966	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964967	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964968	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964969	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964970	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964971	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964972	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964973	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964974	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964975	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964976	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964977	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964978	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964979	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964980	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964981	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964982	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964983	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964984	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964985	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964986	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964987	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964988	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964989	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964990	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964991	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964992	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964993	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964994	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964995	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964996	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964997	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964998	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
964999	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965000	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965001	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965002	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965003	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965004	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965005	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965006	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965007	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965008	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965009	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965010	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965011	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965012	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965013	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965014	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965015	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #4 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
965016	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965017	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965018	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965019	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965020	1	70	$15,381	0.38%	$19.23	$634.48	$134.59	$76.91	$865.19
965021	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965023	1	70	$15,381	0.38%	$19.23	$634.48	$134.59	$76.91	$865.19
965024	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965025	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965026	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965027	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965028	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965029	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965030	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965031	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965032	1	70	$15,381	0.38%	$19.23	$634.48	$134.59	$76.91	$865.19
965033	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965034	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965035	1	70	$15,381	0.38%	$19.23	$634.48	$134.59	$76.91	$865.19
965036	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965037	1	70	$15,381	0.38%	$19.23	$634.48	$134.59	$76.91	$865.19
965038	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965039	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965040	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965041	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965042	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965043	1	70	$15,381	0.38%	$19.23	$634.48	$134.59	$76.91	$865.19
965044	1	70	$15,381	0.38%	$19.23	$634.48	$134.59	$76.91	$865.19
965045	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965046	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965047	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965048	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965049	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965050	1	70	$15,381	0.38%	$19.23	$634.48	$134.59	$76.91	$865.19
965051	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965052	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965053	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965054	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965055	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965056	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965058	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
965059	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965060	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965061	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965062	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965063	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965064	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965065	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965066	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965067	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965068	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965069	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965070	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965071	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965072	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965073	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965074	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965075	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965076	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965077	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965078	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965079	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965080	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965081	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #4 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
965082	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965083	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965084	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965085	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965086	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965087	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965088	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965089	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965090	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965091	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965092	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965093	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965094	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965095	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965096	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965097	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965098	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965099	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965100	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965101	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965102	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965103	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965104	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965105	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965106	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965107	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965108	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965109	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965110	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965111	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965112	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965113	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965114	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965115	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965116	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965117	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965118	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965119	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965120	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965121	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965122	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965123	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965124	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965125	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
965126	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972792	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972793	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972794	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972795	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972796	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972797	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972798	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972799	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972800	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972801	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972802	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972803	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972804	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972805	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972806	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972807	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972808	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972809	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972810	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20

Sutton Fields PID II
NIA #4 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
972811	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972812	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972813	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972814	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972815	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972816	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972817	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972818	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972819	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972820	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972822	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972823	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972824	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972825	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972826	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972827	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972828	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972829	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972830	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972831	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972832	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972833	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972834	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972835	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972836	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972837	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972838	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972839	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972840	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972841	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972842	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972843	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972844	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972845	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972846	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972847	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972848	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972849	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972850	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972851	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972852	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972853	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972854	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972855	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972856	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972857	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972858	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972859	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972860	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972861	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972862	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972863	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972864	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972865	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972866	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972867	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972868	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972869	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972870	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972871	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972872	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972873	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972874	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #4 Assessment Roll
2021-22

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
972875	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972876	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972877	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972878	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972879	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972880	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972881	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972882	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972883	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972884	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972885	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972886	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972887	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972888	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972889	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972890	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972891	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972892	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972893	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972894	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972895	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972896	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972897	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972898	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972899	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972900	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972901	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972902	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972903	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972904	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972905	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972906	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972907	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972908	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972909	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972910	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972911	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972912	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972913	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972914	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972915	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972916	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972917	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972918	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972919	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972920	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972921	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972922	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972923	1	50	$12,514	0.31%	$15.64	$516.21	$109.50	$62.57	$703.93
972924	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972925	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972926	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972927	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972928	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972929	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972930	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972931	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972932	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972933	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972934	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972935	1	60	$13,728	0.34%	$17.16	$566.28	$120.12	$68.64	$772.20
972936	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972937	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**0**		**$4,000,000.00**	**100.00%**	**$5,000.00**	**$165,000.00**	**$35,000.00**	**$20,000.00**	**$225,000.00**

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

APPENDIX I
NIA #5A ASSESSMENT ROLL

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Appendix I
Neighborhood Improvement Area #5A Assessment Roll

Parcel(s)	**122875, 52680, 52690, 52751, 52810, 52744, 52721, 52760, 52763**
Assessment	**$7,300,000**

Year (a)	Principal	Interest (b)	Total Debt Service	Administrative Expenses (c)	Delinquency and Prepayment Reserve	Annual Installment (d)
9/1/2022	$0	$330,690	$330,690	$35,000	$0	$365,690
9/1/2023	$50,000	$330,690	$380,690	$35,700	$0	$416,390
9/1/2024	$55,000	$328,425	$383,425	$36,414	$0	$419,839
9/1/2025	$60,000	$325,934	$385,934	$37,142	$0	$423,076
9/1/2026	$60,000	$323,216	$383,216	$37,885	$0	$421,101
9/1/2027	$65,000	$320,498	$385,498	$38,643	$0	$424,140
9/1/2028	$65,000	$317,553	$382,553	$39,416	$0	$421,969
9/1/2029	$70,000	$314,609	$384,609	$40,204	$0	$424,812
9/1/2030	$75,000	$311,438	$386,438	$41,008	$0	$427,446
9/1/2031	$75,000	$308,040	$383,040	$41,828	$0	$424,868
9/1/2032	$80,000	$304,643	$384,643	$42,665	$0	$427,307
9/1/2033	$85,000	$301,019	$386,019	$43,518	$0	$429,537
9/1/2034	$90,000	$297,168	$387,168	$44,388	$0	$431,556
9/1/2035	$95,000	$293,091	$388,091	$45,276	$0	$433,367
9/1/2036	$100,000	$288,788	$388,788	$46,182	$0	$434,969
9/1/2037	$105,000	$284,258	$389,258	$47,105	$0	$436,363
9/1/2038	$110,000	$279,501	$389,501	$48,047	$0	$437,548
9/1/2039	$115,000	$274,518	$389,518	$49,008	$0	$438,526
9/1/2040	$120,000	$269,309	$389,309	$49,989	$0	$439,297
9/1/2041	$125,000	$263,873	$388,873	$50,988	$0	$439,861
9/1/2042	$455,000	$258,210	$713,210	$52,008	$0	$765,218
9/1/2043	$475,000	$237,599	$712,599	$53,048	$0	$765,647
9/1/2044	$500,000	$216,081	$716,081	$54,109	$0	$770,190
9/1/2045	$525,000	$193,431	$718,431	$55,191	$0	$773,622
9/1/2046	$550,000	$169,649	$719,649	$56,295	$0	$775,944
9/1/2047	$580,000	$144,734	$724,734	$57,421	$0	$782,155
9/1/2048	$605,000	$118,460	$723,460	$58,570	$0	$782,029
9/1/2049	$640,000	$91,053	$731,053	$59,741	$0	$790,794
9/1/2050	$670,000	$62,061	$732,061	$60,936	$0	$792,997
9/1/2051	$700,000	$31,710	$731,710	$62,155	$0	$793,865
Total	**$7,300,000**	**$7,590,242**	**$14,890,242**	**$1,419,883**	**$0**	**$16,310,124**

(a) The 9/1/XX dates represent the fiscal year end for the bonds, and the installments are due on the immediately prior January 31st.
(b) Interest rate is 4.53%.
(c) Preliminary estimate, will be updated in Annual Service Plan Updates.
(d) Does not include capitalized interest.

Attachment: Sutton Fields PID - Annual Service Plan - 2021-22 (SAP Update - Sutton Fields II PID)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Wells North PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Wells North Public Improvement District. (Stovall)

Background Information:
The Wells North PID (a.k.a. "Bluewood") was created by the City Council pursuant to the PID Act and a resolution approved on February 9, 2016. The PID is bordered on the north by C.R. 88 (with the exception of approximately 10 acres situated directly north of the C.R. 88) and to the south by C.R. 83, and is situated east of State Highway 289 (Preston Road) and west of C.R. 86. The PID is anticipated to contain an estimated 833 single family residential units, 305 multifamily residential units, and 152,460 square feet of commercial space on approximately 244 acres within five phases.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

WELLS NORTH
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

WELLS NORTH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 – 8/31/22)

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APPENDIX H - NIA #4 ASSESSMENT ROLL SUMMARY - 2021-22

APPENDIX I - NIA #5 ASSESSMENT ROLL SUMMARY - 2021-22

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

I. INTRODUCTION

The Wells North Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on February 9, 2016 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) (the "NIA #1 Bonds") in the aggregate principal amount of $6,425,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project) (the "MIA Bonds") in the aggregate principal amount of $3,235,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The City and the Developer entered into a reimbursement agreement in the aggregate amount of $1,900,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #2 of the PID (the NIA #2 Reimbursement Agreement").

On December 10, 2019, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2019 (Wells North Public Improvement District Neighborhood Improvement Area #2 Project) (the "NIA #2 Bonds") in the aggregate principal amount of $1,900,000 to fully reimburse the Developer for the unpaid balance of the NIA #2 Reimbursement Agreement.

The City and the Developer entered into a reimbursement agreement in the aggregate amount of $995,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #3 (the "NIA #3") of the PID (the NIA #3 Reimbursement Agreement")

On October 13, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells North Public Improvement District Neighborhood Improvement Area #3-4 Project) (the "NIA #3-4 Bonds") in the aggregate principal amount of $3,060,000 to fully reimburse the Developer for the unpaid balance of the NIA #3 Reimbursement Agreement and to refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #4 of the PID.

On June 8, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells North Public Improvement District Neighborhood Improvement Area #5 Project) (the "NIA #5 Bonds") in the aggregate principal amount of $1,860,000 to refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #5 of the PID.

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

A service and assessment plan, as updated or amended from time to time, (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for NIA #2 on April 9, 2019 and December 10, 2019 to issue the NIA #2 Bonds, updated for NIA #3 and NIA #4 on May 12, 2020 and October 13, 2020, respectively, to issue the NIA #3-4 Bonds, and updated on June 8, 2021 to issue the NIA #5 Bonds (the "Updated Service and Assessment Plan")

Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the Special Assessments on each Parcel of Assessed Property within the PID, based on the method of Assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for Annual Installments to be collected for 2021-22.

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

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Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, the initial total estimated costs of the NIA #1 Improvements were equal to $5,192,000 and the proportional share of the Major Improvements allocated to NIA #1 was $1,231,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2018, the actual costs of the NIA #1 Authorized Improvements, including the proportional share of the Major Improvement costs, is $6,457,710.

The NIA #1 Improvements were completed and accepted by the City in September 2017.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #1 Improvements and proportional share of the Major Improvements as well as the City of Celina Regional Park Improvements, (2) establish the PID, and (3) issue NIA #1 Bonds. The actual costs spent to date of the NIA #1 Improvements were provided by the Developer as part of the Updated Service and Assessment Plan. For additional NIA #1 development-related information, refer to the link below:

https://emma.msrb.org/ES1229868-ES960545-ES1361457.pdf

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Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Table II-A
Updated Sources and Uses – NIA #1

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance[2]
Par amount	$6,425,000	$6,425,000	$0
Development Agreement Contributions	$365,950	$365,950	$0
Other funding sources	$1,418,557	$1,453,267	$34,710
Total Sources	**$8,209,507**	**$8,244,217**	**$34,710**
Uses of Funds			
NIA #1 Improvements			
Road improvements	$3,423,000	$2,646,348	($776,652)
Water distribution system improvements	$569,000	$749,564	$180,564
Sanitary sewer improvements	$579,000	$1,136,439	$557,439
Storm drainage improvements	$621,000	$730,684	$109,684
ROW Acquisition	$0	$0	$0
CCN Certificate	$0	$0	$0
Dry Utilities	$0	$0	$0
Subtotal: NIA #1 Improvements	*$5,192,000*	*$5,263,035*	*$71,035*
Major Improvements			
Road improvements	$517,000	$440,346	($76,654)
Water distribution system improvements	$81,000	$138,739	$57,739
Sanitary sewer improvements	$202,000	$210,346	$8,346
Storm drainage improvements	$161,000	$135,244	($25,756)
ROW Acquisition	$256,000	$256,000	$0
CCN Certificate	$14,000	$14,000	$0
Subtotal: Authorized Improvements	*$1,231,000*	*$1,194,675*	*($36,325)*
City of Celina Regional Park Improvements	$365,950	$365,950	$0
Bond Issuance Costs			$0
Capitalized interest	$440,494	$440,494	$0
Reserve fund	$447,313	$447,313	$0
Other costs of issuance including underwriter's discount	$532,750	$532,750	$0
Subtotal: Bond Issuance Costs	*$1,420,557*	*$1,420,557*	*$0*
Total Uses	**$8,209,507**	**$8,244,217**	**$34,710**

1 – According to the Service and Assessment Plan approved on March 29, 2016.
2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2018.

NIA #1 Improvement Cost Variances

As stated in Table II-A above, there are no significant variances to the NIA #1 Improvement aggregate budget.

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, the initial total estimated costs of the Major Improvements applicable to property within the Major Improvement Area were equal to $2,303,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated actual costs of the Major Improvements are $3,792,408.

The Major Improvements were completed and accepted by the City in September 2017.

Table II-B on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue MIA Bonds. The actual costs spent to date of the Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional MIA development-related information, refer to the link below:

https://emma.msrb.org/P11508821-P11168143-P11583697.pdf

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Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Table II-B
Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance[2]
Par amount	$3,235,000	$3,235,000	$0
Development Agreement Contributions	$219,050	$219,050	$0
Other funding sources	$0	$1,489,408	$1,489,408
Total Sources	**$3,454,050**	**$4,943,458**	**$1,489,408**
Uses of Funds			
Major Improvements			
Road improvements	$968,000	$1,296,158	$328,158
Water distribution system improvements	$152,000	$300,176	$148,176
Sanitary sewer improvements	$377,000	$265,874	($111,126)
Storm drainage improvements	$302,000	$1,426,200	$1,124,200
ROW Acquisition	$479,000	$479,000	$0
CCN Certificate	$25,000	$25,000	$0
Subtotal: Major Improvements	*$2,303,000*	*$3,792,408*	*$1,489,408*
City of Celina Regional Park Improvements	$219,050	$219,050	$0
Bond Issuance Costs			
Capitalized interest	$403,901	$403,901	$0
Reserve fund	$230,663	$230,663	$0
Other costs of issuance including underwriter's discount	$297,436	$297,436	$0
Subtotal: Bond Issuance Costs	*$932,000*	*$932,000*	*$0*
Total Uses	**$3,454,050**	**$4,943,458**	**$1,489,408**

1 – According to the Service and Assessment Plan approved on March 29, 2016.
2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Major Improvement Area Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, overages are a result of upgraded construction specifications of certain projects. The overages were funded entirely by the Developer.

NIA #2 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #2 on April 9, 2019 and December 10, 2019, the initial total estimated costs of the NIA #2 Improvements were equal to $2,877,835. As shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020, the current estimated actual costs of the NIA #2 Authorized Improvements are $2,966,841.

The NIA #2 Improvements were completed and accepted by the City on December 10, 2019.

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Table II-C below summarizes the updated sources and uses of funds required to (1) construct the NIA #2 Improvements, (2) establish the PID, and (3) issue NIA #2 Bonds. The actual costs spent to date of the NIA #2 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020. For additional NIA #2 development-related information, refer to the link below:

https://emma.msrb.org/P11425121-P11106266-P11515811.pdf

Table II-C
Updated Sources and Uses – NIA #2

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
NIA #2 Bonds	$1,900,000	$1,900,000	$0
Other funding sources	$1,312,968	$1,401,974	$89,006
Total Sources	**$3,212,968**	**$3,301,974**	**$89,006**
Uses of Funds			
NIA #2 Improvements			
Road improvements	$1,019,559	$1,108,917	$89,358
Water distribution system improvements	$527,250	$503,745	($23,505)
Sanitary sewer improvements	$358,803	$358,803	$0
Storm drainage improvements	$303,359	$300,497	($2,862)
Soft Costs	$668,864	$694,879	$26,015
Subtotal: NIA #2 Improvements	*$2,877,835*	*$2,966,841*	*$89,006*
Bond Issuance Costs			$0
Capitalized interest	$0	$0	$0
Reserve fund	$136,133	$136,133	$0
Other costs of issuance including underwriter's discount	$199,000	$199,000	$0
Subtotal: Bond Issuance Costs	*$335,133*	*$335,133*	*$0*
Total Uses	**$3,212,968**	**$3,301,974**	**$89,006**

1 – According to the Service and Assessment Plan approved on March 29, 2016 and updated for NIA #2 on April 9, 2019 and December 19, 2019.
2 – Revised budget and funded to date amounts are based on amounts shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020.
3 - According to the Updated Service and Assessment Plan the Developer funded all costs not covered by the NIA #2 Bonds.

NIA #2 Improvement Cost Variances

As shown in Table II-C above, there are budget overages for the NIA #2 Improvement aggregate budget. The overages were funded entirely by the Developer.

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NIA #3 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #3 on May 12, 2020, the initial total estimated costs of the NIA #3 Improvements were equal to $1,149,876. As described in the Updated Service and Assessment Plan, the current estimated actual costs of the NIA #3 Improvements are $1,049,840.

According to the Updated Service and Assessment Plan, the NIA #3 Improvements were completed and accepted by the City in May 2020.

Table II-D below summarizes the estimated updated sources and uses of funds required to construct the NIA #3 Improvements.

Table II-D
Estimated Updated Sources and Uses – NIA #3

Sources of Funds	Initial Estimated Budget	Actual Amount[1]	Variance
NIA #3 share of NIA #3-4 Bonds	$995,000	$995,000	$0
Other funding sources	$154,876	$234,379	$79,503
Total Sources	**$1,149,876**	**$1,229,379**	**$79,503**
Uses of Funds			
Storm Drainage Improvements	$171,758	$170,118	($1,640)
Wastewater Improvements	$159,700	$152,974	($6,726)
Water Improvements	$173,914	$173,914	$0
Road Improvements	$539,970	$552,834	$12,864
Soft Costs	$104,534	$0	($104,534)
Subtotal: NIA #3 Improvements	*$1,149,876*	*$1,049,840*	*($100,036)*
Bond Issuance Costs			
Capitalized interest	$0	$0	$0
Reserve fund	$0	$72,460	$72,460
Other costs of issuance including underwriter's discount	$0	$107,079	$107,079
Subtotal: Bond Issuance Costs	*$0*	*$179,539*	*$179,539*
Total Uses	**$1,149,876**	**$1,229,379**	**$79,503**

1 – According to the Updated Service and Assessment Plan.

NIA #3 Improvement Cost Variances

As stated in Table II-D above, there was an increase from the initial estimated budget and the actual costs of the NIA #3 Improvements, including bond issuance costs. The increase was a result of NIA #3's portion of the NIA #3-4 Bond issuance costs.

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NIA #4 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #4 on October 13, 2020, the initial total estimated costs of the NIA #4 Improvements were equal to $2,538,325. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the revised estimated costs of the NIA #4 Improvements are $2,781,848 and the estimated amount spent to date for the NIA #4 Improvements is $2,391,189.

According to the Developer's Quarterly Improvement Implementation Report for NIA #3-4 dated as of June 30, 2021, the NIA #4 Improvements were completed and accepted by the City in January 2021.

The estimated actual costs spent to date of the NIA #4 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional NIA #4 development-related information, refer to the link below:

https://emma.msrb.org/P11508825-P11168146-P11583700.pdf

Table II-E below summarizes the estimated updated sources and uses of funds required to construct the NIA #4 Improvements.

Table II-E
Estimated Updated Sources and Uses – NIA #4

Sources of Funds	Initial Estimated Budget[1]	Budget Changes[2]	Updated Estimated Budget[2]
NIA #4 share of NIA #3-4 Bonds	$2,065,000	$0	$2,065,000
Other funding sources	$911,467	$243,523	$1,154,990
Total Sources	**$2,976,467**	**$243,523**	**$3,219,990**
Uses of Funds			
Storm Drainage Improvements	$462,519	$0	$462,519
Wastewater Improvements	$333,064	$800	$333,864
Water Improvements	$366,022	$0	$366,022
Road Improvements	$985,302	($10,000)	$975,302
Soft Costs	$391,418	$252,723	$644,141
Subtotal: NIA #4 Improvements	**$2,538,325**	**$243,523**	**$2,781,848**
Bond Issuance Costs			
Capitalized interest	$62,040	$0	$62,040
Reserve fund	$150,381	$0	$150,381
Other costs of issuance including underwriter's discount	$225,721	$0	$225,721
Subtotal: Bond Issuance Costs	*$438,142*	*$0*	*$438,142*
Total Uses	**$2,976,467**	**$243,523**	**$3,219,990**

1 – According to the Updated Service and Assessment Plan.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

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NIA #4 Improvement Cost Variances

As stated in Table II-D on the previous page, there was an increase from the initial estimated budget, which was funded by the Developer.

NIA #5 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #5 on June 8, 2021, the initial total estimated costs of the NIA #5 Improvements were equal to $2,806,513. There have been no changes to the budget for the NIA #5 Improvements as of the time of this report.

Table II-F below summarizes the estimated updated sources and uses of funds required to construct the NIA #5 Improvements.

Table II-F
Estimated Updated Sources and Uses – NIA #5

Sources of Funds	**Initial Estimated Budget[1]**	**Budget Changes[1]**	**Updated Estimated Budget[1]**
NIA #5 Bonds	$1,860,000	$0	$1,860,000
Other funding sources	$1,307,220	$0	$1,307,220
Total Sources	**$3,167,220**	**$0**	**$3,167,220**
Uses of Funds			
Storm Drainage Improvements	$453,604	$0	$453,604
Wastewater Improvements	$405,115	$0	$405,115
Water Improvements	$366,827	$0	$366,827
Road Improvements	$972,004	$0	$972,004
Soft Costs	$608,963	$0	$608,963
Subtotal: NIA #5 Improvements	*$2,806,513*	*$0*	*$2,806,513*
Bond Issuance Costs			
Capitalized interest	$0	$0	$0
Reserve fund	$123,184	$0	$123,184
Other costs of issuance including underwriter's discount	$237,523	$0	$237,523
Subtotal: Bond Issuance Costs	$360,707	$0	$360,707
Total Uses	**$3,167,220**	**$0**	**$3,167,220**

1 – According to the Updated Service and Assessment Plan.

NIA #5 Improvement Cost Variances

As stated in Table II-F above, there are no significant variances to the NIA #5 Improvement aggregate budget to be reported at this time.

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B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The estimated budget for the Authorized Improvements within each Neighborhood Improvement Area is shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-E below.

Table II-E
Projected Annual Installments

Assessment Year ending 09/01[1]	NIA #1	MIA	NIA #2	NIA #3	NIA #4	NIA #5
2017-2021	$1,970,978	$874,039	$280,592	$82,263	$0	$0
2022	$465,653	$259,061	$135,422	$80,613	$147,075	$130,534
2023	$485,867	$278,486	$140,266	$83,192	$156,885	$130,063
2024	$505,462	$275,587	$139,386	$82,589	$156,055	$129,573
2025	$498,853	$277,703	$143,517	$82,987	$155,236	$129,093
2026	$492,257	$274,576	$142,483	$83,340	$154,427	$128,573
2027	$485,676	$276,464	$141,348	$83,648	$153,292	$128,015
Total	**$4,904,746**	**$2,515,916**	**$1,123,015**	**$578,631**	**$922,970**	**$775,850**

1 – Assessment years ending 2017 through 2022 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2023 through 2027 reflect projected Annual Installments and are subject to change.

C. Status of Development

NIA #1 Development

According to the City, 323 building permits have been issued for NIA #1 of the PID as of June 30, 2021, representing 95.8 percent of the total building permits expected to be issued within NIA #1.

See Table II-F below for the status of completed homes within NIA #1 based on certificate of occupancy issuances, according to the City.

Table II-F
Completed Homes – NIA #1

Status	Cumulative as of September 30, 2019	Cumulative as of September 30, 2020	Cumulative as of June 30, 2021
Homes completed[1]	215	293	305

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2021.

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Major Improvement Area Development

According to the City, 295 building permits have been issued for the Major Improvement Area of the PID as of June 30, 2021, representing 59.4 percent of the total single family residential building permits expected to be issued within the Major Improvement Area.

See Table II-G below for the status of completed homes within the Major Improvement Area based on certificate of occupancy issuances, according to the City.

Table II-G
Completed Homes – MIA

Status	Cumulative as of September 30, 2019	Cumulative as of September 30, 2020	Cumulative as of June 30, 2021
Homes completed[1]	0	148	177

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2021.

NIA #2 Development

According to the City, 166 building permits have been issued for NIA #2 of the PID as of June 30, 2021, representing 95.4 percent of the total building permits expected to be issued within NIA #2.

See Table II-H below for the status of completed homes within NIA #2 based on certificate of occupancy issuances.

Table II-H
Completed Homes – NIA #2

Status	Cumulative as of September 30, 2019	Cumulative as of September 30, 2020	Cumulative as of June 30, 2021
Homes completed[1]	0	148	166

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2021.

NIA #3 Development

According to the City, 32 building permits have been issued for NIA #3 of the PID as of June 30, 2021, representing 53.3 percent of the total building permits expected to be issued within NIA #3.

See Table II-I on the following page for the status of completed homes within NIA #3 based on certificate of occupancy issuances.

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Table II-I
Completed Homes – NIA #3

Status	Cumulative as of September 30, 2020	Cumulative as of June 30, 2021
Homes completed[1]	0	6

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2021.

NIA #4 Development

According to the City, 97 building permits have been issued for NIA #4 of the PID as of June 30, 2021, representing 63.8 percent of the total building permits expected to be issued within NIA #4.

See Table II-J below for the status of completed homes within NIA #4 based on certificate of occupancy issuances.

Table II-J
Completed Homes – NIA #4

Status	Cumulative as of September 30, 2020	Cumulative as of June 30, 2021
Homes completed[1]	0	5

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2021.

D. ANNUAL BUDGET – NIA #1

Neighborhood Improvement Area #1 - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the NIA #1 Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds is 5.06 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (5.06 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments"

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of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

NIA #1 Annual Installments to be collected for 2021-22

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-K below.

Table II-K
Budget for the NIA #1 Annual Installments
to be Collected for 2021-22

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2022	$150,881
Interest payment on September 1, 2022	$150,881
Principal payment on September 1, 2022	$125,000
Subtotal debt service on bonds	*$426,761*
Administrative expenses	$30,000
Excess interest for prepayment and delinquency reserves	$29,790
Subtotal Expenses	*$486,551*
Available reserve fund income	($2,898)
Available capitalized interest account	$0
Available Administrative Expense account	($18,000)
Subtotal funds available	*($20,898)*
Annual Installments	**$465,653**

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Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2022 in the amount of $150,881 and on September 1, 2022 in the amount of $150,881, which equal interest on the outstanding NIA #1 Special Assessments balance of $5,957,951 for six months each at an effective interest rate of 5.06 percent. Annual Installments to be collected include a principal amount of $125,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2021-22 is equal to $426,761.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-L below, the total administrative expenses to be collected for 2021-22 are estimated to be $30,000.

Table II-L
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$18,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$2,855
Total	**$30,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $29,790, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessments balance of $5,957,951.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $450,210, which includes the Bond Reserve Requirement of $447,313 and investment income $2,898. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $2,898 should be transferred to the Principal & Interest Account and used to pay interest on the NIA #1 Bonds on the next interest payment date. As a result, the amount to be transferred, $2,898, is available to pay a portion of the NIA #1 Bonds debt service.

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Available Capitalized Interest Account

As June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, there was $57,688 in the Administrative Expense Fund. Approximately $39,688 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are $18,000 anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

E. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within NIA #1 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-M below.

Table II-M
Allocation of Annual Installment to NIA #1 Parcels for 2021-22

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$465,653	0.27%	$1,258.35
60'	$465,653	0.32%	$1,497.92
70'	$465,653	0.40%	$1,878.90
HOA	$465,653	1.00%	$4,656.53

1 – Allocation percentages shown above are based on estimated build out values for NIA #1 lots, excluding prepaid Parcels, if any.

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D.

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

F. ANNUAL BUDGET– MIA

Major Improvement Area - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the MIA Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the MIA Bonds commencing with the issuance of the MIA Bonds. The effective interest rate on the MIA Bonds is 5.31 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the MIA Bonds (5.31 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as capitalized interest, interest earnings on any account balances, and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the MIA Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Major Improvement Area Annual Installments to be collected for 2021-22

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-N on the following page.

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Table II-N
Budget for the MIA Annual Installments
to be Collected for 2021-22

Descriptions	MIA Bonds
Interest payment on March 1, 2022	$80,687
Interest payment on September 1, 2022	$80,687
Principal payment on September 1, 2022	$65,000
Subtotal debt service on bonds	*$226,375*
Administrative expenses	$29,000
Excess interest for debt service reserve fund	$15,181
Subtotal Expenses	*$270,556*
Available reserve fund income	($1,494)
Available capitalized interest account	$0
Available Administrative Expense account	($10,000)
Subtotal funds available	*($11,494)*
Annual Installments	**$259,061**

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2022 in the amount of $80,687 and on September 1, 2022 in the amount of $80,687, which equal interest on the outstanding Special Assessments balance of $3,036,234 for six months each at an effective interest rate of 5.31 percent. Annual Installments to be collected include a principal amount of $65,000 due on September 1, 2022. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2021-22 is equal to $226,375.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-O on the following page, the total administrative expenses to be collected for 2021-22 are estimated to be $29,000.

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Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Table II-O
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$16,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$4,000
Contingency	$855
Total	**$29,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $15,181, which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of $3,036,234.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $232,157, which includes the Bond Reserve Requirement of $230,663 and investment income $1,494. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $1,494 should be transferred to the Principal & Interest Account and used to pay interest on the MIA Bonds on the next interest payment date. As a result, the amount to be transferred, $1,494, is available to pay a portion of the MIA Bonds debt service.

Available Capitalized Interest Account

As June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, there was $56,735 in the Administrative Expense Fund. Approximately $46,735 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are $10,000 anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

G. Annual Installments by Lot Type - MIA

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the MIA Bonds, to fund the Prepayment

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within the Major Improvement Area that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in the Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-P below.

Table II-P
Allocation of Annual Installment to MIA Parcels for 2021-22

Phase	Lot Size[1]	Total 2021-22 Annual Installment	Allocation Percentage[2]	Annual Installment Per Unit
NIA #2	50'	$259,061	0.138%	$356.30
NIA #3	60'	$259,061	0.186%	$480.84
	70'	$259,061	0.193%	$499.21
NIA #4	50'	$259,061	0.142%	$366.89
	60'	$259,061	0.169%	$436.90
	70'	$259,061	0.190%	$492.92
NIA #5	50'	$259,061	0.155%	$402.83
	60'	$259,061	0.199%	$514.73
HOA		$259,061	1.000%	$2,540.58

1- Other Major Improvement Lot Types will be subdivided from parent parcels in future phases.
2- The allocation percentages and Annual Installments per Units are first allocated to each Neighborhood Improvement Area within the Major Improvement Area and then allocated between lot sizes.

The list of Parcels within the MIA of the PID, the number of units to be developed on the current residential Parcels, the corresponding allocation percentage, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix E.

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Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

H. ANNUAL BUDGET – NIA #2

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty-one annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #2 Improvements commenced following the recording of the final plat for NIA #2A. The first NIA #2 Annual Installment was due on January 31, 2020 and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2 Bonds commencing with the issuance of the NIA #2 Bonds. The effective interest rate on the NIA #2 Bonds is 3.68 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2 Bonds (3.68 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #2 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #2 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #2 Annual Installments to be collected for 2021-22

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

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Table II-Q
Budget for the NIA #2 Annual Installments
to be Collected for 2021-22

Descriptions	NIA #2 Bonds
Interest payment on March 1, 2022	$32,899
Interest payment on September 1, 2022	$32,899
Principal payment on September 1, 2022	$40,000
Subtotal debt service on debt	*$105,798*
Excess interest for debt service reserve fund	$8,940
Administrative Expenses	$30,000
Subtotal Expenses	*$144,738*
Available reserve fund income	($316)
Available capitalized interest account	$0
Available Administrative Expense account	($9,000)
Subtotal funds available	*($9,316)*
Annual Installments	**$135,422**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #2 Bonds include interest due on March 1, 2022 in the amount of $32,899 and September 1, 2022 in the amount of $32,899, which equal interest on the outstanding Special Assessments balance of $1,849,190 for six months each at an effective interest rate of 3.68 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest for the NIA #2 Bonds in 2021-22 is equal to $105,798.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-R on the following page, the total administrative expenses to be collected for 2021-22 are estimated to be $30,000.

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Table II-R
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$19,250
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$600
Contingency	$2,0005
Total	**$30,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $8,940, which equals 0.5 percent interest on the outstanding NIA #2 Special Assessments balance of $1,788,026.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $135,732, which includes the Bond Reserve Requirement of $135,417 and investment income $316. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $316 should be transferred to the Principal & Interest Account and used to pay interest on the NIA #2 Bonds on the next interest payment date. As a result, $316 is available to pay a portion of the NIA #2 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2021, there were no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $46,450. Approximately $37,450 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are $9,000 anticipated to be available in the Administrative Expense Fund to reduce the NIA #2 2021-22 Annual Installment.

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

I. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #2.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within NIA #2 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-S below.

Table II-S
Allocation of Annual Installment to NIA #2 Parcels for 2021-22

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$135,422	0.58%	$784.02
HOA	$135,422	1.00%	$1,354.22

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any. 50' Lots are responsible for 99.00% of the total NIA #2 Special Assessments and the HOA lot is responsible for 1.00% of the NIA #2 Special Assessment.

The list of Parcels within NIA #2 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix F.

J. ANNUAL BUDGET – NIA #3

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #3 Improvements commenced following the recording of the final plat for NIA #3. The first NIA #3 Annual Installment was due on January 31, 2021 and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #3 portion of the NIA #3-4 Bonds is 3.71 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #3 portion of the NIA #3-4 Bonds (3.71 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special

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Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #3 portion of the NIA #3-4 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #3 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #3 Annual Installments to be collected for 2021-22

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-T below.

Table II-T
Budget for the NIA #3 Annual Installments to be Collected for 2021-22

Descriptions	NIA #3 portion of the NIA #3-4 Bonds
Interest payment on March 1, 2022	$17,894
Interest payment on September 1, 2022	$17,894
Principal payment on September 1, 2022	$20,000
Subtotal debt service on debt	*$55,788*
Excess interest for debt service reserve fund	$4,825
Administrative Expenses	$20,000
Subtotal Expenses	*$80,613*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$80,613**

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Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds include interest due on March 1, 2022 in the amount of $17,894 and September 1, 2022 in the amount of $17,894, which equal interest on the outstanding Special Assessments balance of $965,000 for six months each at an effective interest rate of 3.71 percent. Annual Installments to be collected include a principal amount of $20,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds in 2021-22 is equal to $55,788.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-U below, the total administrative expenses to be collected for 2021-22 are estimated to be $20,000.

Table II-U
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$12,500
Trustee	$1,250
Auditor	$500
Dissemination Agent	$500
Contingency	$605
Total	**$20,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $4,825, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessments balance of $965,000.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $222,853, which includes the Bond Reserve Requirement of $222,840 and investment income $13. There was not a significant excess balance to be used to pay interest on the NIA #3-4 Bonds on the next interest payment date. As a result, there are no funds available to pay a portion of the NIA #3-4 Bonds debt service.

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Available Capitalized Interest Account

As of June 30, 2021, there were no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $34,436. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #3 2021-22 Annual Installment.

K. Annual Installments by Lot Type - NIA #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on NIA #3's share of the NIA #3-4 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #3.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within NIA #3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #3 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-V below.

Table II-V
Allocation of Annual Installment to NIA #3 Parcels for 2021-22

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
60'	$80,613	1.65%	$1,328.41
70'	$80,613	1.71%	$1,379.15
HOA	$80,613	1.00%	$806.13

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any. Residential lots are responsible for 99.00% of the total NIA #3 Special Assessments and the HOA lot is responsible for 1.00% of the NIA #3 Special Assessment.

The list of Parcels within NIA #3 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix G.

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L. ANNUAL BUDGET – NIA #4

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #4 Improvements commenced following the recording of the final plat for NIA #4. The final plat for NIA #4 was recorded on January 26, 2021. The first NIA #4 Annual Installments are due on January 31, 2022 and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #4 portion NIA #3-4 Bonds is 3.72 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #4 portion of the NIA #3-4 Bonds (3.72) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #4 portion of the NIA #3-4 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #4 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #4 Annual Installments to be collected for 2021-22

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-W on the following page.

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Table II-W
Budget for the NIA #4 Annual Installments to be Collected for 2021-22

Descriptions	NIA #4 Portion of NIA #3-4 Bonds
Interest payment on March 1, 2022	$38,375
Interest payment on September 1, 2022	$38,375
Principal payment on September 1, 2022	$40,000
Subtotal debt service on debt	*$116,750*
Excess interest for debt service reserve fund	$10,325
Administrative Expenses	$20,000
Subtotal Expenses	*$147,075*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$147,075**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #4 portion of the NIA #3-4 Bonds include interest due on March 1, 2022 in the amount of $38,375 and September 1, 2022 in the amount of $38,375, which equal interest on the outstanding Special Assessments balance of $2,065,000 for six months each at an effective interest rate of 3.71 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest for the NIA #4 portion of the NIA #3-4 Bonds in 2021-22 is equal to $116,750.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-X on the following page, the total administrative expenses to be collected for 2021-22 are estimated to be $20,000.

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Table II-X
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$12,500
Trustee	$1,250
Auditor	$500
Dissemination Agent	$500
Contingency	$605
Total	**$20,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $10,325, which equals 0.5 percent interest on the outstanding NIA #4 Special Assessments balance of $2,065,000.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $222,853, which includes the Bond Reserve Requirement of $222,840 and investment income $13. There was not a significant excess balance to be used to pay interest on the NIA #3-4 Bonds on the next interest payment date. As a result, there are no funds available to pay a portion of the NIA #3-4 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2021, there were no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $34,346. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #4 2021-22 Annual Installment.

M. Annual Installments by Lot Type - NIA #4

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on NIA #4's share of the NIA #3-4 Bonds, to

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fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #4.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within NIA #4 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #4 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-Y below.

Table II-Y
Allocation of Annual Installment to NIA #4 Parcels for 2021-22

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$147,075	0.62%	$908.86
60’	$147,075	0.74%	$1,082.30
70’	$147,075	0.83%	$1,221.06
HOA	$147,075	1.00%	$1,470.75

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any. Residential lots are responsible for 99.00% of the total NIA #4 Special Assessments and the HOA lot is responsible for 1.00% of the NIA #4 Special Assessment.

The list of Parcels within NIA #4 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix H.

N. ANNUAL BUDGET – NIA #5

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #5 Improvements will commence following the issuance of the NIA #5 Bonds. The NIA #5 Bonds were issued in June 2021. The first NIA #5 Annual Installments are due on January 31, 2022 and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 1.52 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #5 Bonds (1.52 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments”

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of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #5 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #5 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #5 Annual Installments to be collected for 2021-22

The budget for NIA #5 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-Z below.

Table II-Z
Budget for the NIA #5 Annual Installments to be Collected for 2021-22

Descriptions	NIA #5 Bonds
Interest payment on March 1, 2022	$37,916
Interest payment on September 1, 2022	$28,319
Principal payment on September 1, 2022	$55,000
Subtotal debt service on debt	*$121,234*
Excess interest for debt service reserve fund	$9,300
Administrative Expenses	$25,000
Subtotal Expenses	*$155,534*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account[1]	($25,000)
Subtotal funds available	*($25,000)*
Annual Installments	**$130,534**

1 – The amount available as an Administrative Expense Fund credit represents the $25,000 deposited into the Administrative Expense Fund at the NIA #5 Bond closing.

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Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #5 Bonds include interest due on March 1, 2022 in the amount of $37,916, which equals interest on the outstanding Special Assessments balance of $1,860,000 for 241 days at an effective interest rate of 1.52 percent and September 1, 2022 in the amount of $28,319, which equal interest on the outstanding Special Assessments balance of $1,860,000 for six months at an effective interest rate of 1.52 percent. Annual Installments to be collected include a principal amount of $55,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest for the NIA #5 Bonds in 2021-22 is equal to $121,234.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-AA below, the total administrative expenses to be collected for 2021-22 are estimated to be $25,000.

Table II-AA
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$5,000
PID Administrator	$14,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$1,500
Total	**$25,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $9,300, which equals 0.5 percent interest on the outstanding NIA #5 Special Assessments balance of $1,860,000.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was approximately $123,184. The Bond Reserve Requirement is $123,184. As a result, there are no funds available to pay a portion of the NIA #5 Bonds debt service.

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Available Capitalized Interest Account

As of June 30, 2021, there were no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $25,000. The balance in the Administrative Expense Fund represents the $25,000 deposited into the Administrative Expense Fund at the NIA #5 Bond closing. As a result, there is $25,000 available in the Administrative Expense Fund to reduce the NIA #5 2021-22 Annual Installment.

O. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #5

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #5 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #5.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within NIA #5 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #5 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-AB below.

Table II-AB
Allocation of Annual Installment to NIA #5 Parcels for 2021-22

Lot Size	Total 2021-22 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$130,534	0.80%	$1,047.80
60’	$130,534	1.03%	$1,338.86
HOA	$130,534	1.00%	$1,305.34

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any. Residential lots are responsible for 99.00% of the total NIA #5 Special Assessments and the HOA lot is responsible for 1.00% of the NIA #5 Special Assessment.

The list of Parcels within NIA #5 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix I.

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P. BOND REDEMPTION RELATED UPDATES

NIA #1 Bonds

The Phase #1 Bonds were issued in 2016. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #1 Bonds, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022**, through August 31, 2025 such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

MIA Bonds

The MIA Bonds were issued in 2016. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the MIA Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022** through August 31, 2025, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the MIA Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #2 Bonds

The NIA #2 Bonds were issued in 2019. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #2 Bonds, the City reserves the right and option to redeem the NIA #2 Bonds maturing on or after September 1, 2020 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market

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conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #3-4 Bonds

The NIA #3-4 Bonds were issued in 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #3-4 Bonds, the City reserves the right and option to redeem the NIA #3-4 Bonds maturing on or after September 1, 2040 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #3-4 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #5 Bonds

The NIA #5 Bonds were issued in 2031. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #5 Bonds, the City reserves the right and option to redeem the NIA #5 Bonds maturing on or after September 1, 2037 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix D, E, and F of this report. Each Parcel in the PID is identified, along with the Special Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Special Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Special Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type
D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Collin County, Texas regarding the Lot.

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The sum of the Special Assessments for all newly subdivided Lots shall not exceed the Special Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of a Special Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Special Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to the Updated Service and Assessment Plan approved by the City Council.

According to the Developer and the Collin Central Appraisal District records, NIA #1 of the PID was completely subdivided in 2017, and the Special Assessments allocated proportionally according to Lot Type.

According to the Developer and the Collin Central Appraisal District records, NIA #2 of the PID was completely subdivided in 2019, and the Special Assessments allocated proportionally according to Lot Type.

According to the Developer and the Collin Central Appraisal District records, NIA #3 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type.

According to the Developer and the Collin Central Appraisal District records, NIA #4 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type. See Table IV-A below for a summary of the NIA #4 subdivision.

Table IV-A
NIA #4 Lot Subdivision

Prior to subdivision			After Subdivision				
Parent Parcel	Projected Number of Residential Units	Total NIA # 4 Assessment	New Parcels	Lot Size	Number of Residential Units	NIA #4 Assessment per Unit	Total NIA #4 Assessment
992448	152	$2,065,000	Various	50'	121	$12,761	$1,544,051
			Various	60'	16	$15,196	$243,136
			Various	70'	15	$17,144	$257,163
				Subtotal	*152*		*$2,044,350*
				HOA	0	$20,650	$20,650
Total					**152**		**$2,065,000**

B. Prepayment of Special Assessments

As of July 31, 2021, the NIA #1 Special Assessment on Parcel 2765036 (November 2018) has been prepaid in full.

As of July 31, 2021, the MIA and NIA #2 Special Assessments on Parcel 2799762 (April 2020), Parcel 2799844 (January 2021), and Parcel 2799897 (April 2021) have been prepaid in full.

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As of July 31, 2021, no NIA #3 Special Assessments have been prepaid.

As of July 31, 2021, no NIA #4 Special Assessments have been prepaid.

As of July 31, 2021, no NIA #5 Special Assessments have been prepaid.

Please see Appendix B of this report for details regarding prepaid Parcels.

The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

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Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

APPENDIX A
PID MAP

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

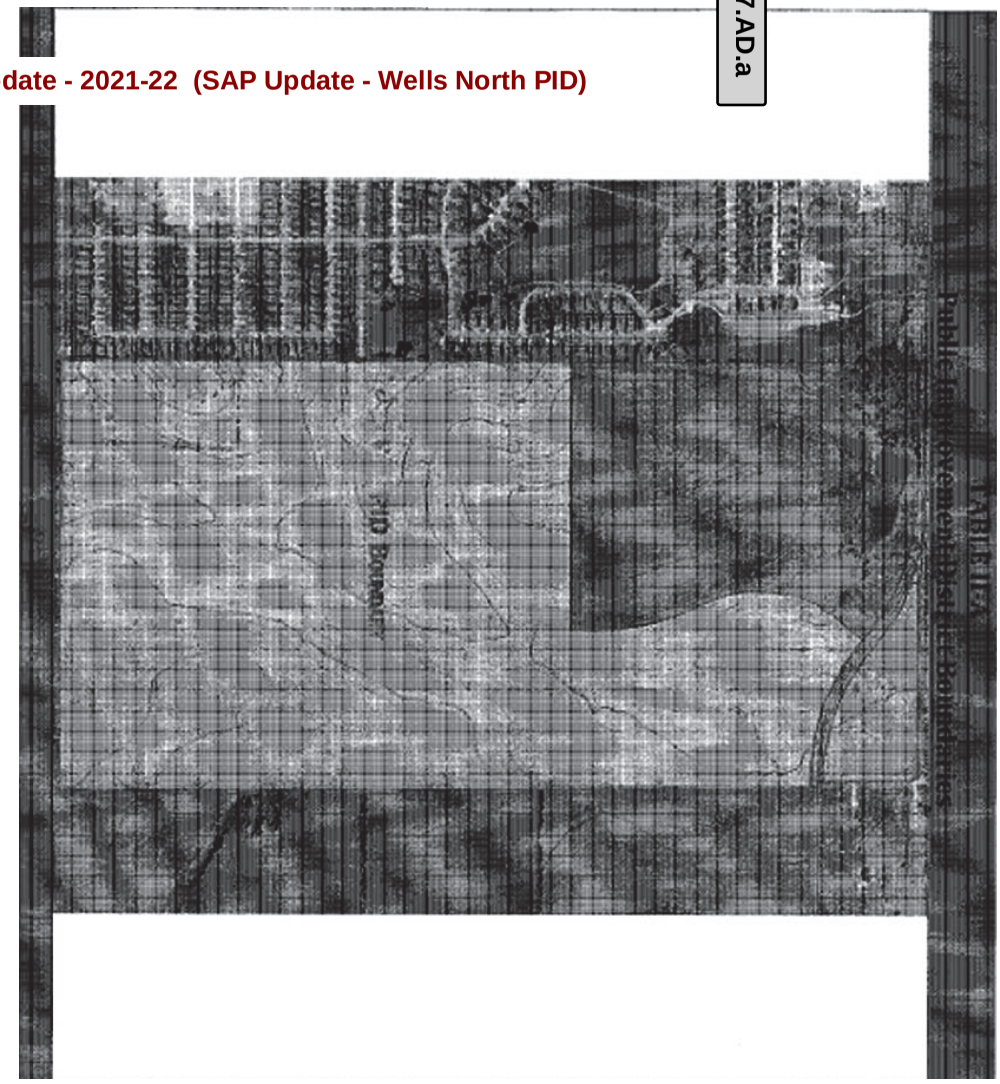
TABLE 1
Public Improvement District Boundaries
PID Boundary

APPENDIX B
PREPAID PARCELS

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2765036	NIA #1	Dec-18	$17,049	Full
2799762	NIA #2	Apr-20	$15,445	Full
2799844	NIA #2	Jan-21	$15,148	Full
2799897	NIA #2	Apr-21	$15,148	Full
Total			**$62,790**	

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APPENDIX C
ASSESSED VALUE BY PHASE

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Appendix C

Wells North Public Improvement District
Preliminary Value Per Phase

Phase	Parcels	2021 Value[7,8]
NIA #1[(1)]	337	$100,246,583
NIA #2[(2)]	186	$50,101,856
NIA #3[(3)]	62	$5,363,610
NIA #4[(4)]	157	$9,008,960
NIA #5[(5)]	1	$4,096
MIA[(6)]	4	$2,368,952
Total	**747**	**$167,094,057**

1 - Parcels include three hundred and thirty seven residential lots.
2 - Parcels include one hundred and seventy four residential lots, eleven open space lots, and one homeowner's association lot.
3 - Parcel includes sixty residential lots, one open space lot, and one homeowner's association lot.
4 - Parcels include one hundred and fifty two residential lots, four open space lots, and one homeowner's association lot.
5 – Parcels include one parent parcel to be subdivided in a later assessment year.
6 – Parcels include one parent parcel, two multifamily parcels, and one homeowners' associate lot.
7 - Parcel assessed values are in accordance with Collin Central Appraisal District online records as of July 2021.
8 - Values shown reflect the 2021 preliminary values.

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

APPENDIX D
NIA #1 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Appendix D
NIA #1 Assessment Roll Summary 2021-22

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2765005	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765006	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765007	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765008	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765009	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765010	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765011	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765012	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765013	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765014	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765015	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765016	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765017	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765018	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765019	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765020	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765021	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765022	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765023	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765024	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765025	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765026	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765027	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765028	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765029	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765030	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765031	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765032	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765033	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765034	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765035	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765036	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2765037	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765038	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765039	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765040	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765041	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765042	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765043	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765044	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765045	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765046	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765047	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765048	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765049	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765050	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765051	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765052	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765053	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765054	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765055	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765056	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765057	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765058	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765059	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765060	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765061	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765062	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765063	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765064	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765065	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35

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Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2765066	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765067	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765068	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765069	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765070	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765071	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765072	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765073	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765074	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765075	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765076	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765077	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765078	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765079	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765080	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765081	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765082	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765083	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765084	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765085	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765086	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765087	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765088	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765089	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765090	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765091	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765092	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765093	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765094	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765095	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765096	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765097	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765098	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765099	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765100	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765101	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765102	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765103	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765104	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765105	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765106	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765107	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765108	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765109	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765110	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765111	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765112	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765113	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765114	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765115	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765116	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765117	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765118	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765119	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765120	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765121	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765122	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765123	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765124	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765125	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765126	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765127	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765128	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765129	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35

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Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2765130	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765131	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765132	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765133	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765134	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765135	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765136	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765137	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765138	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765139	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765140	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765141	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765142	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765143	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765144	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765145	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765146	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765147	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765148	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765149	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765150	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765151	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765152	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765153	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765154	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765155	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765156	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765157	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765158	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765159	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765160	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765161	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765162	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765163	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765164	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765165	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765166	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765167	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765168	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765169	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765170	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765171	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765172	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765173	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765174	70	$24,040	0.40%	$1,710.28	$48.42	$120.20	$1,878.90
2765175	70	$24,040	0.40%	$1,710.28	$48.42	$120.20	$1,878.90
2765176	70	$24,040	0.40%	$1,710.28	$48.42	$120.20	$1,878.90
2765177	70	$24,040	0.40%	$1,710.28	$48.42	$120.20	$1,878.90
2765178	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765179	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765180	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765181	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765182	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765183	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765184	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765185	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765186	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765187	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765188	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765189	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765190	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765191	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765192	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765193	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2765194	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765195	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765196	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765197	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765198	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765199	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765200	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765201	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765202	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765203	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765204	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765205	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765206	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765207	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765208	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765209	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765210	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765211	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765212	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765213	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765214	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765216	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765217	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765218	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765219	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765220	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765221	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765222	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765223	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765224	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765225	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765227	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765228	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765229	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765230	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765231	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765232	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765233	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765234	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765235	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765236	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765237	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765238	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765239	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765240	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765241	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765242	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765243	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765244	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765245	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765246	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765247	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765248	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765249	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765251	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765252	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765253	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765254	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765255	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765256	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765257	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765258	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765259	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765260	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92

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Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2765261	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765262	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765263	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765264	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765265	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765266	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765267	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765268	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765269	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765270	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765271	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765272	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765274	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765275	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765276	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765277	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765278	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765279	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765280	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765281	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765282	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765283	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765284	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765285	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765286	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765287	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765288	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765289	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765290	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765291	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765292	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765293	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765294	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765295	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765296	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765297	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765298	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765299	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765300	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765301	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765302	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765303	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765304	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765305	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765306	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765307	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765308	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765309	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765310	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765312	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765313	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765314	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765315	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765316	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765317	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765318	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765319	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765320	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765321	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765322	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765323	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765324	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765325	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765326	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92

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Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2765327	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765328	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765329	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765330	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765331	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765332	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765333	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765334	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765335	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765336	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765337	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765338	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765339	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765340	50	$16,100	0.27%	$1,145.42	$32.43	$80.50	$1,258.35
2765341	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765342	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765343	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765344	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765345	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765346	60	$19,166	0.32%	$1,363.49	$38.60	$95.83	$1,497.92
2765348	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765349	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765350	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765351	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765352	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765353	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765354	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765355	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765356	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765357	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765358	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765359	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765360	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765361	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765362	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765363	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765364	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765365	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765366	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765367	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765368	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765369	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765370	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765371	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765372	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765373	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765374	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765375	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765380	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765381	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765382	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00
2765383	HOA	$59,750.00	1.00%	$4,250.76	$120.34	$298.75	$4,669.85
Total		**$5,957,951**	**100.00%**	**$423,863.15**	**$12,000.00**	**$29,789.76**	**$465,652.90**

APPENDIX E
MIA ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Appendix E
MIA Assessment Roll Summary 2021-22

Parcel	Estimated Units	Lot Size	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2738451			$461,166	$34,002.30	$2,872.84	$2,295.42	$39,170.55
2802386			$90,053	$6,639.69	$560.98	$448.23	$7,648.91
2802385			$133,933	$9,875.07	$834.34	$666.64	$11,376.05
2799927			$30,500	$2,248.80	$190.00	$151.81	$2,590.61
2799752	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799753	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799754	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799755	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799756	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799757	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799758	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799759	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799760		Common Area	$0	$0.00	$0.00	Prepaid	$0.00
2799761	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799762	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2799763	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799764	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799765	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799766	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799767	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799768	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799769	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799770	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799771	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799772	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799773	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799774	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799775	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799776	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799777	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799778	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799779	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799780	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799781	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799782	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799783	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799784	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799785	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799786	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799787	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799788	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799789	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799790	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799791	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799792	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799793	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799794	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799795	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799796	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799797	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799798	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799799	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799800	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799801	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799802	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799803	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799804	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799805	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799806	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799807	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799808	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799809	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30

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Parcel	Estimated Units	Lot Size	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2799810	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799811	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799812	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799813	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799814	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799815	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799816	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799817	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799818	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799819	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799820	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799821	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799822	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799823	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799824	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799825	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799826	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799827	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799828	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799829	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799830	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799831	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799832	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799833	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799834	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799835	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799836	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799837	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799838	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799839	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799840	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799841	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799842	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799843	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799844	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2799845	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799846	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799847	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799848	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799849	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799850	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799851	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799852	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799853	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799854	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799855	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799856	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799857	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799858	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799859	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799860	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799861	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799862	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799863	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799864	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799865	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799866	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799867	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799868	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799869	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799870	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799871	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799872	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799873	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799874	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30

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Parcel	Estimated Units	Lot Size	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2799875	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799876	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799877	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799878	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799879	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799880	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799881	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799882	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799883	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799884	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799885	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799886	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799887	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799888	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799889	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799890	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799891	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799892	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799893	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799894	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799895	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799896	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799897	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2799898	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799899	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799900	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799901	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799902	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799903	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799904	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799905	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799906	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799907	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799908	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799909	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799910	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799911	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799912	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799913	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799914	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799915	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799916	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799917	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799918	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799919	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799920	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799921	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799922	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799923	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799924	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799925	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799926	1	50'	$4,114	$309.29	$26.13	$20.88	$356.30
2799928		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799929		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799930		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799931		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799932		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799933		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799934		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799935		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799936		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799937		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2815852	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815853	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815854	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84

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Parcel	Estimated Units	Lot Size	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2815855	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815856	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815857	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815858	1	70'	$5,877	$433.34	$36.61	$29.25	$499.21
2815864	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815866	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815867	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815868	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815869	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815870	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815875	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815876	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815877	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815885	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815886	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815887	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815894	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815895	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815896	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815897	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815898	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815899	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815900	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815904	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815905	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815906	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815910		HOA	$0	$0.00	$0.00	$0.00	$0.00
2815911		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2815874	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815849	1	70'	$5,877	$433.34	$36.61	$29.25	$499.21
2815850	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815851	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815859	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815860	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815861	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815862	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815863	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815871	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815872	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815873	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815878	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815879	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815880	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815881	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815882	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815883	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815884	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815888	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815889	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815890	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815891	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815892	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815893	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815901	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815902	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815903	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815907	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815908	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2815909	1	60'	$5,661	$417.40	$35.27	$28.18	$480.84
2830081	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830082	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830083	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830084	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830085	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830086	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89

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Parcel	Estimated Units	Lot Size	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2830087	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830088	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830089	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830090	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830091	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830092	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830093	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830094	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830095	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830096	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830097	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830098	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830099	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830100	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830101	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830102	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830103	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830104		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830105	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830109	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830110	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830111	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830112	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830113	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830114	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830115	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830116	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830117	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830118	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830119	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830120	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830121	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830122	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830123	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830124	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830125	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830126	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830127	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830128	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830129	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830130	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830131	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830132	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830133	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830134	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830135	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830136	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830137	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830138	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830139	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830140	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830141	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830142	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830144	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830145	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830146	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830147	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830148	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830149	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830150	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830151	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830152	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830153	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830154	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830155	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89

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Parcel	Estimated Units	Lot Size	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2830156	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830157	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830158		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830159	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830160	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830161	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830162	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830163	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830164	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830165	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830166	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830167	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830168	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830169	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830170	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830172	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830173	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830174	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830175	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830176	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830177	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830178	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830179	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830180	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830181	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830182	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830183	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830184	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830185	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830186	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830187	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830188	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830189	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830190	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830191	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830192	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830193	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830194	1	70'	$5,803	$427.88	$36.15	$28.89	$492.92
2830195	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830196	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830197	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830198	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830199	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830200	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830201	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830202	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830203	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830204		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830205	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830206	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830207	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830208	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830209	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830210	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830211	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830212	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830213	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830214	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830215	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830216	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830217	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830218	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830219	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830220	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830221	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89

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Parcel	Estimated Units	Lot Size	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2830222		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830224	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830225	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830226	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830227	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830228	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830229	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830230	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830231	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830232	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830233	1	50'	$4,319	$318.48	$26.91	$21.50	$366.89
2830234	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830235	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830236	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830237	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830238	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830239	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830240	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830241	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830242	1	60'	$5,144	$379.26	$32.04	$25.60	$436.90
2830243		HOA	$0	$0.00	$0.00	$0.00	$0.00
2829339	110		$584,929	$43,127.52	$3,643.82	$2,911.45	$49,682.78
Total	**496**		**$3,036,234**	**$224,880.09**	**$19,000.00**	**$15,181.17**	**$259,061.26**

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APPENDIX F
NIA #2 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Appendix F
NIA #2 Assessment Roll Summary 2021-22

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves2	2021-22 Annual Installments
2799752	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799753	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799754	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799755	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799756	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799757	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799758	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799759	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799760	0	Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799761	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799762	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	$0
2799763	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799764	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799765	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799766	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799767	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799768	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799769	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799770	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799771	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799772	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799773	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799774	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799775	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799776	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799777	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799778	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799779	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799780	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799781	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799782	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799783	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799784	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799785	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799786	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799787	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799788	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799789	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799790	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799791	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799792	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799793	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799794	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799795	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799796	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799797	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799798	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799799	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799800	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799801	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799802	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799803	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799804	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799805	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799806	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799807	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799808	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799809	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02

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Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves2	2021-22 Annual Installments
2799810	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799811	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799812	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799813	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799814	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799815	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799816	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799817	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799818	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799819	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799820	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799821	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799822	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799823	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799824	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799825	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799826	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799827	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799828	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799829	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799830	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799831	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799832	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799833	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799834	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799835	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799836	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799837	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799838	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799839	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799840	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799841	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799842	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799843	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799844	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2799845	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799846	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799847	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799848	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799849	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799850	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799851	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799852	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799853	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799854	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799855	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799856	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799857	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799858	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799859	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799860	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799861	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799862	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799863	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799864	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799865	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799866	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799867	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799868	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799869	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799870	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799871	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves2	2021-22 Annual Installments
2799872	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799873	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799874	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799875	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799876	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799877	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799878	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799879	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799880	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799881	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799882	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799883	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799884	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799885	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799886	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799887	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799888	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799889	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799890	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799891	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799892	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799893	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799894	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799895	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799896	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799897	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2799898	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799899	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799900	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799901	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799902	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799903	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799904	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799905	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799906	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799907	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799908	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799909	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799910	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799911	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799912	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799913	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799914	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799915	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799916	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799917	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799918	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799919	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799920	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799921	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799922	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799923	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799924	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799925	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799926	1	50'	$10,352	$610.69	$121.58	$51.76	$784.02
2799927		HOA	$17,880	$1,054.82	$210.00	$89.40	$1,354.22
2799928		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799929		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799930		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799931		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799932		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799933		Common Area	$0	$0.00	$0.00	$0.00	$0.00

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves2	2021-22 Annual Installments
2799934		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799935		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799936		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799937		Common Area	$0	$0.00	$0.00	$0.00	$0.00
Total	**174**		**$1,788,026**	**$105,482.07**	**$21,000.00**	**$8,940.13**	**$135,422.20**

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

APPENDIX G
NIA #3 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Appendix G
NIA #3 Assessment Roll Summary 2021-22

Parcel	Estimated Units	Lot Size	Outstanding NIA #3 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2815852	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815853	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815854	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815855	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815856	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815857	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815858	1	70'	$16,510	$954.44	$342.17	$82.55	$1,379.15
2815864	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815866	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815867	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815868	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815869	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815870	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815875	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815876	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815877	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815885	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815886	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815887	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815894	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815895	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815896	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815897	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815898	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815899	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815900	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815904	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815905	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815906	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815910		HOA	$9,650	$557.88	$200.00	$48.25	$806.13
2815911		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2815874	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815849	1	70'	$16,510	$954.44	$342.17	$82.55	$1,379.15
2815850	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815851	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815859	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815860	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815861	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815862	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815863	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815871	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815872	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815873	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815878	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815879	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815880	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815881	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815882	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815883	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815884	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815888	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815889	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815890	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815891	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815892	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815893	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815901	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815902	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815903	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815907	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815908	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
2815909	1	60'	$15,902	$919.32	$329.58	$79.51	$1,328.41
Total	**60**		**$965,000**	**$55,787.50**	**$20,000.00**	**$4,825.00**	**$80,612.50**

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

APPENDIX H
NIA #4 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Appendix H
NIA #4 Assessment Roll Summary 2021-22

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2830081	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830082	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830083	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830084	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830085	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830086	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830087	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830088	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830089	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830090	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830091	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830092	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830093	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830094	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830095	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830096	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830097	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830098	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830099	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830100	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830101	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830102	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830103	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830104		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830105	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830109	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830110	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830111	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830112	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830113	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830114	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830115	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830116	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830117	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830118	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830119	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830120	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830121	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830122	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830123	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830124	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830125	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830126	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830127	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830128	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830129	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830130	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830131	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830132	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830133	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830134	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830135	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830136	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830137	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830138	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830139	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830140	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830141	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830142	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830144	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830145	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830146	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830147	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2830148	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830149	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830150	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830151	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830152	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830153	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830154	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830155	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830156	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830157	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830158		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830159	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830160	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830161	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830162	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830163	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830164	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830165	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830166	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830167	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830168	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830169	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830170	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830172	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830173	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830174	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830175	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830176	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830177	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830178	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830179	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830180	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830181	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830182	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830183	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830184	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830185	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830186	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830187	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830188	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830189	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830190	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830191	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830192	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830193	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830194	1	70'	$17,144	$969.29	$166.05	$85.72	$1,221.06
2830195	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830196	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830197	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830198	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830199	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830200	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830201	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830202	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830203	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830204		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830205	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830206	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830207	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830208	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830209	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830210	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830211	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830212	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830213	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830214	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2830215	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830216	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830217	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830218	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830219	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830220	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830221	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830222		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830224	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830225	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830226	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830227	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830228	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830229	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830230	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830231	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830232	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830233	1	50'	$12,761	$721.46	$123.59	$63.80	$908.86
2830234	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830235	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830236	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830237	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830238	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830239	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830240	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830241	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830242	1	60'	$15,196	$859.14	$147.18	$75.98	$1,082.30
2830243		HOA	$20,650	$1,167.50	$200.00	$103.25	$1,470.75
Total	**152**		**$2,065,000**	**$116,750.00**	**$20,000.00**	**$10,325.00**	**$147,075.00**

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

APPENDIX I
NIA #5 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Appendix I
NIA #5 Assessment Roll Summary 2021-22

Parcel	Estimated Units	Lot Size	Outstanding NIA #5 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2021-22 Annual Installments
2829339	110	Various	$1,860,000	$121,234.41	$0.00	$9,300.00	$130,534.41
Total	**110**		**$1,860,000**	**$121,234.41**	**$0.00**	**$9,300.00**	**$130,534.41**

Attachment: Wells North - Annual Service Plan Update - 2021-22 (SAP Update - Wells North PID)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Creeks of Legacy PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Creeks of Legacy Public Improvement District. (Stovall)

Background Information:
The Creeks of Legacy PID was created by the City Council pursuant to the PID Act and a resolution approved on April 29, 2014. The PID is located approximately one mile east of the Dallas North Toll Road service extension. The PID is anticipated to contain an estimated 1,041 residential units on approximately 322 acres within three phases.

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

CREEKS OF LEGACY
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

CREEKS OF LEGACY
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 – 8/31/22)

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APPENDIX G - PHASE #3 ASSESSMENT ROLL - 2021-22

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

I. INTRODUCTION

The Creeks of Legacy Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on April 29, 2014 to finance certain public improvement projects for the benefit of the property in the PID.

On June 20, 2014, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Public Improvement District Phase #1 Project) (the "Phase #1A Bonds") in the aggregate principal amount of $8,750,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Public Improvement District Phases #2-3 Major Improvement Project) (the "Phases #2-3 Major Improvement Bonds") in the aggregate principal amount of $6,575,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of $3,750,000 are secured by Special Assessments.

On August 14, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Creeks of Legacy Public Improvement District Phase #1B Project) (the "Phase #1B Bonds") in the aggregate principal amount of $3,750,000 to fully reimburse the Developer for the unpaid balance of the Phase #1 Reimbursement Agreement. On August 14, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Creeks of Legacy Public Improvement District Phase #2 Project) (the "Phase #2 Bonds") in the aggregate principal amount of $6,875,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phase #2 the PID.

On August 11, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Creeks of Legacy Public Improvement District Phase #3 Project) (the "Phase #3 Bonds") in the aggregate principal amount of $3,600,000 to fully reimburse the Developer for the unpaid balance of the Phase #3 Reimbursement Agreement to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phase #3 the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for Phase #2 on March 13, 2018 and August 14, 2018 to incorporate the Phase #2 Bonds and updated for Phase #3 on June 9, 2020 and August 11, 2020 to incorporate the Phase #3 Bonds (the "Amended and Restated Service and Assessment Plan"). Pursuant to the PID Act, the Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

The City also adopted the Phases #2-3 Major Improvement Assessment Roll, Phase #1 Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll attached as Appendix F, Appendix G, Appendix H, and Appendix I, respectively, to the Amended and Restated Service and Assessment Plan, identifying the assessments on each parcel within the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2021-22.

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Amended and Restated Service and Assessment Plan.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #2-3 Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on June 18, 2014, the initial total estimated costs of the Phase #2-3 Major Improvements, less the proportional share allocated to Phase #1, were equal to $7,091,043. As described in the Amended and Restated Service and Assessment Plan for Phase #3, the actual costs of the Phase #2-3 Improvements, less the proportional share allocated to Phase #1, were equal to $12,047,789, representing an increase of $4,956,746 from the initial total estimated costs.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements and the Additional Major Improvements (less the proportional share allocated to Phase #1), (2) establish the PID, and (3) Phases #2-3 Major Improvement Bonds. The actual costs of the Phase #2-3 Improvements are shown in Table IV-A.2 in the Amended and Restated Service and Assessment Plan for Phase #3.

The Phase #2-3 Major Improvements were completed and accepted by the City on July 30, 2020.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-A-1
Updated Sources and Uses – Phases #2-3 Major Improvement Area

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
Bond par amount	$6,575,000	$6,575,000	$0
Other funding sources[3]	$516,043	$5,472,789	$4,956,746
Total Sources	**$7,091,043**	**$12,047,789**	**$4,956,746**
			$0
Uses of Funds			$0
Major Improvements			$0
Road improvements	$2,571,523	$3,818,812	$1,247,290
Water distribution system improvements	$503,501	$747,719	$244,218
Sanitary sewer improvements	$545,942	$810,746	$264,803
Storm drainage improvements	$1,028,223	$1,526,952	$498,729
Other soft and miscellaneous costs	$482,281	$716,206	$233,925
Subtotal	**$5,131,470**	**$7,620,436**	**$2,488,965**
Additional Major Improvements			
Road improvements	$0	$762,390	$762,390
Water distribution system improvements	$0	$249,192	$249,192
Sanitary sewer improvements	$0	$11,420	$11,420
Storm drainage improvements	$0	$951,443	$951,443
Other soft and miscellaneous costs	$0	$493,336	$493,336
Subtotal	**$0**	**$2,467,780**	**$2,467,780**
Estimated Bond issue costs	$1,959,573	$1,959,573	$0
Total Uses	**$7,091,043**	**$12,047,789**	**$4,956,746**

[1]The Major Improvements and Additional Major Improvements shown herein represent the amounts allocated to the Phases #2-3 Improvement Area as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
[2]Actual costs amounts for the improvements are provided as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
[3]Other funding sources represents Developer deposits and/or Developer contributions.

Phases #2-3 Major Improvement Area Cost Variances

As shown in Table II-A-1 above, there are improvement cost increases of $4,956,746 of which $2,467,780 represent Additional Major Improvement Costs that were not originally considered for construction. The increase in public improvement costs were funded by the Developer.

Phases #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on June 18, 2014, the initial total estimated costs of the Phase #1 Improvements, including the Phase #1 proportional share of Major Improvement costs, were equal to $17,322,012. As described in the Amended and Restated Service and Assessment Plan for Phase #3, the actual costs of the Phase #1 Improvements, including the Phase #1 proportional share of Major Improvement costs, were equal to $19,889,931, representing an increase of $2,567,919 from the initial total estimated costs.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements (including the proportional share of Major Improvement and Additional Major Improvement costs allocated to Phase #1), (2) establish the PID, and (3) issue the Phase #1A Bonds and Phase #1B Bonds. The actual costs of the Phase #1 Improvements are shown in Table IV-A.2 in the Amended and Restated Service and Assessment Plan for Phase #3.

The Phase #1 Improvements were completed and accepted by the City on September 6, 2018.

Table II-A-2
Updated Sources and Uses – Phase #1

Sources of Funds	Phase #1A Initial Estimated Budget[1]	Phase #1B Initial Estimated Budget[1]	Total Phase #1 Initial Estimated Budget[1]	Actual Amount[2]	Variance
Estimated Bond par amount	$8,750,000	$3,750,000	$12,500,000	$12,500,000	$0
Other funding sources[3]	$542,012	$4,280,000	$4,822,012	$7,389,931	$2,567,919
Total Sources	**$9,292,012**	**$8,030,000**	**$17,322,012**	**$19,889,931**	**$2,567,919**
					$0
Uses of Funds					$0
Major Improvements					
Road improvements	$1,673,669	$1,200,981	$2,874,650	$2,846,188	($28,462)
Water distribution system improvements	$327,703	$235,151	$562,853	$557,281	($5,573)
Sanitary sewer improvements	$355,325	$254,972	$610,297	$604,254	($6,043)
Storm drainage improvements	$669,216	$480,212	$1,149,429	$1,138,048	($11,381)
Other soft and miscellaneous costs	$313,891	$225,240	$539,132	$533,794	($5,338)
Subtotal: Major Improvements	*$3,339,804*	*$2,396,556*	*$5,736,361*	*$5,679,564*	*($56,796)*
Additional Major Improvements					
Road improvements	$0	$0	$0	$568,214	$568,214
Water distribution system improvements	$0	$0	$0	$185,724	$185,724
Sanitary sewer improvements	$0	$0	$0	$8,512	$8,512
Storm drainage improvements	$0	$0	$0	$709,117	$709,117
Other soft and miscellaneous costs	$0	$0	$0	$367,686	$367,686
Subtotal: Additional Major Improvements	*$0*	*$0*	*$0*	*$1,839,254*	*$1,839,254*
Phase 1 Improvements					
Road improvements	$1,161,501	$1,503,499	$2,665,000	$2,665,000	$0
Water distribution system improvements	$344,310	$445,690	$790,000	$790,000	$0
Sanitary sewer improvements	$475,061	$614,939	$1,090,000	$1,090,000	$0
Storm drainage improvements	$642,857	$832,143	$1,475,000	$1,475,000	$0
Other soft and miscellaneous costs	$1,093,354	$1,415,285	$2,508,639	$2,508,639	$0
Subtotal: Phase 1 Improvements	*$3,717,083*	*$4,811,556*	*$8,528,639*	*$8,528,639*	*$0*
Estimated Bond issue costs	$2,235,125	$821,887	$3,057,012	$3,842,474	$785,462
Total Uses	**$9,292,012**	**$8,030,000**	**$17,322,012**	**$19,889,931**	**$2,567,919**

[1]The Major Improvements and Additional Major Improvements shown herein represent the amounts allocated to the Phase #1 Improvement Area as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
[2]Actual costs amounts for the improvements are provided as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
[3]Other funding sources represents Developer deposits and/or Developer contributions.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Phase #1 Cost Variances

As shown in Table II-A-2 on the previous page, there are improvement cost increases of $2,567,919 of which $1,839,254 represent Additional Major Improvement Costs that were not originally considered for construction and the remainder of the costs increase is due to increased costs of issuance associated with the Phase #1B Bonds. The increase in public improvement costs were funded by the Developer.

Phases #2 Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan, updated for Phase #2, adopted on March 13, 2018 and August 14, 2018, the initial total estimated costs of the Phase #2 Improvements were equal to $10,302,894. As described in the Amended and Restated Service and Assessment Plan for Phase #3, the actual costs of the Phase #2 Improvements were equal to $10,286,253, representing a decrease of $16,641 from the initial total estimated costs.

Table II-A-3 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Improvements, (2) establish the PID, and (3) issue the Phase #2 Bonds. The actual costs of the Phase #2 Improvements are shown in Table IV-A.2 in the Amended and Restated Service and Assessment Plan for Phase #3.

The Phase #2 Improvements were completed and accepted by the City on March 22, 2019.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-A-3
Updated Sources and Uses – Phase #2

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
Bond par amount	$6,875,000	$6,875,000	$0
Other funding sources[3]	$3,427,894	$3,411,253	($16,641)
Total Sources	**$10,302,894**	**$10,286,253**	**($16,641)**
Uses of Funds			
Additional Major Improvements			
Road improvements	$519,232	$514,091	($5,141)
Water distribution system improvements	$169,714	$168,034	($1,680)
Sanitary sewer improvements	$7,778	$7,701	($77)
Storm drainage improvements	$647,989	$641,573	($6,416)
Other soft and miscellaneous costs	$335,991	$332,664	($3,327)
Subtotal	*$1,680,704*	*$1,664,063*	*($16,641)*
Phase #2 Improvements			
Road improvements	$3,101,987	$3,101,987	$0
Water distribution system improvements	$1,109,646	$1,109,646	$0
Sanitary sewer improvements	$809,669	$809,669	$0
Storm drainage improvements	$630,512	$630,512	$0
Other soft and miscellaneous costs	$1,363,027	$1,363,027	$0
Subtotal	*$7,014,841*	*$7,014,841*	*($0)*
Estimated Bond issue costs	$1,607,349	$1,607,349	$0
Total Uses	**$10,302,894**	**$10,286,253**	**($16,641)**

[1]The Additional Major Improvements shown herein represent the amounts allocated to the Phase #2 Improvement Area as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
[2]Actual costs amounts for the improvements are provided as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
[3]Other funding sources represents Developer deposits and/or Developer contributions.

Phase #2 Cost Variances

As shown in Table II-A-3 above, there are no significant variances for the Phase #2 Improvement costs.

Phases #3 Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan, updated for Phase #3, adopted on June 9, 2020 the initial total estimated costs of the Phase #3 Improvements are estimated to be $4,403,717. As described in the Amended and Restated Service and Assessment Plan for Phase #3, the updated estimated costs of the Phase #3 Improvements were equal to $5,209,749, representing an increase of $806,032 from the initial total estimated costs.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-A-4 below summarizes the estimated sources and uses of funds required to (1) construct the Phase #3 Improvements, (2) establish the PID, and (3) issue the Phase #3 Bonds. The updated estimated costs of the Phase #3 Improvements are shown in Table IV-A.2 in the Amended and Restated Service and Assessment Plan for Phase #3.

The Phase #3 Improvements were completed and accepted by the City on July 30, 2020.

Table II-A-4
Estimated Sources and Uses – Phase #3

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
Bond par amount	$3,600,000	$3,600,000	$0
Other funding sources[3]	$803,717	$1,609,749	$806,032
Total Sources	**$4,403,717**	**$5,209,749**	**$806,032**
Uses of Funds			
Additional Major Improvements			
Road improvements	$248,298	$248,298	$0
Water distribution system improvements	$81,158	$81,158	$0
Sanitary sewer improvements	$3,719	$3,719	$0
Storm drainage improvements	$309,870	$309,870	$0
Other soft and miscellaneous costs	$160,672	$160,672	$0
Subtotal	*$803,717*	*$803,717*	*$0*
Phase #3 Improvements			
Road improvements	$1,779,000	$1,779,000	$0
Utility (water, sanitary sewer, and storm drainage) improvements	$1,111,000	$1,111,000	$0
Other soft and miscellaneous costs	$710,000	$710,000	$0
Subtotal	*$3,600,000*	*$3,600,000*	*$0*
Estimated Bond issue costs	$0	$806,032	$806,032
Total Uses	**$4,403,717**	**$5,209,749**	**$806,032**

[1]The Additional Major Improvements shown herein represent the amounts allocated to the Phase #3 Improvement Area as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
[2]Revised budget amounts for the improvements are provided as shown in the Amended and Restated Service and Assessment Plan for Phase #3.
[3]Other funding sources represents Developer deposits and/or Developer contributions.

Phase #3 Cost Variances

As shown in Table II-A-4 above, the increase in Phase #3 estimated costs is associated with estimated costs of issuance of the Phase #3 Bonds, which were funded by the Developer in a reduction of the Phase #3 Reimbursement Agreement.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements shown in Section II.A, the Annual Installments expected to be collected during the next five years is shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2015-2027)

Assessment Year Ending 09/01[1]	Phase #1 Projected Annual Installments	Phases #2-3 Projected Annual Installments	Phase #2 Projected Annual Installments	Phase #3 Projected Annual Installments
2015-2021	$5,894,537	$3,531,474	$954,632	$0
2022	$628,816	$408,475	$482,684	$223,527
2023	$998,922	$657,403	$475,884	$223,029
2024	$1,009,214	$645,030	$483,894	$222,518
2025	$992,840	$657,663	$476,344	$222,017
2026	$1,001,468	$642,490	$484,078	$226,527
2027	$1,000,930	$652,323	$476,253	$225,842
Total	**$11,526,727**	**$7,194,858**	**$3,833,769**	**$1,343,459**

[1]Assessment Years ending 2015-2021 represent actual Annual Installments billed. Assessment Year ending 2022 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits, if any. Assessment Years 2023-2027 represent projected future Annual Installments and do not include any available credits nor applicable TIRZ credits, if any.

C. Annual Budget – Phase #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1A Bonds and/or execution of the Phase #1 Reimbursement Agreement, of which nineteen (19) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1A Bonds commencing with the issuance of the Phase #1A Bonds. The effective interest rate on the Phase #1A Bonds is 6.78 percent and the interest rate applicable to the Phase #1B Bonds is 5.25 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1A Bonds and Phase #1B Bonds (6.78 percent and 5.25 percent, respectively) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1A Bonds and Phase #1B Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Amended and Restated Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be collected for 2021-22

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Annual Installments
to be Collected for 2021-22

Descriptions	Phase #1A Bonds	Phase #1B Bonds	Total
Interest payment on March 1, 2022	$259,717	$97,983	$357,700
Interest payment on September 1, 2022	$259,717	$97,983	$357,700
Principal payment on September 1, 2022	$225,000	$0	$225,000
Subtotal debt service on bonds	*$744,434*	*$195,966*	*$940,400*
Excess interest for prepayment and delinquency reserves	$38,311	$18,663	$56,974
Administrative Expenses	$26,224	$12,776	$39,000
Subtotal Expenses	*$64,535*	*$31,439*	*$95,974*
Available TIRZ Credit	($268,286)	($130,698)	($398,985)
Available reserve fund income	($2,403)	($1,171)	($3,574)
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	($3,362)	($1,638)	($5,000)
Subtotal funds available	*($274,052)*	*($133,507)*	*($407,558)*
Annual Installments	**$534,917**	**$93,898**	**$628,816**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #1A Bond interest due on March 1, 2022 in the amount of $259,717 and on September 1, 2022 in the amount of $259,717, which equal interest on the outstanding Phase #1A Assessments balance of $7,662,146 for six months each and an effective interest rate of 6.78 percent. Phase #1A Annual Installments to be collected include a principal amount of $225,000 due on September 1, 2022. As a result, total Annual Installments to be collected for Phase #1A principal and interest in 2021-22 is equal to $744,434.

Additionally, Annual Installments to be collected for principal and interest include Phase #1B Bond interest due on March 1, 2022 in the amount of $97,983 and on September 1, 2022 in the amount of $97,983, which equal interest on the outstanding Phase #1B Assessments balance of $3,732,691 for six months each and an effective interest rate of 5.25 percent. There is no principal due on September 1, 2022 for the Phase #1B Bonds. As a result, total Annual Installments to be collected for Phase #1B principal and interest in 2021-22 is equal to $195,966.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $56,974, which equals 0.5 percent interest on the outstanding collective Phase #1 Assessments balance of $11,394,837.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-C-2 below, the total Phase #1 administrative expenses to be collected for 2021-22 are estimated to be $39,000.

Table II-C-2
Phase #1 Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$28,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$1,855
Total	**$39,000**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in 2020 in the total amount of $398,985 that are available to be used as TIRZ Credit in 2021-22 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phases #1 Assessment balance as of September 1, 2021 as shown in Appendix D-2.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $983,437, which includes the Bond Reserve Requirement of $979,863 and investment income in the amount of $3,574. Pursuant to Section 6.8 (d) of the Trust Indenture, excess balance amount ($3,574) should be transferred to the Principal & Interest Account and used to pay interest on the Phase #1A Bonds and Phase #1B Bonds on the next interest payment date.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the available balance for administrative expenses was $26,553. $21,553 is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are $5,000 available in the Administrative Expense Fund to reduce the Phase #1 2021-22 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1A Bonds and Phase #1B Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

According to the Amended and Restated Service and Assessment Plan and Trustee records as of June 30, 2021, two Parcels have prepaid their Phase #1 Assessment in full. As a result, there are 425 units representing 373.07 total outstanding Equivalent Units within Phase #1 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,663.84 (i.e. ($940,400 + $56,974 - $3,574) ÷ 373.07 = $2,663.84). The Administrative Expenses to be collected from each Equivalent Unit will be $91.14 (i.e. ($39,000 - $5,000) ÷ 373.07 = $91.14). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,754.98 (i.e. $2,663.84 + $91.14 = $2,754.98) less the applicable TIRZ Credit shown in Appendix D-1 for each Parcel within Phase #1. The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,754.98 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2021-22 is shown in Table II-D-1 below.

Table II-D-1
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment[2]
70 Ft	$2,754.98	1.00	$2,754.98
60 Ft	$2,754.98	0.88	$2,424.38
50 Ft	$2,754.98	0.73	$2,011.14

[1]Based on the current outstanding Equivalent Units
[2]Amounts do not include applicable TIRZ credits, if any.

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

E. Annual Budget – Phases #2-3 Major Improvement Area

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Major Improvement Bonds, of which nineteen (19) Annual Installments remain outstanding.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #2-3 Major Improvement Bonds commencing with the issuance of the Phases #2-3 Major Improvement Bonds. The effective interest rate applicable for 2021-22 on the Phases #2-3 Major Improvement Bonds is 7.43 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Major Improvement Bonds (7.43 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture, such as TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-3 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Amended and Restated Service and Assessment plan and applicable Trust Indenture.

Phases #2-3 Major Improvement Area Annual Installments to be collected for 2021-22

The budget for Phases #2-3 Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-E-1 on the following page.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-E-1
Budget for the Phases #2-3 Major Improvement Area Annual Installments to be Collected for 2021-22

Descriptions	Phase #2-3 Major Improvement Bonds
Interest payment on March 1, 2022	$222,972
Interest payment on September 1, 2022	$222,972
Principal payment on September 1, 2022	$150,000
Subtotal debt service on bonds	*$595,945*
Administrative Expenses	$29,000
Excess interest for prepayment and delinquency reserves	$30,025
Subtotal Expenses	*$59,025*
Available TIRZ Credit	($244,245)
Available reserve fund income	($2,249)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($246,495)*
Annual Installments	**$408,475**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $222,972 and on September 1, 2022 in the amount of $222,972, which equal interest on the outstanding Phases #2-3 Assessments balance of $6,004,901 for six months each and an effective interest rate of 7.43 percent. Phases #2-3 Annual Installments to be collected include a principal amount of $150,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $595,945.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $30,025, which equals 0.5 percent interest on the outstanding collective Phases #2-3 Assessments balance of $6,004,901.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-E-2 on the following page the total Phases #2-3 administrative expenses to be collected for 2021-22 are estimated to be $29,000.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-E-2
Phases #2-3 Major Improvement Area
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$19,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$855
Total	**$29,000**

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2020 in the total amount of $244,782 that are available to be used as a TIRZ Credit in 2021-22 for the respective Parcels within Phases #2-3. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phases #2-3 and each Parcel that has an outstanding Phases #2-3 Assessment balance as of September 1, 2021. As a result, the TIRZ credit obligation for Phases #2-3 is $244,782 as shown in Appendix E-2.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $620,624, which includes the Bond Reserve Requirement of $618,375 and investment income in the amount of $2,249. Pursuant to Section 6.7 (d) of the Trust Indenture, excess balance amount ($2,249) should be transferred to the Principal & Interest Account and used to pay interest on the Phase #2-3 Bonds on the next interest payment date.

Available Capitalized Interest Account

As of July 31, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $15,128. Approximately $15,128 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phases #2-3 2021-22 Annual Installment.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

F. Annual Installments Per Unit - Phases #2-3 Major Improvement Area

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phases #2-3 Major Improvement Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of the Phases #2-3 Major Improvement Area.

According to the Amended and Restated Service and Assessment Plan and Trustee records as of July 31, 2020, two Parcels have prepaid the Phases #2-3 Major Improvement Assessment in full and one Parcel has partially prepaid the Phases #2-3 Major Improvement Assessment. As a result, there are 611 units that have not partially or fully prepaid the Phases #2-3 Assessment, which represent 501.42 total non-prepaid outstanding Equivalent Units within Phases #2-3 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,243.90 (i.e. ($595,945 + $30,025 - $2,249) ÷ 501.42 = $1,243.90). Administrative Expenses to be collected from each Equivalent Unit will be $57.84 (i.e. $29,000 ÷ 501.42 = $57.84). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phases #2-3 Major Improvement Area will be $1,301.74 (i.e. $1,243.90 + $57.84 = $1,301.74) less any TIRZ Credit shown in Appendix E-2 for each Parcel within the Phases #2-3 Major Improvement Area. The Annual Installment to be collected from each Parcel within the Phases #2-3 Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,301.74 by the total estimated Equivalent Units for each Parcel in the Phases #2-3 Major Improvement Area less the applicable TIRZ Credit, if any, as shown in Appendix E-1.

The Annual Installment due to be collected from each Land Use Class in Phase #2-3 for 2021-22 is shown in Table II-F-1 below.

Table II-F-1
Annual Installment Per Unit – Phases #2-3 Major Improvement Area

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment[2]
70 Ft	$1,301.74	1.00	$1,301.74
60 Ft	$1,301.74	0.88	$1,145.53
50 Ft	$1,301.74	0.73	$950.27

[1]Based on the current outstanding Equivalent Units
[2]Amounts do not include applicable TIRZ credits, if any.

The list of Parcels within the Phases #2-3 Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2021-22 are shown in the assessment roll summary attached hereto as Appendix E-1.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

G. ANNUAL BUDGET – PHASE #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Bonds commencing with the issuance of the Phase #2 Bonds. The effective interest rate on the Phase #2 Bonds is 5.60 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #2 Bonds (5.60 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Amended and Restated Service and Assessment plan and applicable Trust Indenture.

Phase #2 Annual Installments to be collected for 2021-22

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-G-1 on the following page.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-G-1
Budget for the Phase #2 Annual Installments to be Collected for 2021-22

Descriptions	Phase #2 Bonds
Interest payment on March 1, 2022	$189,242
Interest payment on September 1, 2022	$189,242
Principal payment on September 1, 2022	$45,000
Subtotal debt service on bonds	*$423,483*
Administrative Expenses	$27,000
Excess interest for prepayment and delinquency reserves	$33,790
Subtotal Expenses	*$60,790*
Available reserve fund income	($1,589)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($1,589)*
Annual Installments	**$482,684**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $189,242 and on September 1, 2022 in the amount of $189,242, which equal interest on the outstanding Assessments balance of $6,757,918 for six months each and an effective interest rate of 5.60 percent. Annual Installments to be collected include a principal amount of $45,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $423,483.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $33,790, which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of $6,757,918.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-G-2 on the following page, the total administrative expenses to be collected for 2021-22 are estimated to be $27,000.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-G-2
Administrative Budget Breakdown – Phase #2

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$16,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$1,855
Total	**$27,000**

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $671,901, which includes the Bond Reserve Requirement of $670,312 and investment income in the amount of $1,589. Pursuant to Section 6.7 (d) of the Trust Indenture, excess balance amount ($1,589) should be transferred to the Principal & Interest Account and used to pay interest on the Phase #2 Bonds on the next interest payment date.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the available balance for administrative expenses was $23,681. Approximately $23,681 is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #2 2021-22 Annual Installment.

H. Annual Installments Per Unit - Phase #2

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Bonds, to fund the Prepayment Reserve and Delinquency reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of Phase #2.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

According to the Amended and Restated Service and Assessment Plan and Trustee records as of June 30, 2021, three Parcels have prepaid the Phase #2 Assessment in full. As a result, there are 400 units that have not fully prepaid the Phase #2 Assessment, which represent 336.76 total outstanding Equivalent Units within Phase #2 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,353.14 (i.e. ($423,483 + $33,790 - $1,589) ÷ 336.76 = $1,353.14). The Administrative Expenses to be collected from each Equivalent Unit will be $80.18 (i.e. $27,000 ÷ 336.76 = $80.18). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,433.32 (i.e. $1,353.14 + $80.18 = $1,433.32). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,433.32 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2021-22 is shown in Table II-H-1 below.

Table II-H-1
Annual Installment Per Unit – Phase #2

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment[2]
70 Ft	$1,433.32	1.00	$1,433.32
60 Ft	$1,433.32	0.88	$1,261.32
50 Ft	$1,433.32	0.73	$1,046.32

[1]Based on the current outstanding Equivalent Units
[2]Amounts do not include applicable TIRZ credits, if any.

The list of Parcels within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix F.

I. ANNUAL BUDGET – PHASE #3

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #3 Bonds, of which twenty-eight (28) Annual Installments remain outstanding.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3 Bonds commencing with the issuance of the Phase #3 Bonds. The effective interest rate on the Phase #3 Bonds is 4.31 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #3 Bonds (4.31 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Amended and Restated Service and Assessment plan and applicable Trust Indenture.

Phase #3 Annual Installments to be collected for 2021-22

The budget for Phase #3 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-I-1 on the following page.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-I-1
Budget for the Phase #3 Annual Installments
to be Collected for 2021-22

Descriptions	Phase #3 Bonds
Interest payment on March 1, 2022	$77,525
Interest payment on September 1, 2022	$77,525
Principal payment on September 1, 2022	$25,000
Subtotal debt service on bonds	*$180,050*
Administrative Expenses	$25,500
Excess interest for prepayment and delinquency reserves	$18,000
Subtotal Expenses	*$223,550*
Available reserve fund income	($23)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($23)*
Annual Installments	**$223,527**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $77,525 and on September 1, 2022 in the amount of $77,525, which equal interest on the outstanding Assessments balance of $3,600,000 for six months each and an effective interest rate of 4.31 percent. Annual Installments to be collected include a principal amount of $25,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $180,050.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $18,000, which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of $3,600,000.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-I-2 on the following page, the total administrative expenses to be collected for 2021-22 are estimated to be $25,500.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Table II-I-2
Administrative Budget Breakdown – Phase #3

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$14,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$2,355
Total	**$25,500**

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $309,005, which includes the Bond Reserve Requirement of $308,982 and investment income in the amount of $23. Pursuant to Section 6.7 (d) of the Trust Indenture, excess balance amount ($23) should be transferred to the Principal & Interest Account and used to pay interest on the Phase #3 Bonds on the next interest payment date.

Available Capitalized Interest Account

As of June 30, 2021, the balance in the Capitalized Interest Account was $77,535. According to Section 6.4 (c) of the Trust Indenture, of $77,525 will be transferred to the Principal & Interest Account to fund the interest payment due September 1, 2021. As a result, there will be no credit available to reduce the 2021-22 Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the available balance for administrative expenses was $11,853. $11,853 is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #3 2021-22 Annual Installment.

J. ANNUAL INSTALLMENTS PER UNIT - PHASE #3

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #3 Bonds, to fund the Prepayment Reserve and Delinquency reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of Phase #3.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

According to the Amended and Restated Service and Assessment Plan, 211 units, representing 163.78 total Equivalent Units, are anticipated to be built within Phase #3 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,209.10 (i.e. ($180,050 + $18,000 - $23) ÷ 163.78 = $1,209.10) and the net Administrative Expenses to be collected from each Equivalent Unit will be $155.70 (i.e. $25,500 ÷ 163.78 = $155.70). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #3 will be $1,364.80 (i.e. $1,209.10 + $155.70 = $1,364.80). The Annual Installment to be collected from each Parcel within Phase #3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,364.80 by the total estimated Equivalent Units for each Parcel in Phase #3.

The Annual Installment due to be collected from each Land Use Class in Phase #3 for 2021-22 is shown in Table II-J-1 below.

Table II-J-1
Annual Installment Per Unit – Phase #3

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment[2]
70 Ft	$1,364.80	1.00	$1,364.80
60 Ft	$1,364.80	0.88	$1,201.02
50 Ft	$1,364.80	0.73	$996.30

[1]Based on the current outstanding Equivalent Units
[2]Amounts do not include applicable TIRZ credits, if any.

The list of Parcels within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix G.

K. Bond Redemption Related Updates

Phase #1A Bonds

The Phase #1A Bonds were issued in August 2014. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1A Bonds, the City reserves the right and option to redeem the Phase #1A Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1A Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #1B Bonds

The issuance of the Phase #1B Bonds was approved in August 2018. Pursuant to Section 4.5 of the Trust Indenture relating to the Phase #1B Bonds, the City reserves the right and option to redeem the Phase #1B Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1B Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phases #2-3 Major Improvement Bonds

The Phases #2-3 Major Improvement Bonds were issued in August 2014. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-3 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #2 Bonds

The Phase #2 Bonds were issued in August 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #2 Bonds, the City reserves the right and option to redeem the Phase #2 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #3 Bonds

The Phase #3 Bonds were issued in August 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #3 Bonds, the City reserves the right and option to redeem the Phase #3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

III. UPDATE OF THE ASSESSMENT PLAN

The Amended and Restated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix D-1, E-1, F, and G of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Amended and Restated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to Collin Central Appraisal District online records, Phase #1 of the PID was completely subdivided in 2016, and the Assessments were allocated proportionally according to lot type.

According to the Developer and Collin Central Appraisal District Records, Phase #2B, Phase #2C, and Phase #2D of the development were subdivided in 2019, and the Assessments were allocated proportionally according to lot type.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

According to the Developer and the Collin Central Appraisal District records, Phase #2A of the PID was completely subdivided and final plat recorded on April 5, 2019. As a result, the Assessments were billed to the two parent Parcels, 2696827 and 2697055. The various Phase #2A Lots were officially recognized within the Collin County Appraisal District records for 2020.

According to Denton Central Appraisal District online records, Phase #3 of the PID was subdivided in 2020 from Parcels 530240 and 713095, and the Assessment was allocated proportionally to each Lot Type.

B. Prepayment of Assessments

As of June 30, 2021, two Parcels have prepaid their Phase #1 Assessment in full. Two Parcels have prepaid their Phases #2-3 Assessment in full, one Parcel has partially prepaid their Phases #2-3 Assessment. Two Parcels have prepaid their Phase #2 Assessment in full.

See Appendix B for a list of these prepaid Parcels.

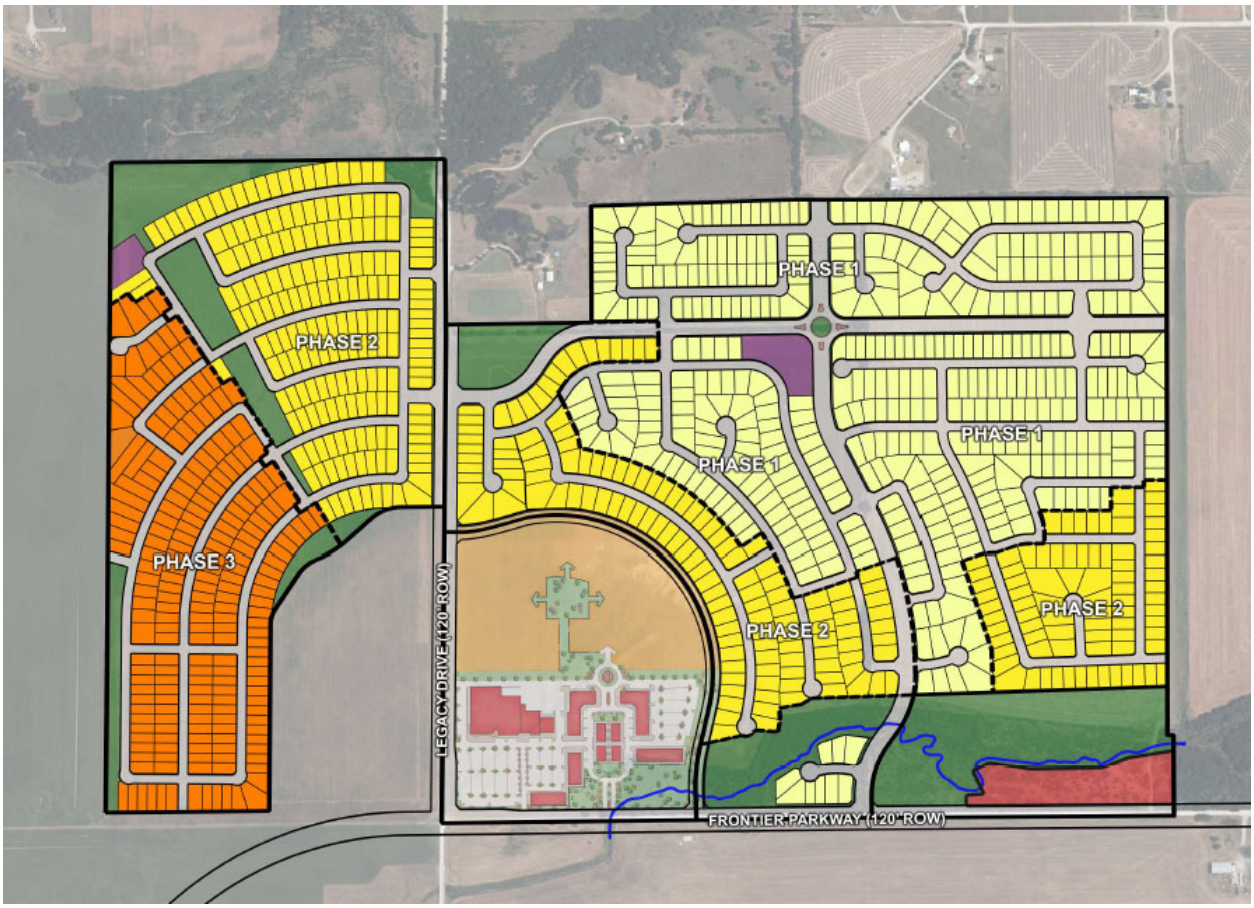
According to the Trustee, an extraordinary optional redemption of Phase #1A and Phase 1B Bonds, in the aggregate amount of $50,000, occurred March 1, 2021, based on prepaid Phase #1 Assessments received. In addition, an extraordinary optional redemption of Phase #2 Bonds, in the amount of $45,000, occurred March 1, 2021, based on prepaid Phase #2 Assessments received.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

APPENDIX A
PID MAP

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)



Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

APPENDIX B
PREPAID PARCELS

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
2733361	July 2019	$29,602.84	Full
2733401	April 2020	$20,211.60	Full
743101	Aug 2019	$22,875.35	Full
2767356	Sept 2019	$16,016.20	Partial
743132	Mar 2020	$23,981.82	Full

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Appendix C
Creeks of Legacy Public Improvement District
2021 Preliminary Assessed Value per Phase

Phase	Parcels	2021 Assessed Value[4]
Phase #1[1]	441	$155,198,349
Phase #2[2]	419	$105,695,607
Phase #3[3]	215	$12,602,822
Total	**1075**	**$273,496,778**

[1]Parcels include four hundred twenty-seven residential lots and fourteen open space lots
[2]Parcels include four hundred three residential lots, fourteen open space lots, one non-residential lot, and one homeowner's association lot.
[3]Parcels include two hundred fifteen residential lots.
[4]Parcel assessed values are in accordance with Collin Central Appraisal District and Denton Central Appraisal District online records as of June 28, 2021.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL – 2021-22

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Appendix D-1
Phase #1 Assessment Roll - 2021-22

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2733232	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,093.75)	$917.38
2733251	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,083.26)	$927.88
2733252	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,224.45)	$786.69
2733253	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($842.21)	$1,168.93
2733254	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,068.47)	$942.66
2733255	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,127.03)	$884.10
2733256	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,094.66)	$916.47
2733257	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,275.09)	$736.04
2733258	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($838.33)	$1,172.80
2733259	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,151.40)	$859.74
2733260	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,294.91)	$716.22
2733261	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,038.65)	$972.49
2733262	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,110.89)	$900.25
2733234	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,104.34)	$906.79
2733263	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($556.85)	$1,454.28
2733264	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,094.89)	$916.24
2733265	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($856.27)	$1,154.87
2733266	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,059.70)	$951.43
2733267	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,024.05)	$987.08
2733268	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($273.24)	$1,737.90
2733269	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,098.46)	$912.68
2733270	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($990.12)	$1,021.01
2733271	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,159.86)	$851.28
2733272	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($237.67)	$1,773.47
2733273	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,091.82)	$919.32
2733274	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,100.51)	$910.62
2733235	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,089.93)	$921.21
2733275	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($842.69)	$1,168.45
2733276	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($908.57)	$1,102.57
2733277	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,059.70)	$951.43
2733278	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($838.33)	$1,172.80
2733279	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,081.27)	$929.86
2733280	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,090.56)	$920.58
2733281	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($910.45)	$1,100.68
2733282	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($739.97)	$1,271.16
2733283	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,136.01)	$875.12
2733284	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,059.70)	$951.43
2733285	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,010.79)	$1,000.34
2733286	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($832.68)	$1,178.45
2733287	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,134.84)	$876.29
2733288	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,085.36)	$925.78
2733289	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($826.01)	$1,185.13
2733290	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,000.69)	$1,010.45
2733291	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,086.49)	$924.65
2733292	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($900.34)	$1,110.80
2733293	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($965.18)	$1,045.95
2733294	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,031.99)	$979.15
2733295	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($775.36)	$1,235.78
2733296	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,008.00)	$1,003.14
2733297	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,099.95)	$911.19
2733298	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,138.47)	$1,285.91
2733299	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($927.60)	$1,496.78
2733300	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,081.14)	$1,343.25
2733301	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($968.00)	$1,456.38
2733302	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,070.64)	$1,353.74
2733303	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,020.80)	$1,403.58
2733304	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($937.56)	$1,486.83
2733305	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,171.96)	$1,252.42
2733236	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($231.79)	$2,523.19
2733306	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($174.45)	$2,580.53
2733307	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($174.45)	$2,580.53
2733308	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($243.18)	$2,511.80
2733309	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,397.64)	$1,357.34
2733310	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,226.96)	$1,528.02
2733311	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($990.67)	$1,764.31
2733312	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,207.17)	$1,547.82
2733313	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,231.70)	$1,523.28
2733314	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,347.24)	$1,407.74
2733315	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($921.69)	$1,833.29
2733316	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($799.35)	$1,955.63
2733317	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733318	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733319	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2733320	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733321	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733322	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733323	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($231.79)	$2,523.19
2733324	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($231.79)	$2,523.19
2733325	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,072.23)	$1,682.75
2733326	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($243.18)	$2,511.80
2733327	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,223.04)	$1,531.94
2733328	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($231.79)	$2,523.19
2733329	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($231.79)	$2,523.19
2733330	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($810.08)	$1,944.90
2733331	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($254.56)	$2,500.42
2733332	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($243.18)	$2,511.80
2733333	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,280.98)	$1,474.00
2733334	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($231.79)	$2,523.19
2733335	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733336	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733337	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733237	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($254.56)	$2,500.42
2733338	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,033.61)	$1,721.37
2733339	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733340	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733341	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733342	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733343	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733344	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($254.49)	$2,500.49
2733345	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($255.12)	$2,499.86
2733346	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733347	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,112.93)	$1,642.05
2733348	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,226.90)	$1,528.08
2733349	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($183.64)	$2,571.34
2733350	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($566.12)	$2,188.86
2733351	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($941.23)	$1,813.75
2733352	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,142.34)	$1,612.64
2733353	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($986.30)	$1,768.68
2733354	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($174.45)	$2,580.53
2733355	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733356	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733357	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733358	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733238	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($183.64)	$2,571.34
2733359	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($254.42)	$2,500.56
2733360	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($254.53)	$2,500.45
2733361	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2733362	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($251.80)	$2,503.18
2733363	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($231.79)	$2,523.19
2733364	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($192.83)	$2,562.15
2733365	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,400.49)	$1,354.49
2733366	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($109.81)	$2,645.17
2733367	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,194.60)	$1,560.38
2733368	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,345.41)	$1,409.57
2733369	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,254.79)	$1,500.19
2733370	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,312.99)	$1,441.99
2733371	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,241.49)	$1,513.49
2733372	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,078.35)	$1,676.63
2733373	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,049.60)	$1,705.38
2733374	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,259.39)	$1,495.59
2733375	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,216.78)	$1,538.20
2733376	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,349.65)	$1,405.33
2733377	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,090.04)	$1,664.94
2733378	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,295.59)	$1,459.39
2733379	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($231.79)	$2,523.19
2733380	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($220.41)	$2,534.57
2733381	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($907.33)	$1,847.65
2733382	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($805.71)	$1,949.27
2733239	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($273.24)	$1,737.90
2733383	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,086.49)	$924.65
2733384	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,024.71)	$986.43
2733385	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($810.49)	$1,200.64
2733386	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($834.89)	$1,176.24
2733387	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,108.07)	$903.07
2733388	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,197.71)	$813.43
2733389	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,013.46)	$997.67
2733390	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,118.07)	$893.06
2733391	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($846.35)	$1,164.78
2733392	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,073.59)	$937.55

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2733393	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,078.95)	$932.18
2733394	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,081.15)	$929.99
2733395	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($989.04)	$1,022.09
2733396	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,050.32)	$960.81
2733397	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,078.95)	$932.18
2733398	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($995.58)	$1,015.56
2733399	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,094.89)	$916.24
2733240	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($209.03)	$1,802.10
2733400	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($209.03)	$1,802.10
2733401	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2733402	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($531.70)	$1,479.43
2733403	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($837.40)	$1,173.74
2733404	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,073.19)	$937.94
2733405	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,067.98)	$943.16
2733406	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($902.21)	$1,108.92
2733407	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($995.61)	$1,015.53
2733408	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,073.82)	$937.31
2733409	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($828.64)	$1,182.50
2733410	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($857.25)	$1,153.88
2733411	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,126.23)	$884.91
2733412	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,171.30)	$839.83
2733413	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,065.34)	$945.79
2733414	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,195.30)	$815.84
2733415	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	$0.00	$2,011.14
2733416	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($904.42)	$1,106.71
2733417	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,001.99)	$1,009.15
2733418	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,040.16)	$970.97
2733419	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,211.72)	$799.41
2733420	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,050.49)	$960.65
2733421	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,152.70)	$858.43
2733422	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($969.60)	$1,041.54
2733423	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,088.24)	$922.90
2733424	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,006.71)	$1,004.43
2733425	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,008.57)	$1,002.56
2733426	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,022.76)	$988.38
2733427	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,152.06)	$859.07
2733428	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,086.13)	$925.01
2733429	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($835.63)	$1,175.50
2733430	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($847.73)	$1,163.41
2733431	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($908.57)	$1,102.57
2733432	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($828.79)	$1,182.35
2733433	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,040.07)	$971.07
2733434	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,066.39)	$944.74
2733435	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($842.26)	$1,168.87
2733436	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,009.42)	$1,001.71
2733437	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($498.30)	$1,512.83
2733438	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,070.41)	$940.73
2733439	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,021.91)	$989.23
2733440	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($912.47)	$1,098.67
2733441	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,153.36)	$857.78
2733442	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($865.48)	$1,145.66
2733443	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,265.70)	$745.43
2733444	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,075.16)	$935.98
2733445	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($506.12)	$1,505.01
2733446	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($912.31)	$1,098.82
2733447	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($943.99)	$1,067.15
2733448	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,045.79)	$965.34
2733449	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,060.36)	$950.78
2733450	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,208.63)	$802.50
2733451	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	$0.00	$2,011.14
2733452	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($955.19)	$1,055.95
2733453	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,043.37)	$967.76
2733454	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($1,083.26)	$927.88
2726852	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,251.64)	$1,503.34
2726853	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($790.01)	$1,964.97
2726854	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($533.02)	$1,478.12
2726855	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($828.42)	$1,182.72
2726856	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($857.18)	$1,153.96
2726857	50'	0.73	$22,296.70	$440.27	$1,392.86	$111.48	$66.53	($256.96)	$1,754.18
2726858	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($232.99)	$2,191.39
2726859	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($244.97)	$2,179.41
2726860	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($972.93)	$1,451.45
2726865	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($244.97)	$2,510.01
2726878	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($244.97)	$2,510.01
2726879	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($256.96)	$2,498.02
2726880	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($280.92)	$2,474.06

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2726881	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($268.94)	$2,486.05
2726882	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($280.92)	$2,474.06
2726883	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($849.30)	$1,905.68
2726884	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($256.96)	$2,498.02
2726885	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($256.96)	$2,498.02
2726886	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($232.99)	$2,521.99
2726887	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($244.97)	$2,510.01
2726888	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($280.92)	$2,474.06
2726889	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,345.35)	$1,409.63
2726890	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,335.99)	$1,418.99
2726891	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,029.23)	$1,725.75
2726892	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,023.67)	$1,731.31
2726893	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($961.89)	$1,793.09
2726894	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,067.30)	$1,687.68
2726895	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,015.36)	$1,739.62
2726896	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,381.78)	$1,373.20
2726897	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,274.75)	$1,480.23
2726898	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,201.68)	$1,553.30
2726899	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,066.41)	$1,688.57
2726900	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($986.67)	$1,768.31
2726901	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,243.15)	$1,181.23
2726902	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,106.16)	$1,318.22
2726903	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,058.67)	$1,365.71
2726904	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($221.01)	$2,203.37
2726905	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,137.75)	$1,286.63
2726906	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,000.00)	$1,424.38
2726907	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,330.67)	$1,093.71
2726908	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,311.62)	$1,112.76
2726909	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,035.70)	$1,388.68
2726910	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,191.00)	$1,233.38
2726911	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,303.70)	$1,120.69
2726912	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($995.34)	$1,429.05
2726913	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,144.56)	$1,279.83
2726914	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($941.27)	$1,483.11
2726915	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,035.70)	$1,388.68
2726916	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,303.70)	$1,120.69
2726866	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,046.22)	$1,708.76
2726917	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,215.92)	$1,539.06
2726918	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,027.46)	$1,727.52
2726919	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,180.27)	$1,574.71
2726920	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,051.06)	$1,703.92
2726921	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,228.62)	$1,526.36
2726922	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($990.66)	$1,764.32
2726867	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,191.21)	$1,233.17
2726923	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($999.15)	$1,425.24
2726924	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($221.01)	$2,203.37
2726868	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,066.42)	$1,357.96
2726925	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($271.75)	$2,152.64
2726926	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,019.48)	$1,404.90
2726927	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,147.28)	$1,277.11
2726928	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,018.60)	$1,405.78
2726929	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($195.51)	$2,228.87
2726870	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,023.54)	$1,400.85
2726964	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($999.12)	$1,425.26
2726965	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($848.31)	$1,576.08
2726966	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,000.56)	$1,423.83
2726967	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,130.36)	$1,294.02
2726968	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,062.99)	$1,361.39
2726869	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($899.25)	$1,525.13
2726930	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,217.62)	$1,206.77
2726931	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,066.56)	$1,357.82
2726932	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($951.16)	$1,473.22
2726933	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($907.83)	$1,516.55
2726934	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,137.75)	$1,286.63
2726935	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,303.90)	$1,120.48
2726936	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($925.45)	$1,498.93
2726937	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,217.97)	$1,206.41
2726938	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,284.06)	$1,140.32
2726939	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,016.05)	$1,408.33
2726940	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,146.81)	$1,277.57
2726941	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,198.13)	$1,226.25
2726942	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,346.42)	$1,077.96
2726943	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($516.23)	$1,908.16
2726944	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,247.10)	$1,177.28
2726945	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($947.51)	$1,476.88
2726946	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($674.22)	$1,750.16

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2726947	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($925.82)	$1,498.56
2726948	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,164.16)	$1,260.23
2726949	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($847.73)	$1,576.65
2726950	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,112.40)	$1,311.98
2726951	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($930.86)	$1,493.52
2726952	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,309.40)	$1,114.98
2726953	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,278.15)	$1,146.23
2726954	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,030.46)	$1,393.92
2726955	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,188.73)	$1,235.65
2726956	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,136.66)	$1,287.72
2726957	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($947.78)	$1,476.60
2726958	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($997.68)	$1,426.70
2726959	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,303.70)	$1,120.69
2726960	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,035.70)	$1,388.68
2726961	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,076.64)	$1,347.74
2726962	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,301.77)	$1,122.61
2726963	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($960.10)	$1,464.28
2726871	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,027.41)	$1,396.97
2726969	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,035.70)	$1,388.68
2726970	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,182.79)	$1,241.59
2726971	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($654.56)	$1,769.83
2726972	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($890.03)	$1,534.35
2726973	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,045.44)	$1,378.94
2726974	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($934.70)	$1,489.68
2726975	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($958.78)	$1,465.60
2726976	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,137.75)	$1,286.63
2726977	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($954.15)	$1,470.23
2726872	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,165.00)	$1,259.38
2726978	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,014.10)	$1,410.28
2726979	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,043.33)	$1,381.06
2726980	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,218.35)	$1,206.03
2726981	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,311.71)	$1,112.67
2726982	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,141.66)	$1,282.72
2726983	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($937.97)	$1,486.42
2726984	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,081.67)	$1,342.71
2732818	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,363.84)	$1,060.54
2732944	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,302.40)	$1,452.58
2732945	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,103.63)	$1,320.76
2732946	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,364.53)	$1,059.85
2732947	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,309.88)	$1,114.50
2732948	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,406.72)	$1,017.66
2732949	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,275.95)	$1,148.43
2732950	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,268.09)	$1,156.29
2732951	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,080.27)	$1,344.11
2732952	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,384.15)	$1,040.23
2732953	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,294.57)	$1,129.82
2732954	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,306.04)	$1,118.34
2732955	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,290.97)	$1,133.42
2732956	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	$0.00	$2,754.98
2732957	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,154.16)	$1,270.22
2732958	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,280.26)	$1,144.12
2732959	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($817.15)	$1,607.24
2732960	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,476.03)	$948.36
2732961	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,259.42)	$1,164.96
2732962	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,341.72)	$1,082.67
2732963	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,398.05)	$1,356.93
2732964	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,067.17)	$1,357.22
2732965	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,351.97)	$1,403.01
2732966	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,320.55)	$1,103.83
2732967	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,313.52)	$1,110.86
2732968	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,268.91)	$1,155.47
2732969	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,336.49)	$1,418.49
2732970	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,135.40)	$1,288.98
2732819	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,326.07)	$1,098.31
2732971	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,184.03)	$1,570.95
2732972	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,152.22)	$1,602.76
2732973	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,342.65)	$1,412.33
2732974	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,253.28)	$1,171.10
2732975	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,249.82)	$1,505.16
2732976	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,173.05)	$1,581.93
2732977	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,271.51)	$1,152.87
2732978	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	$0.00	$2,754.98
2732979	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,309.73)	$1,114.66
2732980	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,339.45)	$1,084.93
2732981	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($875.06)	$1,549.33
2732982	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,281.02)	$1,143.36

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2732983	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($649.50)	$1,774.88
2732984	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,452.12)	$972.27
2732985	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,304.37)	$1,120.01
2732986	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,363.84)	$1,060.54
2732987	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,287.77)	$1,136.61
2732988	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,353.91)	$1,070.47
2732989	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,403.41)	$1,020.98
2732990	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,317.05)	$1,107.34
2732991	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,293.18)	$1,461.80
2732992	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,341.74)	$1,413.24
2732993	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,240.63)	$1,514.35
2732994	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,373.22)	$1,381.76
2732995	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,277.82)	$1,477.16
2732996	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,310.01)	$1,444.97
2732997	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,265.54)	$1,489.44
2732998	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,357.70)	$1,397.28
2732999	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($676.50)	$1,747.88
2733000	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,277.75)	$1,146.63
2733001	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	$0.00	$2,754.98
2733002	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,329.16)	$1,095.22
2733003	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	$0.00	$2,754.98
2733004	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,446.79)	$977.59
2733005	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,333.27)	$1,091.11
2733006	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,359.50)	$1,395.48
2733007	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,227.07)	$1,527.91
2733008	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,342.55)	$1,081.83
2733009	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,274.81)	$1,149.57
2733010	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,303.01)	$1,451.97
2733011	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($726.62)	$1,697.76
2733012	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,214.77)	$1,209.61
2733013	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,279.72)	$1,475.26
2733014	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,323.91)	$1,431.07
2732817	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,247.37)	$1,507.61
2732931	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,329.82)	$1,425.16
2732932	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,261.74)	$1,493.24
2732933	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,163.42)	$1,591.56
2732934	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($968.75)	$1,786.23
2732935	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,309.88)	$1,445.10
2732936	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,140.32)	$1,614.66
2732937	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,293.18)	$1,131.20
2732938	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,177.77)	$1,577.21
2732939	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,239.72)	$1,515.26
2732940	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,247.10)	$1,177.28
2732941	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,237.95)	$1,517.03
2732942	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,268.21)	$1,486.77
2732943	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($741.49)	$1,682.90
2732820	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($1,248.54)	$1,175.85
2733017	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($1,350.16)	$1,404.82
2733018	60'	0.88	$26,878.22	$530.73	$1,679.06	$134.39	$80.20	($232.99)	$2,191.39
2733019	70'	1	$30,543.43	$603.10	$1,908.02	$152.72	$91.14	($245.57)	$2,509.41
Total		**373.07**	**$11,394,836.83**	**$225,000.00**	**$711,826.23**	**$56,974.18**	**$34,000.00**	**($398,984.63)**	**$628,815.79**

APPENDIX D-2
PHASE #1 TIRZ CALCULATION

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2733232	$39.09	$2,335.44	$2,296.35	($1,093.75)	($1,093.75)
2733251	$39.09	$2,313.40	$2,274.31	($1,083.26)	($1,083.26)
2733252	$39.09	$2,609.84	$2,570.75	($1,224.45)	($1,224.45)
2733253	$39.09	$1,807.32	$1,768.23	($842.21)	($842.21)
2733254	$39.09	$2,282.36	$2,243.27	($1,068.47)	($1,068.47)
2733255	$39.09	$2,405.31	$2,366.22	($1,127.03)	($1,127.03)
2733256	$39.09	$2,337.35	$2,298.26	($1,094.66)	($1,094.66)
2733257	$39.09	$2,716.17	$2,677.08	($1,275.09)	($1,275.09)
2733258	$39.09	$1,799.18	$1,760.09	($838.33)	($838.33)
2733259	$39.09	$2,456.47	$2,417.38	($1,151.40)	($1,151.40)
2733260	$39.09	$2,757.78	$2,718.69	($1,294.91)	($1,294.91)
2733261	$39.09	$2,219.74	$2,180.65	($1,038.65)	($1,038.65)
2733262	$39.09	$2,371.41	$2,332.32	($1,110.89)	($1,110.89)
2733234	$39.09	$2,357.67	$2,318.58	($1,104.34)	($1,104.34)
2733263	$39.09	$1,208.21	$1,169.12	($556.85)	($556.85)
2733264	$39.09	$2,337.83	$2,298.74	($1,094.89)	($1,094.89)
2733265	$39.09	$1,836.84	$1,797.75	($856.27)	($856.27)
2733266	$39.09	$2,263.95	$2,224.86	($1,059.70)	($1,059.70)
2733267	$39.09	$2,189.10	$2,150.01	($1,024.05)	($1,024.05)
2733268	$39.09	$612.75	$573.66	($273.24)	($273.24)
2733269	$39.09	$2,345.32	$2,306.23	($1,098.46)	($1,098.46)
2733270	$39.09	$2,117.87	$2,078.78	($990.12)	($990.12)
2733271	$39.09	$2,474.23	$2,435.14	($1,159.86)	($1,159.86)
2733272	$39.09	$538.07	$498.98	($237.67)	($237.67)
2733273	$39.09	$2,331.38	$2,292.29	($1,091.82)	($1,091.82)
2733274	$39.09	$2,349.63	$2,310.54	($1,100.51)	($1,100.51)
2733235	$39.09	$2,327.41	$2,288.32	($1,089.93)	($1,089.93)
2733275	$39.09	$1,808.32	$1,769.23	($842.69)	($842.69)
2733276	$39.09	$1,946.64	$1,907.55	($908.57)	($908.57)
2733277	$39.09	$2,263.95	$2,224.86	($1,059.70)	($1,059.70)
2733278	$39.09	$1,799.18	$1,760.09	($838.33)	($838.33)
2733279	$39.09	$2,309.24	$2,270.15	($1,081.27)	($1,081.27)
2733280	$39.09	$2,328.73	$2,289.64	($1,090.56)	($1,090.56)
2733281	$39.09	$1,950.60	$1,911.51	($910.45)	($910.45)
2733282	$39.09	$1,592.67	$1,553.58	($739.97)	($739.97)
2733283	$39.09	$2,424.16	$2,385.07	($1,136.01)	($1,136.01)
2733284	$39.09	$2,263.95	$2,224.86	($1,059.70)	($1,059.70)
2733285	$39.09	$2,161.26	$2,122.17	($1,010.79)	($1,010.79)
2733286	$39.09	$1,787.32	$1,748.23	($832.68)	($832.68)
2733287	$39.09	$2,421.71	$2,382.62	($1,134.84)	($1,134.84)
2733288	$39.09	$2,317.81	$2,278.72	($1,085.36)	($1,085.36)
2733289	$39.09	$1,773.30	$1,734.21	($826.01)	($826.01)
2733290	$39.09	$2,140.05	$2,100.96	($1,000.69)	($1,000.69)
2733291	$39.09	$2,320.19	$2,281.10	($1,086.49)	($1,086.49)
2733292	$39.09	$1,929.36	$1,890.27	($900.34)	($900.34)
2733293	$39.09	$2,065.50	$2,026.41	($965.18)	($965.18)
2733294	$39.09	$2,205.76	$2,166.67	($1,031.99)	($1,031.99)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2733295	$39.09	$1,666.96	$1,627.87	($775.36)	($775.36)
2733296	$39.09	$2,155.40	$2,116.31	($1,008.00)	($1,008.00)
2733297	$39.09	$2,348.45	$2,309.36	($1,099.95)	($1,099.95)
2733298	$39.09	$2,429.33	$2,390.24	($1,138.47)	($1,138.47)
2733299	$39.09	$1,986.60	$1,947.51	($927.60)	($927.60)
2733300	$39.09	$2,308.95	$2,269.86	($1,081.14)	($1,081.14)
2733301	$39.09	$2,071.42	$2,032.33	($968.00)	($968.00)
2733302	$39.09	$2,286.92	$2,247.83	($1,070.64)	($1,070.64)
2733303	$39.09	$2,182.27	$2,143.18	($1,020.80)	($1,020.80)
2733304	$39.09	$2,007.50	$1,968.41	($937.56)	($937.56)
2733305	$39.09	$2,499.64	$2,460.55	($1,171.96)	($1,171.96)
2733236	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733306	$39.09	$405.34	$366.25	($174.45)	($174.45)
2733307	$39.09	$405.34	$366.25	($174.45)	($174.45)
2733308	$39.09	$549.64	$510.55	($243.18)	($243.18)
2733309	$39.09	$2,973.45	$2,934.36	($1,397.64)	($1,397.64)
2733310	$39.09	$2,615.10	$2,576.01	($1,226.96)	($1,226.96)
2733311	$39.09	$2,119.02	$2,079.93	($990.67)	($990.67)
2733312	$39.09	$2,573.55	$2,534.46	($1,207.17)	($1,207.17)
2733313	$39.09	$2,625.07	$2,585.98	($1,231.70)	($1,231.70)
2733314	$39.09	$2,867.64	$2,828.55	($1,347.24)	($1,347.24)
2733315	$39.09	$1,974.20	$1,935.11	($921.69)	($921.69)
2733316	$39.09	$1,717.33	$1,678.24	($799.35)	($799.35)
2733317	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733318	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733319	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733320	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733321	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733322	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733323	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733324	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733325	$39.09	$2,290.26	$2,251.17	($1,072.23)	($1,072.23)
2733326	$39.09	$549.64	$510.55	($243.18)	($243.18)
2733327	$39.09	$2,606.87	$2,567.78	($1,223.04)	($1,223.04)
2733328	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733329	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733330	$39.09	$1,739.87	$1,700.78	($810.08)	($810.08)
2733331	$39.09	$573.53	$534.44	($254.56)	($254.56)
2733332	$39.09	$549.64	$510.55	($243.18)	($243.18)
2733333	$39.09	$2,728.52	$2,689.43	($1,280.98)	($1,280.98)
2733334	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733335	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733336	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733337	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733237	$39.09	$573.53	$534.44	($254.56)	($254.56)
2733338	$39.09	$2,209.16	$2,170.07	($1,033.61)	($1,033.61)
2733339	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733340	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733341	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733342	$39.09	$501.84	$462.75	($220.41)	($220.41)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2733343	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733344	$39.09	$573.40	$534.31	($254.49)	($254.49)
2733345	$39.09	$574.71	$535.62	($255.12)	($255.12)
2733346	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733347	$39.09	$2,375.71	$2,336.62	($1,112.93)	($1,112.93)
2733348	$39.09	$2,614.98	$2,575.89	($1,226.90)	($1,226.90)
2733349	$39.09	$424.64	$385.55	($183.64)	($183.64)
2733350	$39.09	$1,227.67	$1,188.58	($566.12)	($566.12)
2733351	$39.09	$2,015.22	$1,976.13	($941.23)	($941.23)
2733352	$39.09	$2,437.45	$2,398.36	($1,142.34)	($1,142.34)
2733353	$39.09	$2,109.83	$2,070.74	($986.30)	($986.30)
2733354	$39.09	$405.34	$366.25	($174.45)	($174.45)
2733355	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733356	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733357	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733358	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733238	$39.09	$424.64	$385.55	($183.64)	($183.64)
2733359	$39.09	$573.24	$534.15	($254.42)	($254.42)
2733360	$39.09	$573.48	$534.39	($254.53)	($254.53)
2733361	$39.09	$2,091.22	$2,052.13	($977.43)	Prepaid
2733362	$39.09	$567.74	$528.65	($251.80)	($251.80)
2733363	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733364	$39.09	$443.94	$404.85	($192.83)	($192.83)
2733365	$39.09	$2,979.43	$2,940.34	($1,400.49)	($1,400.49)
2733366	$39.09	$269.64	$230.55	($109.81)	($109.81)
2733367	$39.09	$2,547.16	$2,508.07	($1,194.60)	($1,194.60)
2733368	$39.09	$2,863.80	$2,824.71	($1,345.41)	($1,345.41)
2733369	$39.09	$2,673.54	$2,634.45	($1,254.79)	($1,254.79)
2733370	$39.09	$2,795.73	$2,756.64	($1,312.99)	($1,312.99)
2733371	$39.09	$2,645.62	$2,606.53	($1,241.49)	($1,241.49)
2733372	$39.09	$2,303.11	$2,264.02	($1,078.35)	($1,078.35)
2733373	$39.09	$2,242.74	$2,203.65	($1,049.60)	($1,049.60)
2733374	$39.09	$2,683.20	$2,644.11	($1,259.39)	($1,259.39)
2733375	$39.09	$2,593.73	$2,554.64	($1,216.78)	($1,216.78)
2733376	$39.09	$2,872.71	$2,833.62	($1,349.65)	($1,349.65)
2733377	$39.09	$2,327.64	$2,288.55	($1,090.04)	($1,090.04)
2733378	$39.09	$2,759.19	$2,720.10	($1,295.59)	($1,295.59)
2733379	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733380	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733381	$39.09	$1,944.04	$1,904.95	($907.33)	($907.33)
2733382	$39.09	$1,730.68	$1,691.59	($805.71)	($805.71)
2733239	$39.09	$612.75	$573.66	($273.24)	($273.24)
2733383	$39.09	$2,320.19	$2,281.10	($1,086.49)	($1,086.49)
2733384	$39.09	$2,190.48	$2,151.39	($1,024.71)	($1,024.71)
2733385	$39.09	$1,740.73	$1,701.64	($810.49)	($810.49)
2733386	$39.09	$1,791.96	$1,752.87	($834.89)	($834.89)
2733387	$39.09	$2,365.49	$2,326.40	($1,108.07)	($1,108.07)
2733388	$39.09	$2,553.69	$2,514.60	($1,197.71)	($1,197.71)
2733389	$39.09	$2,166.87	$2,127.78	($1,013.46)	($1,013.46)
2733390	$39.09	$2,386.50	$2,347.41	($1,118.07)	($1,118.07)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2733391	$39.09	$1,816.02	$1,776.93	($846.35)	($846.35)
2733392	$39.09	$2,293.10	$2,254.01	($1,073.59)	($1,073.59)
2733393	$39.09	$2,304.37	$2,265.28	($1,078.95)	($1,078.95)
2733394	$39.09	$2,308.98	$2,269.89	($1,081.15)	($1,081.15)
2733395	$39.09	$2,115.60	$2,076.51	($989.04)	($989.04)
2733396	$39.09	$2,244.26	$2,205.17	($1,050.32)	($1,050.32)
2733397	$39.09	$2,304.37	$2,265.28	($1,078.95)	($1,078.95)
2733398	$39.09	$2,129.32	$2,090.23	($995.58)	($995.58)
2733399	$39.09	$2,337.83	$2,298.74	($1,094.89)	($1,094.89)
2733240	$39.09	$477.95	$438.86	($209.03)	($209.03)
2733400	$39.09	$477.95	$438.86	($209.03)	($209.03)
2733401	$39.09	$345.92	$306.83	($146.14)	Prepaid
2733402	$39.09	$1,155.41	$1,116.32	($531.70)	($531.70)
2733403	$39.09	$1,797.22	$1,758.13	($837.40)	($837.40)
2733404	$39.09	$2,292.27	$2,253.18	($1,073.19)	($1,073.19)
2733405	$39.09	$2,281.32	$2,242.23	($1,067.98)	($1,067.98)
2733406	$39.09	$1,933.30	$1,894.21	($902.21)	($902.21)
2733407	$39.09	$2,129.38	$2,090.29	($995.61)	($995.61)
2733408	$39.09	$2,293.60	$2,254.51	($1,073.82)	($1,073.82)
2733409	$39.09	$1,778.83	$1,739.74	($828.64)	($828.64)
2733410	$39.09	$1,838.90	$1,799.81	($857.25)	($857.25)
2733411	$39.09	$2,403.62	$2,364.53	($1,126.23)	($1,126.23)
2733412	$39.09	$2,498.26	$2,459.17	($1,171.30)	($1,171.30)
2733413	$39.09	$2,275.79	$2,236.70	($1,065.34)	($1,065.34)
2733414	$39.09	$2,548.64	$2,509.55	($1,195.30)	($1,195.30)
2733415	$39.09	$0.00	($39.09)	$0.00	$0.00
2733416	$39.09	$1,937.94	$1,898.85	($904.42)	($904.42)
2733417	$39.09	$2,142.78	$2,103.69	($1,001.99)	($1,001.99)
2733418	$39.09	$2,222.93	$2,183.84	($1,040.16)	($1,040.16)
2733419	$39.09	$2,583.12	$2,544.03	($1,211.72)	($1,211.72)
2733420	$39.09	$2,244.60	$2,205.51	($1,050.49)	($1,050.49)
2733421	$39.09	$2,459.21	$2,420.12	($1,152.70)	($1,152.70)
2733422	$39.09	$2,074.77	$2,035.68	($969.60)	($969.60)
2733423	$39.09	$2,323.86	$2,284.77	($1,088.24)	($1,088.24)
2733424	$39.09	$2,152.69	$2,113.60	($1,006.71)	($1,006.71)
2733425	$39.09	$2,156.60	$2,117.51	($1,008.57)	($1,008.57)
2733426	$39.09	$2,186.38	$2,147.29	($1,022.76)	($1,022.76)
2733427	$39.09	$2,457.86	$2,418.77	($1,152.06)	($1,152.06)
2733428	$39.09	$2,319.43	$2,280.34	($1,086.13)	($1,086.13)
2733429	$39.09	$1,793.51	$1,754.42	($835.63)	($835.63)
2733430	$39.09	$1,818.90	$1,779.81	($847.73)	($847.73)
2733431	$39.09	$1,946.64	$1,907.55	($908.57)	($908.57)
2733432	$39.09	$1,779.14	$1,740.05	($828.79)	($828.79)
2733433	$39.09	$2,222.73	$2,183.64	($1,040.07)	($1,040.07)
2733434	$39.09	$2,278.00	$2,238.91	($1,066.39)	($1,066.39)
2733435	$39.09	$1,807.43	$1,768.34	($842.26)	($842.26)
2733436	$39.09	$2,158.39	$2,119.30	($1,009.42)	($1,009.42)
2733437	$39.09	$1,085.28	$1,046.19	($498.30)	($498.30)
2733438	$39.09	$2,286.43	$2,247.34	($1,070.41)	($1,070.41)
2733439	$39.09	$2,184.60	$2,145.51	($1,021.91)	($1,021.91)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2733440	$39.09	$1,954.83	$1,915.74	($912.47)	($912.47)
2733441	$39.09	$2,460.58	$2,421.49	($1,153.36)	($1,153.36)
2733442	$39.09	$1,856.17	$1,817.08	($865.48)	($865.48)
2733443	$39.09	$2,696.45	$2,657.36	($1,265.70)	($1,265.70)
2733444	$39.09	$2,296.40	$2,257.31	($1,075.16)	($1,075.16)
2733445	$39.09	$1,101.70	$1,062.61	($506.12)	($506.12)
2733446	$39.09	$1,954.50	$1,915.41	($912.31)	($912.31)
2733447	$39.09	$2,021.00	$1,981.91	($943.99)	($943.99)
2733448	$39.09	$2,234.75	$2,195.66	($1,045.79)	($1,045.79)
2733449	$39.09	$2,265.32	$2,226.23	($1,060.36)	($1,060.36)
2733450	$39.09	$2,576.63	$2,537.54	($1,208.63)	($1,208.63)
2733451	$39.09	$0.00	($39.09)	$0.00	$0.00
2733452	$39.09	$2,044.52	$2,005.43	($955.19)	($955.19)
2733453	$39.09	$2,229.67	$2,190.58	($1,043.37)	($1,043.37)
2733454	$39.09	$2,313.40	$2,274.31	($1,083.26)	($1,083.26)
2726852	$39.09	$2,666.92	$2,627.83	($1,251.64)	($1,251.64)
2726853	$39.09	$1,697.72	$1,658.63	($790.01)	($790.01)
2726854	$39.09	$1,158.17	$1,119.08	($533.02)	($533.02)
2726855	$39.09	$1,778.36	$1,739.27	($828.42)	($828.42)
2726856	$39.09	$1,838.74	$1,799.65	($857.18)	($857.18)
2726857	$39.09	$578.57	$539.48	($256.96)	($256.96)
2726858	$39.09	$528.26	$489.17	($232.99)	($232.99)
2726859	$39.09	$553.41	$514.32	($244.97)	($244.97)
2726860	$39.09	$2,081.78	$2,042.69	($972.93)	($972.93)
2726865	$39.09	$553.41	$514.32	($244.97)	($244.97)
2726878	$39.09	$553.41	$514.32	($244.97)	($244.97)
2726879	$39.09	$578.57	$539.48	($256.96)	($256.96)
2726880	$39.09	$628.88	$589.79	($280.92)	($280.92)
2726881	$39.09	$603.72	$564.63	($268.94)	($268.94)
2726882	$39.09	$628.88	$589.79	($280.92)	($280.92)
2726883	$39.09	$1,822.21	$1,783.12	($849.30)	($849.30)
2726884	$39.09	$578.57	$539.48	($256.96)	($256.96)
2726885	$39.09	$578.57	$539.48	($256.96)	($256.96)
2726886	$39.09	$528.26	$489.17	($232.99)	($232.99)
2726887	$39.09	$553.41	$514.32	($244.97)	($244.97)
2726888	$39.09	$628.88	$589.79	($280.92)	($280.92)
2726889	$39.09	$2,863.67	$2,824.58	($1,345.35)	($1,345.35)
2726890	$39.09	$2,844.03	$2,804.94	($1,335.99)	($1,335.99)
2726891	$39.09	$2,199.97	$2,160.88	($1,029.23)	($1,029.23)
2726892	$39.09	$2,188.30	$2,149.21	($1,023.67)	($1,023.67)
2726893	$39.09	$2,058.59	$2,019.50	($961.89)	($961.89)
2726894	$39.09	$2,279.91	$2,240.82	($1,067.30)	($1,067.30)
2726895	$39.09	$2,170.85	$2,131.76	($1,015.36)	($1,015.36)
2726896	$39.09	$2,940.15	$2,901.06	($1,381.78)	($1,381.78)
2726897	$39.09	$2,715.45	$2,676.36	($1,274.75)	($1,274.75)
2726898	$39.09	$2,562.04	$2,522.95	($1,201.68)	($1,201.68)
2726899	$39.09	$2,278.03	$2,238.94	($1,066.41)	($1,066.41)
2726900	$39.09	$2,110.62	$2,071.53	($986.67)	($986.67)
2726901	$39.09	$2,649.11	$2,610.02	($1,243.15)	($1,243.15)
2726902	$39.09	$2,361.49	$2,322.40	($1,106.16)	($1,106.16)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2726903	$39.09	$2,261.78	$2,222.69	($1,058.67)	($1,058.67)
2726904	$39.09	$503.10	$464.01	($221.01)	($221.01)
2726905	$39.09	$2,427.81	$2,388.72	($1,137.75)	($1,137.75)
2726906	$39.09	$2,138.60	$2,099.51	($1,000.00)	($1,000.00)
2726907	$39.09	$2,832.85	$2,793.76	($1,330.67)	($1,330.67)
2726908	$39.09	$2,792.85	$2,753.76	($1,311.62)	($1,311.62)
2726909	$39.09	$2,213.56	$2,174.47	($1,035.70)	($1,035.70)
2726910	$39.09	$2,539.62	$2,500.53	($1,191.00)	($1,191.00)
2726911	$39.09	$2,776.22	$2,737.13	($1,303.70)	($1,303.70)
2726912	$39.09	$2,128.81	$2,089.72	($995.34)	($995.34)
2726913	$39.09	$2,442.10	$2,403.01	($1,144.56)	($1,144.56)
2726914	$39.09	$2,015.30	$1,976.21	($941.27)	($941.27)
2726915	$39.09	$2,213.56	$2,174.47	($1,035.70)	($1,035.70)
2726916	$39.09	$2,776.22	$2,737.13	($1,303.70)	($1,303.70)
2726866	$39.09	$2,235.64	$2,196.55	($1,046.22)	($1,046.22)
2726917	$39.09	$2,591.93	$2,552.84	($1,215.92)	($1,215.92)
2726918	$39.09	$2,196.25	$2,157.16	($1,027.46)	($1,027.46)
2726919	$39.09	$2,517.08	$2,477.99	($1,180.27)	($1,180.27)
2726920	$39.09	$2,245.81	$2,206.72	($1,051.06)	($1,051.06)
2726921	$39.09	$2,618.60	$2,579.51	($1,228.62)	($1,228.62)
2726922	$39.09	$2,118.99	$2,079.90	($990.66)	($990.66)
2726867	$39.09	$2,540.06	$2,500.97	($1,191.21)	($1,191.21)
2726923	$39.09	$2,136.81	$2,097.72	($999.15)	($999.15)
2726924	$39.09	$503.10	$464.01	($221.01)	($221.01)
2726868	$39.09	$2,278.06	$2,238.97	($1,066.42)	($1,066.42)
2726925	$39.09	$609.62	$570.53	($271.75)	($271.75)
2726926	$39.09	$2,179.50	$2,140.41	($1,019.48)	($1,019.48)
2726927	$39.09	$2,447.81	$2,408.72	($1,147.28)	($1,147.28)
2726928	$39.09	$2,177.65	$2,138.56	($1,018.60)	($1,018.60)
2726929	$39.09	$449.57	$410.48	($195.51)	($195.51)
2726870	$39.09	$2,188.02	$2,148.93	($1,023.54)	($1,023.54)
2726964	$39.09	$2,136.76	$2,097.67	($999.12)	($999.12)
2726965	$39.09	$1,820.12	$1,781.03	($848.31)	($848.31)
2726966	$39.09	$2,139.77	$2,100.68	($1,000.56)	($1,000.56)
2726967	$39.09	$2,412.30	$2,373.21	($1,130.36)	($1,130.36)
2726968	$39.09	$2,270.85	$2,231.76	($1,062.99)	($1,062.99)
2726869	$39.09	$1,927.08	$1,887.99	($899.25)	($899.25)
2726930	$39.09	$2,595.49	$2,556.40	($1,217.62)	($1,217.62)
2726931	$39.09	$2,278.35	$2,239.26	($1,066.56)	($1,066.56)
2726932	$39.09	$2,036.07	$1,996.98	($951.16)	($951.16)
2726933	$39.09	$1,945.10	$1,906.01	($907.83)	($907.83)
2726934	$39.09	$2,427.81	$2,388.72	($1,137.75)	($1,137.75)
2726935	$39.09	$2,776.65	$2,737.56	($1,303.90)	($1,303.90)
2726936	$39.09	$1,982.09	$1,943.00	($925.45)	($925.45)
2726937	$39.09	$2,596.23	$2,557.14	($1,217.97)	($1,217.97)
2726938	$39.09	$2,735.00	$2,695.91	($1,284.06)	($1,284.06)
2726939	$39.09	$2,172.30	$2,133.21	($1,016.05)	($1,016.05)
2726940	$39.09	$2,446.83	$2,407.74	($1,146.81)	($1,146.81)
2726941	$39.09	$2,554.59	$2,515.50	($1,198.13)	($1,198.13)
2726942	$39.09	$2,865.92	$2,826.83	($1,346.42)	($1,346.42)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2726943	$39.09	$1,122.91	$1,083.82	($516.23)	($516.23)
2726944	$39.09	$2,657.40	$2,618.31	($1,247.10)	($1,247.10)
2726945	$39.09	$2,028.39	$1,989.30	($947.51)	($947.51)
2726946	$39.09	$1,454.62	$1,415.53	($674.22)	($674.22)
2726947	$39.09	$1,982.87	$1,943.78	($925.82)	($925.82)
2726948	$39.09	$2,483.25	$2,444.16	($1,164.16)	($1,164.16)
2726949	$39.09	$1,818.92	$1,779.83	($847.73)	($847.73)
2726950	$39.09	$2,374.59	$2,335.50	($1,112.40)	($1,112.40)
2726951	$39.09	$1,993.45	$1,954.36	($930.86)	($930.86)
2726952	$39.09	$2,788.20	$2,749.11	($1,309.40)	($1,309.40)
2726953	$39.09	$2,722.58	$2,683.49	($1,278.15)	($1,278.15)
2726954	$39.09	$2,202.55	$2,163.46	($1,030.46)	($1,030.46)
2726955	$39.09	$2,534.85	$2,495.76	($1,188.73)	($1,188.73)
2726956	$39.09	$2,425.53	$2,386.44	($1,136.66)	($1,136.66)
2726957	$39.09	$2,028.97	$1,989.88	($947.78)	($947.78)
2726958	$39.09	$2,133.73	$2,094.64	($997.68)	($997.68)
2726959	$39.09	$2,776.22	$2,737.13	($1,303.70)	($1,303.70)
2726960	$39.09	$2,213.56	$2,174.47	($1,035.70)	($1,035.70)
2726961	$39.09	$2,299.51	$2,260.42	($1,076.64)	($1,076.64)
2726962	$39.09	$2,772.17	$2,733.08	($1,301.77)	($1,301.77)
2726963	$39.09	$2,054.83	$2,015.74	($960.10)	($960.10)
2726871	$39.09	$2,196.15	$2,157.06	($1,027.41)	($1,027.41)
2726969	$39.09	$2,213.56	$2,174.47	($1,035.70)	($1,035.70)
2726970	$39.09	$2,522.38	$2,483.29	($1,182.79)	($1,182.79)
2726971	$39.09	$1,413.34	$1,374.25	($654.56)	($654.56)
2726972	$39.09	$1,907.73	$1,868.64	($890.03)	($890.03)
2726973	$39.09	$2,234.01	$2,194.92	($1,045.44)	($1,045.44)
2726974	$39.09	$2,001.50	$1,962.41	($934.70)	($934.70)
2726975	$39.09	$2,052.07	$2,012.98	($958.78)	($958.78)
2726976	$39.09	$2,427.81	$2,388.72	($1,137.75)	($1,137.75)
2726977	$39.09	$2,042.34	$2,003.25	($954.15)	($954.15)
2726872	$39.09	$2,485.02	$2,445.93	($1,165.00)	($1,165.00)
2726978	$39.09	$2,168.21	$2,129.12	($1,014.10)	($1,014.10)
2726979	$39.09	$2,229.57	$2,190.48	($1,043.33)	($1,043.33)
2726980	$39.09	$2,597.03	$2,557.94	($1,218.35)	($1,218.35)
2726981	$39.09	$2,793.04	$2,753.95	($1,311.71)	($1,311.71)
2726982	$39.09	$2,436.02	$2,396.93	($1,141.66)	($1,141.66)
2726983	$39.09	$2,008.36	$1,969.27	($937.97)	($937.97)
2726984	$39.09	$2,310.07	$2,270.98	($1,081.67)	($1,081.67)
2732818	$39.09	$2,902.50	$2,863.41	($1,363.84)	($1,363.84)
2732944	$39.09	$2,773.50	$2,734.41	($1,302.40)	($1,302.40)
2732945	$39.09	$2,356.17	$2,317.08	($1,103.63)	($1,103.63)
2732946	$39.09	$2,903.94	$2,864.85	($1,364.53)	($1,364.53)
2732947	$39.09	$2,789.20	$2,750.11	($1,309.88)	($1,309.88)
2732948	$39.09	$2,992.52	$2,953.43	($1,406.72)	($1,406.72)
2732949	$39.09	$2,717.96	$2,678.87	($1,275.95)	($1,275.95)
2732950	$39.09	$2,701.46	$2,662.37	($1,268.09)	($1,268.09)
2732951	$39.09	$2,307.14	$2,268.05	($1,080.27)	($1,080.27)
2732952	$39.09	$2,945.13	$2,906.04	($1,384.15)	($1,384.15)
2732953	$39.09	$2,757.05	$2,717.96	($1,294.57)	($1,294.57)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2732954	$39.09	$2,781.15	$2,742.06	($1,306.04)	($1,306.04)
2732955	$39.09	$2,749.49	$2,710.40	($1,290.97)	($1,290.97)
2732956	$39.09	$0.00	($39.09)	$0.00	$0.00
2732957	$39.09	$2,462.27	$2,423.18	($1,154.16)	($1,154.16)
2732958	$39.09	$2,727.01	$2,687.92	($1,280.26)	($1,280.26)
2732959	$39.09	$1,754.70	$1,715.61	($817.15)	($817.15)
2732960	$39.09	$3,138.03	$3,098.94	($1,476.03)	($1,476.03)
2732961	$39.09	$2,683.27	$2,644.18	($1,259.42)	($1,259.42)
2732962	$39.09	$2,856.04	$2,816.95	($1,341.72)	($1,341.72)
2732963	$39.09	$2,974.31	$2,935.22	($1,398.05)	($1,398.05)
2732964	$39.09	$2,279.62	$2,240.53	($1,067.17)	($1,067.17)
2732965	$39.09	$2,877.58	$2,838.49	($1,351.97)	($1,351.97)
2732966	$39.09	$2,811.60	$2,772.51	($1,320.55)	($1,320.55)
2732967	$39.09	$2,796.84	$2,757.75	($1,313.52)	($1,313.52)
2732968	$39.09	$2,703.18	$2,664.09	($1,268.91)	($1,268.91)
2732969	$39.09	$2,845.07	$2,805.98	($1,336.49)	($1,336.49)
2732970	$39.09	$2,422.88	$2,383.79	($1,135.40)	($1,135.40)
2732819	$39.09	$2,823.20	$2,784.11	($1,326.07)	($1,326.07)
2732971	$39.09	$2,524.98	$2,485.89	($1,184.03)	($1,184.03)
2732972	$39.09	$2,458.19	$2,419.10	($1,152.22)	($1,152.22)
2732973	$39.09	$2,858.00	$2,818.91	($1,342.65)	($1,342.65)
2732974	$39.09	$2,670.37	$2,631.28	($1,253.28)	($1,253.28)
2732975	$39.09	$2,663.11	$2,624.02	($1,249.82)	($1,249.82)
2732976	$39.09	$2,501.92	$2,462.83	($1,173.05)	($1,173.05)
2732977	$39.09	$2,708.64	$2,669.55	($1,271.51)	($1,271.51)
2732978	$0.00	$0.00	$0.00	$0.00	$0.00
2732979	$39.09	$2,788.88	$2,749.79	($1,309.73)	($1,309.73)
2732980	$0.00	$2,812.20	$2,812.20	($1,339.45)	($1,339.45)
2732981	$39.09	$1,876.28	$1,837.19	($875.06)	($875.06)
2732982	$39.09	$2,728.61	$2,689.52	($1,281.02)	($1,281.02)
2732983	$39.09	$1,402.72	$1,363.63	($649.50)	($649.50)
2732984	$39.09	$3,087.83	$3,048.74	($1,452.12)	($1,452.12)
2732985	$39.09	$2,777.64	$2,738.55	($1,304.37)	($1,304.37)
2732986	$39.09	$2,902.50	$2,863.41	($1,363.84)	($1,363.84)
2732987	$39.09	$2,742.79	$2,703.70	($1,287.77)	($1,287.77)
2732988	$39.09	$2,881.64	$2,842.55	($1,353.91)	($1,353.91)
2732989	$39.09	$2,985.56	$2,946.47	($1,403.41)	($1,403.41)
2732990	$39.09	$2,804.25	$2,765.16	($1,317.05)	($1,317.05)
2732991	$39.09	$2,754.15	$2,715.06	($1,293.18)	($1,293.18)
2732992	$39.09	$2,856.09	$2,817.00	($1,341.74)	($1,341.74)
2732993	$39.09	$2,643.82	$2,604.73	($1,240.63)	($1,240.63)
2732994	$39.09	$2,922.19	$2,883.10	($1,373.22)	($1,373.22)
2732995	$39.09	$2,721.90	$2,682.81	($1,277.82)	($1,277.82)
2732996	$39.09	$2,789.48	$2,750.39	($1,310.01)	($1,310.01)
2732997	$39.09	$2,696.10	$2,657.01	($1,265.54)	($1,265.54)
2732998	$39.09	$2,889.60	$2,850.51	($1,357.70)	($1,357.70)
2732999	$39.09	$1,459.42	$1,420.33	($676.50)	($676.50)
2733000	$39.09	$2,721.75	$2,682.66	($1,277.75)	($1,277.75)
2733001	$39.09	$0.00	($39.09)	$0.00	$0.00
2733002	$39.09	$2,829.69	$2,790.60	($1,329.16)	($1,329.16)

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Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2733003	$39.09	$0.00	($39.09)	$0.00	$0.00
2733004	$39.09	$3,076.65	$3,037.56	($1,446.79)	($1,446.79)
2733005	$39.09	$2,838.32	$2,799.23	($1,333.27)	($1,333.27)
2733006	$39.09	$2,893.39	$2,854.30	($1,359.50)	($1,359.50)
2733007	$39.09	$2,615.35	$2,576.26	($1,227.07)	($1,227.07)
2733008	$39.09	$2,857.80	$2,818.71	($1,342.55)	($1,342.55)
2733009	$39.09	$2,715.57	$2,676.48	($1,274.81)	($1,274.81)
2733010	$39.09	$2,774.77	$2,735.68	($1,303.01)	($1,303.01)
2733011	$39.09	$1,564.64	$1,525.55	($726.62)	($726.62)
2733012	$39.09	$2,589.52	$2,550.43	($1,214.77)	($1,214.77)
2733013	$39.09	$2,725.88	$2,686.79	($1,279.72)	($1,279.72)
2733014	$39.09	$2,818.65	$2,779.56	($1,323.91)	($1,323.91)
2732817	$39.09	$2,657.97	$2,618.88	($1,247.37)	($1,247.37)
2732931	$39.09	$2,831.06	$2,791.97	($1,329.82)	($1,329.82)
2732932	$39.09	$2,688.14	$2,649.05	($1,261.74)	($1,261.74)
2732933	$39.09	$2,481.71	$2,442.62	($1,163.42)	($1,163.42)
2732934	$39.09	$2,073.00	$2,033.91	($968.75)	($968.75)
2732935	$39.09	$2,789.20	$2,750.11	($1,309.88)	($1,309.88)
2732936	$39.09	$2,433.21	$2,394.12	($1,140.32)	($1,140.32)
2732937	$39.09	$2,754.15	$2,715.06	($1,293.18)	($1,293.18)
2732938	$39.09	$2,511.84	$2,472.75	($1,177.77)	($1,177.77)
2732939	$39.09	$2,641.90	$2,602.81	($1,239.72)	($1,239.72)
2732940	$39.09	$2,657.40	$2,618.31	($1,247.10)	($1,247.10)
2732941	$39.09	$2,638.19	$2,599.10	($1,237.95)	($1,237.95)
2732942	$39.09	$2,701.72	$2,662.63	($1,268.21)	($1,268.21)
2732943	$39.09	$1,595.85	$1,556.76	($741.49)	($741.49)
2732820	$39.09	$2,660.41	$2,621.32	($1,248.54)	($1,248.54)
2733017	$39.09	$2,873.77	$2,834.68	($1,350.16)	($1,350.16)
2733018	$39.09	$528.26	$489.17	($232.99)	($232.99)
2733019	$39.09	$554.67	$515.58	($245.57)	($245.57)
Total	**$16,611.69**	**$856,450.28**	**$839,838.59**	**($400,108.20)**	**($398,984.63)**

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APPENDIX E-1
PHASES #2-3 MAJOR IMPROVEMENT
ASSESSMENT ROLL – 2021-22

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2021-22

Parcel	Phase	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
775446	Phase 3	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775445	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($173.58)	$972.20
775444	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($176.71)	$969.08
775443	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($182.01)	$963.77
775442	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.62)	$993.16
775441	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($158.16)	$987.62
775440	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($159.85)	$985.94
775439	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($164.18)	$981.60
775438	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.55)	$991.23
775437	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($199.83)	$945.95
775436	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($175.02)	$970.76
775435	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($181.05)	$964.74
775434	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($202.24)	$943.54
775433	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($207.06)	$938.72
775432	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.14)	$993.64
775431	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.14)	$993.64
775430	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($178.39)	$967.39
775429	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($182.73)	$963.05
775428	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.14)	$993.64
775427	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($188.03)	$957.75
775426	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($159.60)	$986.18
775425	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($164.18)	$981.60
775424	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.14)	$993.64
775423	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.62)	$993.16
775422	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.62)	$993.16
775421	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.62)	$993.16
775420	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.62)	$993.16
775419	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.62)	$993.16
775418	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($160.33)	$985.46
775417	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.62)	$993.16
775416	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.38)	$993.40
775415	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.38)	$993.40
775414	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.38)	$993.40
775413	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.38)	$993.40
775412	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($160.33)	$985.46
775411	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($169.00)	$976.78
775410	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.38)	$993.40
775409	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($182.01)	$963.77
775408	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($176.71)	$969.08
775407	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($153.83)	$991.96
775406	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($158.64)	$987.14
775405	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($156.24)	$989.55
775404	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.14)	$993.64
775403	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($188.03)	$957.75
775402	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($166.83)	$978.95
775401	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($163.22)	$982.56
775400	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($162.26)	$983.53
775399	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775398	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775397	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($155.27)	$990.51
775396	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775395	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775394	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775393	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775392	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775391	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775390	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775389	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775388	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775387	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775386	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.06)	$991.72
775385	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775384	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775383	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775382	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($165.15)	$980.64
775381	Phase 3	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($154.31)	$991.48
775380	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775379	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775378	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775377	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($157.95)	$792.53
775376	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775375	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775374	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775373	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Phase	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
775372	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775371	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775370	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775369	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775368	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775367	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775366	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.61)	$811.87
775365	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775364	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775363	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775362	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775361	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($152.89)	$797.59
775360	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775359	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775358	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775357	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775356	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775355	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775354	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775353	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775352	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($155.78)	$794.70
775351	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775350	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775349	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775348	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775347	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775346	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775345	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775344	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775343	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775342	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775341	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.32)	$804.16
775340	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775329	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775328	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775327	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775326	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775325	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775324	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775323	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775322	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.43)	$807.05
775321	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775320	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775319	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775318	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775317	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775316	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($157.95)	$792.53
775315	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775314	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.83)	$802.65
775313	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775312	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775311	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775310	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775309	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775308	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775307	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775306	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775305	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775304	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775303	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775302	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775301	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775300	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775299	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775298	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775297	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775296	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775295	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775294	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775293	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775292	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775291	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775290	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775289	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775288	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775287	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775286	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83

Parcel	Phase	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
775285	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775284	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775283	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775282	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775281	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775280	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775279	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775278	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775277	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775276	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775275	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775274	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775273	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775272	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775271	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775270	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775269	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775268	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775267	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775266	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.96)	$799.52
775257	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.00)	$800.48
775256	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($157.23)	$793.25
775255	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.00)	$800.48
775254	Phase 3	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775253	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($149.76)	$800.72
775252	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.24)	$800.24
775251	Phase 3	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775250	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($151.92)	$798.55
775249	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($148.55)	$801.93
775248	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.00)	$800.48
775247	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($148.31)	$802.17
775246	Phase 3	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775245	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($156.50)	$793.98
775244	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($189.50)	$760.97
775243	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($148.80)	$801.68
775242	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775241	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775240	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775239	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775238	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775237	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775236	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($178.90)	$771.58
775235	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775234	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775233	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775232	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.43)	$807.05
775231	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775230	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775229	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775228	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775227	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775226	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775225	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775224	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775223	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775222	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775221	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775220	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775219	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775218	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775217	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775216	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($147.35)	$803.13
775215	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.65)	$812.83
775214	Phase 3	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($144.39)	$806.08
2796880	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($206.87)	$938.91
2796881	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($245.10)	$900.69
2796882	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796883	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796884	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796885	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($206.87)	$938.91
2796886	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($257.68)	$888.11
2796887	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($257.68)	$888.11
2796888	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($257.68)	$888.11
2796889	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($206.87)	$938.91
2796890	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($206.87)	$938.91
2796891	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($206.87)	$938.91
2796892	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($206.87)	$938.91
2796893	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($217.03)	$928.75

Parcel	Phase	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2796894	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796895	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796896	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796897	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796898	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796899	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796900	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796901	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796902	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796903	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796904	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796905	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796906	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($245.10)	$900.69
2796907	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($245.10)	$900.69
2796908	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($282.83)	$862.95
2796909	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796910	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796911	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($270.25)	$875.53
2796912	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796913	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796914	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796915	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($245.10)	$900.69
2796916	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796917	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796918	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796919	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796920	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796921	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796922	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796923	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($196.71)	$949.07
2796924	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($270.25)	$875.53
2796925	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($295.42)	$850.37
2796926	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($257.68)	$888.11
2796927	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($257.68)	$888.11
2796928	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($257.68)	$888.11
2796929	Phase 2A	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($206.87)	$938.91
2796930	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($316.06)	$634.42
2796931	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($299.93)	$650.55
2796932	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
2796933	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
2796934	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($348.32)	$602.16
2796935	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($773.45)	$177.03
2796936	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($295.42)	$655.06
2796937	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($295.42)	$655.06
2796938	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($477.50)	$472.98
2796939	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($635.29)	$315.19
2796940	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($776.58)	$173.90
2796941	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($330.45)	$620.03
2796942	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($727.60)	$222.88
2796943	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($266.78)	$683.70
2796944	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($727.62)	$222.86
2796945	Phase 2A	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($232.51)	$717.97
2762512	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762478	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762530	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,133.43)	$12.35
2762511	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($999.53)	$146.25
2762517	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762510	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,083.53)	$62.25
2762513	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762514	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762493	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,083.21)	$62.58
2762494	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762515	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762469	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($267.92)	$877.86
2762470	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762471	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762472	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762473	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762475	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762476	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762477	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762480	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762481	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762482	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762483	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762484	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762485	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762486	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($277.11)	$868.68
2762487	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($985.52)	$160.27
2762488	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762489	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($478.31)	$667.48
2762490	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762491	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762492	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($277.46)	$868.32

Parcel	Phase	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2762495	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($922.79)	$222.99
2762497	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,029.47)	$116.31
2762499	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($962.53)	$183.25
2762500	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,029.47)	$116.31
2762501	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($574.49)	$571.29
2762502	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($312.92)	$832.86
2762503	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($637.61)	$508.17
2762504	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762505	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($315.42)	$830.36
2762506	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($402.85)	$742.94
2762507	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($543.47)	$602.31
2762516	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762518	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762519	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2762520	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762521	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($263.59)	$882.19
2762522	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($479.13)	$666.65
2762523	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762524	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762525	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762526	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762527	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($239.63)	$906.16
2762528	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($267.82)	$877.96
2762529	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($555.82)	$589.96
2762531	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,037.49)	$108.30
2762532	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762533	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762534	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($970.16)	$175.63
2762535	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($954.13)	$191.65
2762536	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,029.01)	$116.77
2762537	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762538	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($970.16)	$175.63
2762539	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($898.17)	$247.61
2762540	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($970.16)	$175.63
2762541	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762542	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($961.08)	$184.70
2762543	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($803.47)	$342.32
2762544	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($679.16)	$466.63
2762545	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($636.75)	$509.03
2762546	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($984.86)	$160.93
2762547	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,037.49)	$108.30
2762548	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762549	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762550	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($903.11)	$242.68
2762551	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762552	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($961.08)	$184.70
2762553	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($973.63)	$172.15
2762496	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($992.60)	$153.18
2762498	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,077.58)	$68.20
2762479	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2762474	Phase 2B	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($984.17)	$161.61
2767338	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00
2767354	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($610.45)	$691.58
2767332	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00
2767368	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,197.15)	$104.87
2767373	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($960.59)	$185.20
2767362	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,161.65)	$140.37
2767371	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767372	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($213.38)	$932.40
2767315	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($213.38)	$932.40
2767316	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($203.22)	$1,098.80
2767318	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($168.24)	$977.54
2767319	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767320	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00
2767324	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($223.54)	$1,078.48
2767325	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,238.99)	$63.03
2767326	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($203.22)	$1,098.80
2767327	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($491.98)	$653.81
2767328	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($203.22)	$1,098.80
2767329	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,076.47)	$69.31
2767330	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00
2767331	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767333	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2767334	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($203.22)	$1,098.80
2767335	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($795.57)	$350.21
2767336	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00
2767337	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
2767339	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767340	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($203.22)	$1,098.80
2767341	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,144.16)	$157.87
2767342	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($649.03)	$652.99
2767343	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($223.54)	$1,078.48
2767344	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($213.38)	$932.40
2767345	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Phase	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2767346	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767347	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($203.22)	$1,098.80
2767348	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($203.22)	$1,098.80
2767349	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2767350	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($203.22)	$1,098.80
2767351	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2767352	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($514.73)	$787.30
2767353	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($328.05)	$817.74
2767355	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($865.98)	$279.81
2767356	Phase 2C	60'	0.88	$9,187.04	$228.72	$678.31	$45.94	$50.90	($1,003.87)	$0.00
2767357	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00
2767359	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767360	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767361	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767363	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767364	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($128.82)	$1,016.97
2767365	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,225.97)	$76.06
2767366	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767370	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($203.22)	$942.56
2767377	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00
2767378	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,251.43)	$50.60
2767379	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,020.67)	$125.11
2767380	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($223.54)	$1,078.48
2767358	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,158.94)	$143.09
2767376	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00
2767321	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($674.63)	$627.40
2767374	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,302.03)	$0.00
2767369	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2767375	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2767323	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2767317	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2767367	Phase 2C	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
2767322	Phase 2C	70'	1.00	$11,978.49	$299.22	$885.08	$59.89	$57.84	($1,298.98)	$3.04
743059	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
743046	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($262.39)	$883.39
743047	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($252.24)	$893.55
743048	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($252.24)	$893.55
743049	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($252.24)	$893.55
743021	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($251.61)	$894.17
743023	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($253.40)	$892.38
743024	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($253.44)	$892.34
743025	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($253.44)	$892.34
743026	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($253.44)	$892.34
743027	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($253.44)	$892.34
743028	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.04)	$993.74
743029	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.04)	$993.74
743030	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.04)	$993.74
743033	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.04)	$993.74
743034	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.04)	$993.74
743035	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.04)	$993.74
743036	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.04)	$993.74
743037	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.04)	$993.74
743044	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($189.08)	$956.70
743045	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($158.37)	$987.41
743155	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.83)	$992.95
743083	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.58)	$993.21
743084	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($999.13)	$146.65
743085	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743086	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743087	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743088	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($909.35)	$236.43
743089	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743090	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743091	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743092	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($909.35)	$236.43
743093	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743094	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743095	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743096	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($263.88)	$881.90
743075	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743076	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743077	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.34)	$891.45
743078	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.35)	$891.44
743079	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.58)	$993.20
743080	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($152.58)	$993.20
743081	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($163.76)	$982.02
743051	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,100.76)	$45.02
743052	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($991.09)	$154.69
743054	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	$0.06	$1,145.85
743055	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,138.04)	$7.75
743056	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,130.26)	$15.52
743058	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($988.19)	$157.59
743060	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($254.85)	$890.93
743061	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($912.81)	$232.97

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Phase	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
743064	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($992.07)	$153.71
743065	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,044.46)	$101.32
743066	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,118.76)	$27.02
743067	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,035.74)	$110.05
743068	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($912.30)	$233.48
743069	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
743070	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($998.38)	$147.40
743071	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($995.09)	$150.69
743072	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
743073	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($909.35)	$236.43
743074	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($912.29)	$233.49
743031	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,105.90)	$39.88
743062	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,077.78)	$68.00
743039	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,025.70)	$120.08
743041	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,128.11)	$17.67
743082	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
743022	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($817.24)	$328.54
743032	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($913.10)	$232.68
743038	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
743040	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($911.40)	$234.38
743053	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
743099	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
743206	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.50)	$799.98
743207	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743208	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743209	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($703.26)	$247.22
743210	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($911.89)	$38.59
743211	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743212	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743213	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743214	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743215	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($735.37)	$215.11
743216	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($151.33)	$799.15
743198	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.83)	$799.65
743199	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743200	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743201	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743202	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743203	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($138.18)	$812.30
743204	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($137.21)	$813.27
743205	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($781.79)	$168.69
743187	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($189.33)	$761.15
743188	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.61)	$804.87
743189	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.75)	$804.73
743190	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.70)	$804.78
743191	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.70)	$804.78
743192	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.57)	$803.90
743193	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.57)	$803.90
743194	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.57)	$803.90
743195	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.57)	$803.90
743167	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($153.29)	$797.19
743168	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.48)	$804.00
743169	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.48)	$804.00
743170	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.48)	$804.00
743171	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.48)	$804.00
743172	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.48)	$804.00
743173	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.48)	$804.00
743174	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.48)	$804.00
743175	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($146.48)	$804.00
743176	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($151.33)	$799.15
743177	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($150.83)	$799.65
743178	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.37)	$805.11
743179	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.35)	$805.13
743180	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.33)	$805.15
743181	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.33)	$805.15
743182	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.35)	$805.13
743183	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($144.68)	$805.80
743184	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.37)	$805.11
743185	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($145.22)	$805.26
743142	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($148.53)	$801.95
743143	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($240.71)	$709.77
743144	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($426.52)	$523.95
743145	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($715.39)	$235.09
743146	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($740.32)	$210.16
743147	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($144.40)	$806.08
743148	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($783.03)	$167.45
743149	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($782.06)	$168.42
743150	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($898.72)	$51.76
743151	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($426.50)	$523.98
743152	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($144.40)	$806.08
743153	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($151.27)	$799.21
743156	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($151.23)	$799.25
743157	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($673.47)	$277.01
743158	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($846.31)	$104.17

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Phase	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
743159	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($895.46)	$55.02
743160	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.38)	$807.10
743161	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.38)	$807.10
743162	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.38)	$807.10
743163	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.38)	$807.10
743164	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.38)	$807.10
743165	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.40)	$807.08
743166	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.36)	$807.12
743115	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
743116	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.16)	$807.32
743117	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($802.37)	$148.11
743118	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($143.16)	$807.32
743119	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($832.10)	$118.38
743120	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($712.22)	$238.26
743121	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($897.67)	$52.81
743122	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($891.61)	$58.87
743123	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($832.10)	$118.38
743124	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
743125	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($771.04)	$179.44
743126	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($918.57)	$31.91
743127	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($818.45)	$132.03
743128	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($152.33)	$798.15
743129	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($900.63)	$49.85
743130	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($634.98)	$315.50
743131	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($379.78)	$570.70
743132	West Phase 1	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743133	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($884.71)	$65.77
743134	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($882.67)	$67.81
743135	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($822.09)	$128.39
743136	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($885.91)	$64.57
743137	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	$0.06	$950.54
743138	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($141.75)	$808.73
743139	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($376.17)	$574.31
743140	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($141.76)	$808.71
743141	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($152.17)	$798.31
743098	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
743100	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
743101	West Phase 1	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743102	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($141.08)	$809.40
743103	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($718.88)	$231.60
743104	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($141.50)	$808.98
743105	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($141.50)	$808.98
743106	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
743107	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
743108	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($950.48)	$0.00
743109	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($883.92)	$66.56
743110	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($824.37)	$126.11
743111	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($890.58)	$59.90
743112	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($893.74)	$56.74
743113	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($141.06)	$809.42
743114	West Phase 1	50'	0.73	$8,744.30	$218.43	$646.11	$43.72	$42.22	($141.02)	$809.46
743057	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($906.24)	$239.55
743063	West Phase 1	60'	0.88	$10,541.07	$263.31	$778.87	$52.71	$50.90	($1,145.78)	$0.00
Total			**501.42**	**$6,004,900.67**	**$150,000.00**	**$443,695.48**	**$30,024.50**	**$29,000.00**	**($244,245.17)**	**$408,474.82**

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APPENDIX E-2
PHASES #2-3 MAJOR IMPROVEMENT AREA TIRZ CALCULATION

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Appendix E-2
Phase #2-3 Major Improvement Area TIRZ Calculation

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
775446	$0.00	$0.00	$0.00	$0.00	$0.00
775445	$0.34	$364.77	$364.43	($173.58)	($173.58)
775444	$0.34	$371.34	$371.00	($176.71)	($176.71)
775443	$0.34	$382.47	$382.13	($182.01)	($182.01)
775442	$0.34	$320.77	$320.43	($152.62)	($152.62)
775441	$0.34	$332.40	$332.06	($158.16)	($158.16)
775440	$0.34	$335.94	$335.60	($159.85)	($159.85)
775439	$0.34	$345.04	$344.70	($164.18)	($164.18)
775438	$0.34	$324.82	$324.48	($154.55)	($154.55)
775437	$0.34	$419.89	$419.55	($199.83)	($199.83)
775436	$0.34	$367.80	$367.46	($175.02)	($175.02)
775435	$0.34	$380.45	$380.11	($181.05)	($181.05)
775434	$0.34	$424.95	$424.61	($202.24)	($202.24)
775433	$0.34	$435.07	$434.73	($207.06)	($207.06)
775432	$0.34	$319.76	$319.42	($152.14)	($152.14)
775431	$0.34	$319.76	$319.42	($152.14)	($152.14)
775430	$0.34	$374.88	$374.54	($178.39)	($178.39)
775429	$0.34	$383.99	$383.65	($182.73)	($182.73)
775428	$0.34	$319.76	$319.42	($152.14)	($152.14)
775427	$0.34	$395.11	$394.77	($188.03)	($188.03)
775426	$0.34	$335.43	$335.09	($159.60)	($159.60)
775425	$0.34	$345.04	$344.70	($164.18)	($164.18)
775424	$0.34	$319.76	$319.42	($152.14)	($152.14)
775423	$0.34	$320.77	$320.43	($152.62)	($152.62)
775422	$0.34	$320.77	$320.43	($152.62)	($152.62)
775421	$0.34	$320.77	$320.43	($152.62)	($152.62)
775420	$0.34	$320.77	$320.43	($152.62)	($152.62)
775419	$0.34	$320.77	$320.43	($152.62)	($152.62)
775418	$0.34	$336.95	$336.61	($160.33)	($160.33)
775417	$0.34	$320.77	$320.43	($152.62)	($152.62)
775416	$0.34	$320.26	$319.92	($152.38)	($152.38)
775415	$0.34	$320.26	$319.92	($152.38)	($152.38)
775414	$0.34	$320.26	$319.92	($152.38)	($152.38)
775413	$0.34	$320.26	$319.92	($152.38)	($152.38)
775412	$0.34	$336.95	$336.61	($160.33)	($160.33)
775411	$0.34	$355.16	$354.82	($169.00)	($169.00)
775410	$0.34	$320.26	$319.92	($152.38)	($152.38)
775409	$0.34	$382.47	$382.13	($182.01)	($182.01)
775408	$0.34	$371.34	$371.00	($176.71)	($176.71)
775407	$0.34	$323.30	$322.96	($153.83)	($153.83)
775406	$0.34	$333.41	$333.07	($158.64)	($158.64)
775405	$0.34	$328.36	$328.02	($156.24)	($156.24)
775404	$0.34	$319.76	$319.42	($152.14)	($152.14)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
775403	$0.34	$395.11	$394.77	($188.03)	($188.03)
775402	$0.34	$350.61	$350.27	($166.83)	($166.83)
775401	$0.34	$343.02	$342.68	($163.22)	($163.22)
775400	$0.34	$341.00	$340.66	($162.26)	($162.26)
775399	$0.34	$324.31	$323.97	($154.31)	($154.31)
775398	$0.34	$324.31	$323.97	($154.31)	($154.31)
775397	$0.34	$326.33	$325.99	($155.27)	($155.27)
775396	$0.34	$324.31	$323.97	($154.31)	($154.31)
775395	$0.34	$324.31	$323.97	($154.31)	($154.31)
775394	$0.34	$324.31	$323.97	($154.31)	($154.31)
775393	$0.34	$324.31	$323.97	($154.31)	($154.31)
775392	$0.34	$324.31	$323.97	($154.31)	($154.31)
775391	$0.34	$324.31	$323.97	($154.31)	($154.31)
775390	$0.34	$324.31	$323.97	($154.31)	($154.31)
775389	$0.34	$324.31	$323.97	($154.31)	($154.31)
775388	$0.34	$324.31	$323.97	($154.31)	($154.31)
775387	$0.34	$324.31	$323.97	($154.31)	($154.31)
775386	$0.34	$323.80	$323.46	($154.06)	($154.06)
775385	$0.34	$324.31	$323.97	($154.31)	($154.31)
775384	$0.34	$324.31	$323.97	($154.31)	($154.31)
775383	$0.34	$324.31	$323.97	($154.31)	($154.31)
775382	$0.34	$347.07	$346.73	($165.15)	($165.15)
775381	$0.34	$324.31	$323.97	($154.31)	($154.31)
775380	$0.28	$307.48	$307.20	($146.32)	($146.32)
775379	$0.28	$307.48	$307.20	($146.32)	($146.32)
775378	$0.28	$307.48	$307.20	($146.32)	($146.32)
775377	$0.28	$331.90	$331.62	($157.95)	($157.95)
775376	$0.28	$307.48	$307.20	($146.32)	($146.32)
775375	$0.28	$307.48	$307.20	($146.32)	($146.32)
775374	$0.28	$307.48	$307.20	($146.32)	($146.32)
775373	$0.28	$307.48	$307.20	($146.32)	($146.32)
775372	$0.28	$307.48	$307.20	($146.32)	($146.32)
775371	$0.28	$307.48	$307.20	($146.32)	($146.32)
775370	$0.28	$307.48	$307.20	($146.32)	($146.32)
775369	$0.28	$307.48	$307.20	($146.32)	($146.32)
775368	$0.28	$307.48	$307.20	($146.32)	($146.32)
775367	$0.28	$307.48	$307.20	($146.32)	($146.32)
775366	$0.28	$291.30	$291.02	($138.61)	($138.61)
775365	$0.28	$307.48	$307.20	($146.32)	($146.32)
775364	$0.28	$307.48	$307.20	($146.32)	($146.32)
775363	$0.28	$307.48	$307.20	($146.32)	($146.32)
775362	$0.28	$307.48	$307.20	($146.32)	($146.32)
775361	$0.28	$321.27	$320.99	($152.89)	($152.89)
775360	$0.28	$307.48	$307.20	($146.32)	($146.32)
775359	$0.28	$307.48	$307.20	($146.32)	($146.32)
775358	$0.28	$307.48	$307.20	($146.32)	($146.32)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
775357	$0.28	$307.48	$307.20	($146.32)	($146.32)
775356	$0.28	$307.48	$307.20	($146.32)	($146.32)
775355	$0.28	$307.48	$307.20	($146.32)	($146.32)
775354	$0.28	$307.48	$307.20	($146.32)	($146.32)
775353	$0.28	$307.48	$307.20	($146.32)	($146.32)
775352	$0.28	$327.34	$327.06	($155.78)	($155.78)
775351	$0.28	$307.48	$307.20	($146.32)	($146.32)
775350	$0.28	$307.48	$307.20	($146.32)	($146.32)
775349	$0.28	$307.48	$307.20	($146.32)	($146.32)
775348	$0.28	$307.48	$307.20	($146.32)	($146.32)
775347	$0.28	$307.48	$307.20	($146.32)	($146.32)
775346	$0.28	$307.48	$307.20	($146.32)	($146.32)
775345	$0.28	$289.28	$289.00	($137.65)	($137.65)
775344	$0.28	$307.48	$307.20	($146.32)	($146.32)
775343	$0.28	$307.48	$307.20	($146.32)	($146.32)
775342	$0.28	$307.48	$307.20	($146.32)	($146.32)
775341	$0.28	$307.48	$307.20	($146.32)	($146.32)
775340	$0.28	$317.23	$316.95	($150.96)	($150.96)
775329	$0.28	$310.65	$310.37	($147.83)	($147.83)
775328	$0.28	$317.23	$316.95	($150.96)	($150.96)
775327	$0.28	$310.65	$310.37	($147.83)	($147.83)
775326	$0.28	$310.65	$310.37	($147.83)	($147.83)
775325	$0.28	$310.65	$310.37	($147.83)	($147.83)
775324	$0.28	$310.65	$310.37	($147.83)	($147.83)
775323	$0.28	$310.65	$310.37	($147.83)	($147.83)
775322	$0.28	$301.41	$301.13	($143.43)	($143.43)
775321	$0.28	$310.65	$310.37	($147.83)	($147.83)
775320	$0.28	$310.65	$310.37	($147.83)	($147.83)
775319	$0.28	$310.65	$310.37	($147.83)	($147.83)
775318	$0.28	$310.65	$310.37	($147.83)	($147.83)
775317	$0.28	$310.65	$310.37	($147.83)	($147.83)
775316	$0.28	$331.90	$331.62	($157.95)	($157.95)
775315	$0.28	$310.65	$310.37	($147.83)	($147.83)
775314	$0.28	$310.65	$310.37	($147.83)	($147.83)
775313	$0.28	$289.28	$289.00	($137.65)	($137.65)
775312	$0.28	$289.28	$289.00	($137.65)	($137.65)
775311	$0.28	$289.28	$289.00	($137.65)	($137.65)
775310	$0.28	$317.23	$316.95	($150.96)	($150.96)
775309	$0.28	$289.28	$289.00	($137.65)	($137.65)
775308	$0.28	$289.28	$289.00	($137.65)	($137.65)
775307	$0.28	$289.28	$289.00	($137.65)	($137.65)
775306	$0.28	$289.28	$289.00	($137.65)	($137.65)
775305	$0.28	$289.28	$289.00	($137.65)	($137.65)
775304	$0.28	$317.23	$316.95	($150.96)	($150.96)
775303	$0.28	$289.28	$289.00	($137.65)	($137.65)
775302	$0.28	$289.28	$289.00	($137.65)	($137.65)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
775301	$0.28	$289.28	$289.00	($137.65)	($137.65)
775300	$0.28	$289.28	$289.00	($137.65)	($137.65)
775299	$0.28	$289.28	$289.00	($137.65)	($137.65)
775298	$0.28	$289.28	$289.00	($137.65)	($137.65)
775297	$0.28	$317.23	$316.95	($150.96)	($150.96)
775296	$0.28	$289.28	$289.00	($137.65)	($137.65)
775295	$0.28	$289.28	$289.00	($137.65)	($137.65)
775294	$0.28	$317.23	$316.95	($150.96)	($150.96)
775293	$0.28	$289.28	$289.00	($137.65)	($137.65)
775292	$0.28	$289.28	$289.00	($137.65)	($137.65)
775291	$0.28	$289.28	$289.00	($137.65)	($137.65)
775290	$0.28	$289.28	$289.00	($137.65)	($137.65)
775289	$0.28	$289.28	$289.00	($137.65)	($137.65)
775288	$0.28	$289.28	$289.00	($137.65)	($137.65)
775287	$0.28	$289.28	$289.00	($137.65)	($137.65)
775286	$0.28	$289.28	$289.00	($137.65)	($137.65)
775285	$0.28	$317.23	$316.95	($150.96)	($150.96)
775284	$0.28	$289.28	$289.00	($137.65)	($137.65)
775283	$0.28	$289.28	$289.00	($137.65)	($137.65)
775282	$0.28	$289.28	$289.00	($137.65)	($137.65)
775281	$0.28	$289.28	$289.00	($137.65)	($137.65)
775280	$0.28	$289.28	$289.00	($137.65)	($137.65)
775279	$0.28	$289.28	$289.00	($137.65)	($137.65)
775278	$0.28	$317.23	$316.95	($150.96)	($150.96)
775277	$0.28	$289.28	$289.00	($137.65)	($137.65)
775276	$0.28	$289.28	$289.00	($137.65)	($137.65)
775275	$0.28	$317.23	$316.95	($150.96)	($150.96)
775274	$0.28	$289.28	$289.00	($137.65)	($137.65)
775273	$0.28	$289.28	$289.00	($137.65)	($137.65)
775272	$0.28	$289.28	$289.00	($137.65)	($137.65)
775271	$0.28	$289.28	$289.00	($137.65)	($137.65)
775270	$0.28	$289.28	$289.00	($137.65)	($137.65)
775269	$0.28	$289.28	$289.00	($137.65)	($137.65)
775268	$0.28	$289.28	$289.00	($137.65)	($137.65)
775267	$0.28	$289.28	$289.00	($137.65)	($137.65)
775266	$0.28	$317.23	$316.95	($150.96)	($150.96)
775257	$0.28	$315.21	$314.93	($150.00)	($150.00)
775256	$0.28	$330.38	$330.10	($157.23)	($157.23)
775255	$0.28	$315.21	$314.93	($150.00)	($150.00)
775254	$0.00	$0.00	$0.00	$0.00	$0.00
775253	$0.28	$314.70	$314.42	($149.76)	($149.76)
775252	$0.28	$315.71	$315.43	($150.24)	($150.24)
775251	$0.00	$0.00	$0.00	$0.00	$0.00
775250	$0.28	$319.25	$318.97	($151.92)	($151.92)
775249	$0.28	$312.17	$311.89	($148.55)	($148.55)
775248	$0.28	$315.21	$314.93	($150.00)	($150.00)

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Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
775247	$0.28	$311.66	$311.38	($148.31)	($148.31)
775246	$0.00	$0.00	$0.00	$0.00	$0.00
775245	$0.28	$328.86	$328.58	($156.50)	($156.50)
775244	$0.28	$398.15	$397.87	($189.50)	($189.50)
775243	$0.28	$312.68	$312.40	($148.80)	($148.80)
775242	$0.28	$309.65	$309.37	($147.35)	($147.35)
775241	$0.28	$289.28	$289.00	($137.65)	($137.65)
775240	$0.28	$289.28	$289.00	($137.65)	($137.65)
775239	$0.28	$309.65	$309.37	($147.35)	($147.35)
775238	$0.28	$309.65	$309.37	($147.35)	($147.35)
775237	$0.28	$289.28	$289.00	($137.65)	($137.65)
775236	$0.28	$375.89	$375.61	($178.90)	($178.90)
775235	$0.28	$289.28	$289.00	($137.65)	($137.65)
775234	$0.28	$309.65	$309.37	($147.35)	($147.35)
775233	$0.28	$309.65	$309.37	($147.35)	($147.35)
775232	$0.28	$301.41	$301.13	($143.43)	($143.43)
775231	$0.28	$289.28	$289.00	($137.65)	($137.65)
775230	$0.28	$289.28	$289.00	($137.65)	($137.65)
775229	$0.28	$309.65	$309.37	($147.35)	($147.35)
775228	$0.28	$309.65	$309.37	($147.35)	($147.35)
775227	$0.28	$289.28	$289.00	($137.65)	($137.65)
775226	$0.28	$289.28	$289.00	($137.65)	($137.65)
775225	$0.28	$309.65	$309.37	($147.35)	($147.35)
775224	$0.28	$289.28	$289.00	($137.65)	($137.65)
775223	$0.28	$309.65	$309.37	($147.35)	($147.35)
775222	$0.28	$289.28	$289.00	($137.65)	($137.65)
775221	$0.28	$289.28	$289.00	($137.65)	($137.65)
775220	$0.28	$309.65	$309.37	($147.35)	($147.35)
775219	$0.28	$289.28	$289.00	($137.65)	($137.65)
775218	$0.28	$289.28	$289.00	($137.65)	($137.65)
775217	$0.28	$309.65	$309.37	($147.35)	($147.35)
775216	$0.28	$309.65	$309.37	($147.35)	($147.35)
775215	$0.28	$289.28	$289.00	($137.65)	($137.65)
775214	$0.28	$303.44	$303.16	($144.39)	($144.39)
2796880	$13.68	$448.00	$434.32	($206.87)	($206.87)
2796881	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796882	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796883	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796884	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796885	$13.68	$448.00	$434.32	($206.87)	($206.87)
2796886	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796887	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796888	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796889	$13.68	$448.00	$434.32	($206.87)	($206.87)
2796890	$13.68	$448.00	$434.32	($206.87)	($206.87)
2796891	$13.68	$448.00	$434.32	($206.87)	($206.87)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2796892	$13.68	$448.00	$434.32	($206.87)	($206.87)
2796893	$13.68	$469.33	$455.65	($217.03)	($217.03)
2796894	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796895	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796896	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796897	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796898	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796899	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796900	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796901	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796902	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796903	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796904	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796905	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796906	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796907	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796908	$13.68	$607.49	$593.81	($282.83)	($282.83)
2796909	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796910	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796911	$13.68	$581.08	$567.40	($270.25)	($270.25)
2796912	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796913	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796914	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796915	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796916	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796917	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796918	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796919	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796920	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796921	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796922	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796923	$13.68	$426.67	$412.99	($196.71)	($196.71)
2796924	$13.68	$581.08	$567.40	($270.25)	($270.25)
2796925	$13.68	$633.91	$620.23	($295.42)	($295.42)
2796926	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796927	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796928	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796929	$13.68	$448.00	$434.32	($206.87)	($206.87)
2796930	$13.68	$677.25	$663.57	($316.06)	($316.06)
2796931	$13.68	$643.39	$629.71	($299.93)	($299.93)
2796932	$13.68	$2,470.00	$2,456.32	($1,169.95)	($950.48)
2796933	$13.68	$2,141.71	$2,128.03	($1,013.58)	($950.48)
2796934	$13.68	$744.98	$731.30	($348.32)	($348.32)
2796935	$13.68	$1,637.55	$1,623.87	($773.45)	($773.45)
2796936	$13.68	$633.91	$620.23	($295.42)	($295.42)
2796937	$13.68	$633.91	$620.23	($295.42)	($295.42)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2796938	$13.68	$1,016.20	$1,002.52	($477.50)	($477.50)
2796939	$13.68	$1,347.48	$1,333.80	($635.29)	($635.29)
2796940	$13.68	$1,644.12	$1,630.44	($776.58)	($776.58)
2796941	$13.68	$707.46	$693.78	($330.45)	($330.45)
2796942	$13.68	$1,541.29	$1,527.61	($727.60)	($727.60)
2796943	$13.68	$573.78	$560.10	($266.78)	($266.78)
2796944	$13.68	$1,541.32	$1,527.64	($727.62)	($727.62)
2796945	$13.68	$501.84	$488.16	($232.51)	($232.51)
2762512	$0.00	$2,511.04	$2,511.04	($1,196.01)	($1,145.78)
2762478	$0.00	$3,005.82	$3,005.82	($1,431.67)	($1,145.78)
2762530	$0.00	$2,379.66	$2,379.66	($1,133.43)	($1,133.43)
2762511	$0.00	$2,098.54	$2,098.54	($999.53)	($999.53)
2762517	$0.00	$2,805.61	$2,805.61	($1,336.31)	($1,145.78)
2762510	$0.00	$2,274.89	$2,274.89	($1,083.53)	($1,083.53)
2762513	$0.00	$2,788.65	$2,788.65	($1,328.23)	($1,145.78)
2762514	$0.00	$2,979.90	$2,979.90	($1,419.33)	($1,145.78)
2762493	$0.00	$2,274.21	$2,274.21	($1,083.21)	($1,083.21)
2762494	$0.00	$2,438.93	$2,438.93	($1,161.66)	($1,145.78)
2762515	$0.00	$2,418.75	$2,418.75	($1,152.05)	($1,145.78)
2762469	$0.00	$562.50	$562.50	($267.92)	($267.92)
2762470	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762471	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762472	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762473	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762475	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762476	$0.00	$2,684.66	$2,684.66	($1,278.70)	($1,145.78)
2762477	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762480	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762481	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762482	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762483	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762484	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762485	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762486	$0.00	$581.79	$581.79	($277.11)	($277.11)
2762487	$0.00	$2,069.11	$2,069.11	($985.52)	($985.52)
2762488	$0.00	$2,638.77	$2,638.77	($1,256.85)	($1,145.78)
2762489	$0.00	$1,004.21	$1,004.21	($478.31)	($478.31)
2762490	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762491	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762492	$0.00	$582.53	$582.53	($277.46)	($277.46)
2762495	$0.00	$1,937.41	$1,937.41	($922.79)	($922.79)
2762497	$0.00	$2,161.39	$2,161.39	($1,029.47)	($1,029.47)
2762499	$0.00	$2,020.85	$2,020.85	($962.53)	($962.53)
2762500	$0.00	$2,161.39	$2,161.39	($1,029.47)	($1,029.47)
2762501	$0.00	$1,206.16	$1,206.16	($574.49)	($574.49)
2762502	$0.00	$656.99	$656.99	($312.92)	($312.92)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2762503	$0.00	$1,338.68	$1,338.68	($637.61)	($637.61)
2762504	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762505	$0.00	$662.24	$662.24	($315.42)	($315.42)
2762506	$0.00	$845.78	$845.78	($402.85)	($402.85)
2762507	$0.00	$1,141.03	$1,141.03	($543.47)	($543.47)
2762516	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762518	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762519	$0.00	$528.26	$528.26	($251.61)	($251.61)
2762520	$0.00	$3,005.82	$3,005.82	($1,431.67)	($1,145.78)
2762521	$0.00	$553.41	$553.41	($263.59)	($263.59)
2762522	$0.00	$1,005.94	$1,005.94	($479.13)	($479.13)
2762523	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762524	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762525	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762526	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762527	$0.00	$503.10	$503.10	($239.63)	($239.63)
2762528	$0.00	$562.29	$562.29	($267.82)	($267.82)
2762529	$0.00	$1,166.96	$1,166.96	($555.82)	($555.82)
2762531	$0.00	$2,178.22	$2,178.22	($1,037.49)	($1,037.49)
2762532	$0.00	$2,449.27	$2,449.27	($1,166.59)	($1,145.78)
2762533	$0.00	$2,548.21	$2,548.21	($1,213.71)	($1,145.78)
2762534	$0.00	$2,036.86	$2,036.86	($970.16)	($970.16)
2762535	$0.00	$2,003.22	$2,003.22	($954.13)	($954.13)
2762536	$0.00	$2,160.43	$2,160.43	($1,029.01)	($1,029.01)
2762537	$0.00	$2,684.66	$2,684.66	($1,278.70)	($1,145.78)
2762538	$0.00	$2,036.86	$2,036.86	($970.16)	($970.16)
2762539	$0.00	$1,885.72	$1,885.72	($898.17)	($898.17)
2762540	$0.00	$2,036.86	$2,036.86	($970.16)	($970.16)
2762541	$0.00	$2,504.07	$2,504.07	($1,192.69)	($1,145.78)
2762542	$0.00	$2,017.81	$2,017.81	($961.08)	($961.08)
2762543	$0.00	$1,686.89	$1,686.89	($803.47)	($803.47)
2762544	$0.00	$1,425.90	$1,425.90	($679.16)	($679.16)
2762545	$0.00	$1,336.87	$1,336.87	($636.75)	($636.75)
2762546	$0.00	$2,067.72	$2,067.72	($984.86)	($984.86)
2762547	$0.00	$2,178.22	$2,178.22	($1,037.49)	($1,037.49)
2762548	$0.00	$2,438.02	$2,438.02	($1,161.23)	($1,145.78)
2762549	$0.00	$2,560.65	$2,560.65	($1,219.64)	($1,145.78)
2762550	$0.00	$1,896.09	$1,896.09	($903.11)	($903.11)
2762551	$0.00	$2,674.03	$2,674.03	($1,273.64)	($1,145.78)
2762552	$0.00	$2,017.81	$2,017.81	($961.08)	($961.08)
2762553	$0.00	$2,044.15	$2,044.15	($973.63)	($973.63)
2762496	$0.00	$2,083.98	$2,083.98	($992.60)	($992.60)
2762498	$0.00	$2,262.40	$2,262.40	($1,077.58)	($1,077.58)
2762479	$0.00	$2,466.10	$2,466.10	($1,174.60)	($1,145.78)
2762474	$0.00	$2,066.29	$2,066.29	($984.17)	($984.17)
2767338	$0.00	$2,927.03	$2,927.03	($1,394.14)	($1,302.03)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2767354	$0.00	$1,281.65	$1,281.65	($610.45)	($610.45)
2767332	$0.00	$2,812.27	$2,812.27	($1,339.48)	($1,302.03)
2767368	$0.00	$2,513.44	$2,513.44	($1,197.15)	($1,197.15)
2767373	$0.00	$2,016.77	$2,016.77	($960.59)	($960.59)
2767362	$0.00	$2,438.91	$2,438.91	($1,161.65)	($1,161.65)
2767371	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767372	$0.00	$448.00	$448.00	($213.38)	($213.38)
2767315	$0.00	$448.00	$448.00	($213.38)	($213.38)
2767316	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767318	$0.00	$353.23	$353.23	($168.24)	($168.24)
2767319	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767320	$0.00	$2,796.08	$2,796.08	($1,331.77)	($1,302.03)
2767324	$0.00	$469.33	$469.33	($223.54)	($223.54)
2767325	$0.00	$2,601.29	$2,601.29	($1,238.99)	($1,238.99)
2767326	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767327	$0.00	$1,032.91	$1,032.91	($491.98)	($491.98)
2767328	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767329	$0.00	$2,260.07	$2,260.07	($1,076.47)	($1,076.47)
2767330	$0.00	$2,766.19	$2,766.19	($1,317.54)	($1,302.03)
2767331	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767333	$0.00	$2,940.36	$2,940.36	($1,400.49)	($1,145.78)
2767334	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767335	$0.00	$1,670.31	$1,670.31	($795.57)	($795.57)
2767336	$0.00	$2,895.09	$2,895.09	($1,378.93)	($1,302.03)
2767337	$0.00	$528.26	$528.26	($251.61)	($251.61)
2767339	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767340	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767341	$0.00	$2,402.18	$2,402.18	($1,144.16)	($1,144.16)
2767342	$0.00	$1,362.66	$1,362.66	($649.03)	($649.03)
2767343	$0.00	$469.33	$469.33	($223.54)	($223.54)
2767344	$0.00	$448.00	$448.00	($213.38)	($213.38)
2767345	$0.00	$2,753.41	$2,753.41	($1,311.45)	($1,302.03)
2767346	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767347	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767348	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767349	$0.00	$2,560.65	$2,560.65	($1,219.64)	($1,145.78)
2767350	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767351	$0.00	$2,442.89	$2,442.89	($1,163.55)	($1,145.78)
2767352	$0.00	$1,080.68	$1,080.68	($514.73)	($514.73)
2767353	$0.00	$688.74	$688.74	($328.05)	($328.05)
2767355	$0.00	$1,818.13	$1,818.13	($865.98)	($865.98)
2767356	$0.00	$2,884.74	$2,884.74	($1,374.00)	($1,003.87)
2767357	$0.00	$3,041.32	$3,041.32	($1,448.58)	($1,302.03)
2767359	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767360	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767361	$0.00	$426.67	$426.67	($203.22)	($203.22)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
2767363	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767364	$0.00	$270.45	$270.45	($128.82)	($128.82)
2767365	$0.00	$2,573.94	$2,573.94	($1,225.97)	($1,225.97)
2767366	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767370	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767377	$0.00	$2,818.82	$2,818.82	($1,342.60)	($1,302.03)
2767378	$0.00	$2,627.39	$2,627.39	($1,251.43)	($1,251.43)
2767379	$0.00	$2,142.92	$2,142.92	($1,020.67)	($1,020.67)
2767380	$0.00	$469.33	$469.33	($223.54)	($223.54)
2767358	$0.00	$2,433.21	$2,433.21	($1,158.94)	($1,158.94)
2767376	$0.00	$2,949.27	$2,949.27	($1,404.74)	($1,302.03)
2767321	$0.00	$1,416.39	$1,416.39	($674.63)	($674.63)
2767374	$0.00	$2,749.29	$2,749.29	($1,309.49)	($1,302.03)
2767369	$0.00	$2,734.03	$2,734.03	($1,302.22)	($1,145.78)
2767375	$0.00	$2,746.76	$2,746.76	($1,308.28)	($1,145.78)
2767323	$0.00	$2,754.98	$2,754.98	($1,312.20)	($1,145.78)
2767317	$0.00	$2,808.34	$2,808.34	($1,337.61)	($1,145.78)
2767367	$0.00	$2,754.98	$2,754.98	($1,312.20)	($1,145.78)
2767322	$0.00	$2,727.24	$2,727.24	($1,298.98)	($1,298.98)
743059	$0.13	$2,544.77	$2,544.64	($1,212.01)	($1,145.78)
743046	$0.13	$551.03	$550.90	($262.39)	($262.39)
743047	$0.13	$529.71	$529.58	($252.24)	($252.24)
743048	$0.13	$529.71	$529.58	($252.24)	($252.24)
743049	$0.13	$529.71	$529.58	($252.24)	($252.24)
743021	$0.13	$528.39	$528.26	($251.61)	($251.61)
743023	$0.13	$532.16	$532.03	($253.40)	($253.40)
743024	$0.13	$532.24	$532.11	($253.44)	($253.44)
743025	$0.13	$532.24	$532.11	($253.44)	($253.44)
743026	$0.13	$532.24	$532.11	($253.44)	($253.44)
743027	$0.13	$532.24	$532.11	($253.44)	($253.44)
743028	$0.13	$319.35	$319.22	($152.04)	($152.04)
743029	$0.13	$319.35	$319.22	($152.04)	($152.04)
743030	$0.13	$319.35	$319.22	($152.04)	($152.04)
743033	$0.13	$319.35	$319.22	($152.04)	($152.04)
743034	$0.13	$319.35	$319.22	($152.04)	($152.04)
743035	$0.13	$319.35	$319.22	($152.04)	($152.04)
743036	$0.13	$319.35	$319.22	($152.04)	($152.04)
743037	$0.13	$319.35	$319.22	($152.04)	($152.04)
743044	$0.13	$397.11	$396.98	($189.08)	($189.08)
743045	$0.13	$332.63	$332.50	($158.37)	($158.37)
743155	$0.13	$321.00	$320.87	($152.83)	($152.83)
743083	$0.13	$320.47	$320.34	($152.58)	($152.58)
743084	$0.13	$2,097.82	$2,097.69	($999.13)	($999.13)
743085	$0.13	$534.12	$533.99	($254.34)	($254.34)
743086	$0.13	$534.12	$533.99	($254.34)	($254.34)
743087	$0.13	$534.12	$533.99	($254.34)	($254.34)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
743088	$0.13	$1,909.34	$1,909.21	($909.35)	($909.35)
743089	$0.13	$534.12	$533.99	($254.34)	($254.34)
743090	$0.13	$534.12	$533.99	($254.34)	($254.34)
743091	$0.13	$534.12	$533.99	($254.34)	($254.34)
743092	$0.13	$1,909.34	$1,909.21	($909.35)	($909.35)
743093	$0.13	$534.12	$533.99	($254.34)	($254.34)
743094	$0.13	$534.12	$533.99	($254.34)	($254.34)
743095	$0.13	$534.12	$533.99	($254.34)	($254.34)
743096	$0.13	$554.16	$554.03	($263.88)	($263.88)
743075	$0.13	$534.12	$533.99	($254.34)	($254.34)
743076	$0.13	$534.12	$533.99	($254.34)	($254.34)
743077	$0.13	$534.12	$533.99	($254.34)	($254.34)
743078	$0.13	$534.14	$534.01	($254.35)	($254.35)
743079	$0.13	$320.48	$320.35	($152.58)	($152.58)
743080	$0.13	$320.48	$320.35	($152.58)	($152.58)
743081	$0.13	$343.96	$343.83	($163.76)	($163.76)
743051	$0.13	$2,311.20	$2,311.07	($1,100.76)	($1,100.76)
743052	$0.13	$2,080.94	$2,080.81	($991.09)	($991.09)
743054	$0.13	$0.00	($0.13)	$0.06	$0.06
743055	$0.13	$2,389.46	$2,389.33	($1,138.04)	($1,138.04)
743056	$0.13	$2,373.14	$2,373.01	($1,130.26)	($1,130.26)
743058	$0.13	$2,074.86	$2,074.73	($988.19)	($988.19)
743060	$0.13	$535.20	$535.07	($254.85)	($254.85)
743061	$0.13	$1,916.60	$1,916.47	($912.81)	($912.81)
743064	$0.13	$2,083.01	$2,082.88	($992.07)	($992.07)
743065	$0.13	$2,193.00	$2,192.87	($1,044.46)	($1,044.46)
743066	$0.13	$2,348.99	$2,348.86	($1,118.76)	($1,118.76)
743067	$0.13	$2,174.68	$2,174.55	($1,035.74)	($1,035.74)
743068	$0.13	$1,915.53	$1,915.40	($912.30)	($912.30)
743069	$0.13	$2,494.76	$2,494.63	($1,188.19)	($1,145.78)
743070	$0.13	$2,096.25	$2,096.12	($998.38)	($998.38)
743071	$0.13	$2,089.35	$2,089.22	($995.09)	($995.09)
743072	$0.13	$2,407.13	$2,407.00	($1,146.45)	($1,145.78)
743073	$0.13	$1,909.34	$1,909.21	($909.35)	($909.35)
743074	$0.13	$1,915.51	$1,915.38	($912.29)	($912.29)
743031	$0.13	$2,322.00	$2,321.87	($1,105.90)	($1,105.90)
743062	$0.13	$2,262.96	$2,262.83	($1,077.78)	($1,077.78)
743039	$0.13	$2,153.61	$2,153.48	($1,025.70)	($1,025.70)
743041	$0.13	$2,368.62	$2,368.49	($1,128.11)	($1,128.11)
743082	$0.13	$2,574.07	$2,573.94	($1,225.97)	($1,145.78)
743022	$0.13	$1,715.94	$1,715.81	($817.24)	($817.24)
743032	$0.13	$1,917.20	$1,917.07	($913.10)	($913.10)
743038	$0.13	$2,571.59	$2,571.46	($1,224.78)	($1,145.78)
743040	$0.13	$1,913.64	$1,913.51	($911.40)	($911.40)
743053	$0.13	$2,541.51	$2,541.38	($1,210.46)	($1,145.78)
743099	$0.13	$2,336.09	$2,335.96	($1,112.62)	($950.48)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
743206	$0.13	$316.11	$315.98	($150.50)	($150.50)
743207	$0.13	$290.25	$290.12	($138.18)	($138.18)
743208	$0.13	$290.25	$290.12	($138.18)	($138.18)
743209	$0.13	$1,476.64	$1,476.51	($703.26)	($703.26)
743210	$0.13	$1,914.67	$1,914.54	($911.89)	($911.89)
743211	$0.13	$290.25	$290.12	($138.18)	($138.18)
743212	$0.13	$290.25	$290.12	($138.18)	($138.18)
743213	$0.13	$290.25	$290.12	($138.18)	($138.18)
743214	$0.13	$290.25	$290.12	($138.18)	($138.18)
743215	$0.13	$1,544.05	$1,543.92	($735.37)	($735.37)
743216	$0.13	$317.86	$317.73	($151.33)	($151.33)
743198	$0.13	$316.80	$316.67	($150.83)	($150.83)
743199	$0.13	$290.25	$290.12	($138.18)	($138.18)
743200	$0.13	$290.25	$290.12	($138.18)	($138.18)
743201	$0.13	$290.25	$290.12	($138.18)	($138.18)
743202	$0.13	$290.25	$290.12	($138.18)	($138.18)
743203	$0.13	$290.25	$290.12	($138.18)	($138.18)
743204	$0.13	$288.21	$288.08	($137.21)	($137.21)
743205	$0.13	$1,641.51	$1,641.38	($781.79)	($781.79)
743187	$0.13	$397.64	$397.51	($189.33)	($189.33)
743188	$0.13	$305.85	$305.72	($145.61)	($145.61)
743189	$0.13	$306.13	$306.00	($145.75)	($145.75)
743190	$0.13	$306.04	$305.91	($145.70)	($145.70)
743191	$0.13	$306.04	$305.91	($145.70)	($145.70)
743192	$0.13	$307.87	$307.74	($146.57)	($146.57)
743193	$0.13	$307.87	$307.74	($146.57)	($146.57)
743194	$0.13	$307.87	$307.74	($146.57)	($146.57)
743195	$0.13	$307.87	$307.74	($146.57)	($146.57)
743167	$0.13	$321.96	$321.83	($153.29)	($153.29)
743168	$0.13	$307.67	$307.54	($146.48)	($146.48)
743169	$0.13	$307.67	$307.54	($146.48)	($146.48)
743170	$0.13	$307.67	$307.54	($146.48)	($146.48)
743171	$0.13	$307.67	$307.54	($146.48)	($146.48)
743172	$0.13	$307.67	$307.54	($146.48)	($146.48)
743173	$0.13	$307.67	$307.54	($146.48)	($146.48)
743174	$0.13	$307.67	$307.54	($146.48)	($146.48)
743175	$0.13	$307.67	$307.54	($146.48)	($146.48)
743176	$0.13	$317.85	$317.72	($151.33)	($151.33)
743177	$0.13	$316.80	$316.67	($150.83)	($150.83)
743178	$0.13	$305.34	$305.21	($145.37)	($145.37)
743179	$0.13	$305.30	$305.17	($145.35)	($145.35)
743180	$0.13	$305.25	$305.12	($145.33)	($145.33)
743181	$0.13	$305.25	$305.12	($145.33)	($145.33)
743182	$0.13	$305.30	$305.17	($145.35)	($145.35)
743183	$0.13	$303.90	$303.77	($144.68)	($144.68)
743184	$0.13	$305.34	$305.21	($145.37)	($145.37)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
743185	$0.13	$305.02	$304.89	($145.22)	($145.22)
743142	$0.13	$311.97	$311.84	($148.53)	($148.53)
743143	$0.13	$505.50	$505.37	($240.71)	($240.71)
743144	$0.13	$895.63	$895.50	($426.52)	($426.52)
743145	$0.13	$1,502.10	$1,501.97	($715.39)	($715.39)
743146	$0.13	$1,554.45	$1,554.32	($740.32)	($740.32)
743147	$0.13	$303.30	$303.17	($144.40)	($144.40)
743148	$0.13	$1,644.11	$1,643.98	($783.03)	($783.03)
743149	$0.13	$1,642.09	$1,641.96	($782.06)	($782.06)
743150	$0.13	$1,887.02	$1,886.89	($898.72)	($898.72)
743151	$0.13	$895.58	$895.45	($426.50)	($426.50)
743152	$0.13	$303.30	$303.17	($144.40)	($144.40)
743153	$0.13	$317.72	$317.59	($151.27)	($151.27)
743156	$0.13	$317.64	$317.51	($151.23)	($151.23)
743157	$0.13	$1,414.09	$1,413.96	($673.47)	($673.47)
743158	$0.13	$1,776.98	$1,776.85	($846.31)	($846.31)
743159	$0.13	$1,880.17	$1,880.04	($895.46)	($895.46)
743160	$0.13	$301.16	$301.03	($143.38)	($143.38)
743161	$0.13	$301.16	$301.03	($143.38)	($143.38)
743162	$0.13	$301.16	$301.03	($143.38)	($143.38)
743163	$0.13	$301.16	$301.03	($143.38)	($143.38)
743164	$0.13	$301.16	$301.03	($143.38)	($143.38)
743165	$0.13	$301.21	$301.08	($143.40)	($143.40)
743166	$0.13	$301.12	$300.99	($143.36)	($143.36)
743115	$0.13	$2,166.41	$2,166.28	($1,031.80)	($950.48)
743116	$0.13	$300.70	$300.57	($143.16)	($143.16)
743117	$0.13	$1,684.73	$1,684.60	($802.37)	($802.37)
743118	$0.13	$300.70	$300.57	($143.16)	($143.16)
743119	$0.13	$1,747.14	$1,747.01	($832.10)	($832.10)
743120	$0.13	$1,495.45	$1,495.32	($712.22)	($712.22)
743121	$0.13	$1,884.80	$1,884.67	($897.67)	($897.67)
743122	$0.13	$1,872.08	$1,871.95	($891.61)	($891.61)
743123	$0.13	$1,747.14	$1,747.01	($832.10)	($832.10)
743124	$0.13	$2,105.90	$2,105.77	($1,002.98)	($950.48)
743125	$0.13	$1,618.95	$1,618.82	($771.04)	($771.04)
743126	$0.13	$1,928.69	$1,928.56	($918.57)	($918.57)
743127	$0.13	$1,718.49	$1,718.36	($818.45)	($818.45)
743128	$0.13	$319.96	$319.83	($152.33)	($152.33)
743129	$0.13	$1,891.02	$1,890.89	($900.63)	($900.63)
743130	$0.13	$1,333.28	$1,333.15	($634.98)	($634.98)
743131	$0.13	$797.49	$797.36	($379.78)	($379.78)
743132	$0.13	$1,677.00	$1,676.87	($798.69)	PREPAID
743133	$0.13	$1,857.60	$1,857.47	($884.71)	($884.71)
743134	$0.13	$1,853.31	$1,853.18	($882.67)	($882.67)
743135	$0.13	$1,726.13	$1,726.00	($822.09)	($822.09)
743136	$0.13	$1,860.12	$1,859.99	($885.91)	($885.91)

Parcel	Base Year Taxes Paid	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit Revenue	2021-22 TIRZ Credit
743137	$0.13	$0.00	($0.13)	$0.06	$0.06
743138	$0.13	$297.73	$297.60	($141.75)	($141.75)
743139	$0.13	$789.91	$789.78	($376.17)	($376.17)
743140	$0.13	$297.77	$297.64	($141.76)	($141.76)
743141	$0.13	$319.61	$319.48	($152.17)	($152.17)
743098	$0.13	$2,155.16	$2,155.03	($1,026.44)	($950.48)
743100	$0.13	$2,229.47	$2,229.34	($1,061.83)	($950.48)
743101	$0.13	$1,863.38	$1,863.25	($887.46)	PREPAID
743102	$0.13	$296.33	$296.20	($141.08)	($141.08)
743103	$0.13	$1,509.43	$1,509.30	($718.88)	($718.88)
743104	$0.13	$297.22	$297.09	($141.50)	($141.50)
743105	$0.13	$297.22	$297.09	($141.50)	($141.50)
743106	$0.13	$2,121.32	$2,121.19	($1,010.32)	($950.48)
743107	$0.13	$1,998.62	$1,998.49	($951.88)	($950.48)
743108	$0.13	$2,352.75	$2,352.62	($1,120.55)	($950.48)
743109	$0.13	$1,855.94	$1,855.81	($883.92)	($883.92)
743110	$0.13	$1,730.92	$1,730.79	($824.37)	($824.37)
743111	$0.13	$1,869.93	$1,869.80	($890.58)	($890.58)
743112	$0.13	$1,876.56	$1,876.43	($893.74)	($893.74)
743113	$0.13	$296.29	$296.16	($141.06)	($141.06)
743114	$0.13	$296.20	$296.07	($141.02)	($141.02)
743057	$0.13	$1,902.79	$1,902.66	($906.24)	($906.24)
743063	$0.13	$2,534.97	$2,534.84	($1,207.34)	($1,145.78)
Total	**$990.99**	**$529,000.48**	**$528,009.49**	**($251,490.92)**	**($244,245.17)**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

APPENDIX F
PHASE #2 ASSESSMENT ROLL – 2021-22

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Appendix F
Phase #2 Assessment Roll - 2021-22

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2796880	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796881	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796882	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796883	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796884	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796885	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796886	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796887	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796888	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796889	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796890	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796891	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796892	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796893	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796894	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796895	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796896	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796897	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796898	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796899	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796900	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796901	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796902	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796903	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796904	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796905	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796906	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796907	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796908	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796909	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796910	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796911	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796912	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796913	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796914	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796915	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796916	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796917	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796918	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796919	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796920	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796921	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796922	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796923	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796924	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796925	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796926	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796927	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796928	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796929	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2796930	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796931	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796932	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796933	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796934	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796935	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796936	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796937	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796938	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796939	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796940	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796941	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2796942	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796943	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796944	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2796945	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
2762512	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762478	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762530	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762511	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762517	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762510	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762513	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762514	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762493	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762494	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762515	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762469	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762470	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762471	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762472	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762473	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762475	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762476	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762477	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762480	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762481	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762482	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762483	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762484	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762485	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762486	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762487	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762488	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762489	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762490	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762491	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762492	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762495	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762497	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762499	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762500	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762501	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762502	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762503	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762504	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762505	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762506	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762507	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762516	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762518	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762519	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762520	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762521	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762522	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762523	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762524	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762525	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762526	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762527	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762528	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762529	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762531	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762532	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762533	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762534	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762535	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2762536	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762537	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762538	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762539	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762540	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762541	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762542	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762543	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762544	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762545	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762546	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762547	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762548	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762549	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762550	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762551	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762552	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762553	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762496	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762498	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762479	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2762474	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767338	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767354	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767332	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767368	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767373	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767362	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767371	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767372	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767315	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767316	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767318	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767319	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767320	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767324	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767325	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767326	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767327	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767328	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767329	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767330	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767331	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767333	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767334	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767335	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767336	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767337	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767339	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767340	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767341	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767342	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767343	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767344	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767345	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767346	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767347	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767348	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767349	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767350	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767351	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767352	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767353	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767355	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767356	60'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2767357	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767359	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767360	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767361	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767363	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767364	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767365	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767366	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767370	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767377	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767378	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767379	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767380	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767358	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767376	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767321	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767374	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
2767369	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767375	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767323	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767317	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767367	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
2767322	70'	1	$20,067	$133.63	$1,119.18	$100.34	$80.18	$1,433.32
743059	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743046	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743047	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743048	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743049	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743021	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743023	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743024	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743025	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743026	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743027	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743028	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743029	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743030	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743033	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743034	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743035	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743036	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743037	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743044	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743045	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743155	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743083	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743084	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743085	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743086	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743087	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743088	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743089	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743090	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743091	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743092	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743093	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743094	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743095	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743096	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743075	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743076	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743077	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743078	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743079	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743080	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
743081	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743051	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743052	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743054	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743055	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743056	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743058	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743060	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743061	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743064	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743065	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743066	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743067	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743068	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743069	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743070	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743071	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743072	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743073	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743074	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743031	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743062	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743039	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743041	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743082	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743022	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743032	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743038	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743040	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743053	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743099	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743206	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743207	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743208	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743209	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743210	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743211	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743212	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743213	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743214	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743215	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743216	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743198	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743199	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743200	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743201	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743202	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743203	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743204	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743205	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743187	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743188	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743189	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743190	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743191	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743192	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743193	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743194	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743195	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743167	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743168	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743169	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743170	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743171	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743172	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
743173	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743174	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743175	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743176	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743177	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743178	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743179	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743180	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743181	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743182	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743183	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743184	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743185	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743142	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743143	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743144	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743145	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743146	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743147	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743148	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743149	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743150	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743151	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743152	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743153	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743156	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743157	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743158	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743159	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743160	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743161	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743162	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743163	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743164	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743165	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743166	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743115	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743116	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743117	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743118	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743119	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743120	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743121	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743122	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743123	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743124	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743125	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743126	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743127	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743128	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743129	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743130	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743131	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743132	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743133	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743134	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743135	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743136	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743137	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743138	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743139	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743140	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743141	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743098	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743100	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32

Parcel	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
743101	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743102	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743103	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743104	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743105	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743106	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743107	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743108	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743109	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743110	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743111	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743112	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743113	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743114	50'	0.73	$14,649	$97.55	$817.00	$73.25	$58.53	$1,046.32
743057	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
743063	60'	0.88	$17,659	$117.59	$984.88	$88.30	$70.55	$1,261.32
Total		**336.76**	**$6,757,918**	**$45,000.00**	**$376,894.35**	**$33,789.59**	**$27,000.00**	**$482,683.94**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

APPENDIX G
PHASE #3 ASSESSMENT ROLL – 2021-22

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Appendix G
Phase #3 Assessment Roll - 2021-22

Parcel	Lot Type	EU	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
775446	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
775445	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775444	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775443	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775442	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775441	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775440	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775439	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775438	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775437	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775436	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775435	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775434	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775433	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775432	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775431	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775430	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775429	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775428	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775427	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775426	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775425	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775424	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775423	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775422	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775421	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775420	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775419	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775418	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775417	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775416	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775415	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775414	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775413	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775412	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775411	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775410	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775409	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775408	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775407	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775406	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775405	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775404	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775403	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775402	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775401	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775400	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775399	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775398	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775397	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775396	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775395	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775394	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775393	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775392	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775391	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775390	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775389	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775388	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775387	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775386	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Parcel	Lot Type	EU	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
775385	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775384	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775383	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775382	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775381	60'	0.88	$19,343	$134.33	$832.97	$96.72	$137.01	$1,201.02
775380	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775379	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775378	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775377	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775376	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775375	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775374	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775373	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775372	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775371	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775370	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775369	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775368	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775367	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775366	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775365	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775364	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775363	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775362	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775361	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775360	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775359	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775358	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775357	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775356	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775355	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775354	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775353	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775352	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775351	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775350	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775349	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775348	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775347	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775346	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775345	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775344	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775343	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775342	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775341	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775340	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775329	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775328	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775327	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775326	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775325	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775324	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775323	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775322	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775321	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775320	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775319	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775318	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775317	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775316	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775315	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775314	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775313	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775312	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30

Parcel	Lot Type	EU	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
775311	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775310	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775309	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775308	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775307	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775306	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775305	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775304	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775303	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775302	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775301	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775300	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775299	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775298	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775297	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775296	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775295	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775294	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775293	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775292	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775291	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775290	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775289	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775288	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775287	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775286	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775285	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775284	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775283	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775282	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775281	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775280	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775279	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775278	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775277	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775276	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775275	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775274	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775273	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775272	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775271	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775270	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775269	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775268	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775267	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775266	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775257	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775256	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775255	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775254	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
775253	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775252	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775251	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
775250	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775249	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775248	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775247	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775246	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
775245	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775244	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775243	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775242	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775241	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775240	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30

Parcel	Lot Type	EU	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
775239	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775238	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775237	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775236	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775235	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775234	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775233	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775232	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775231	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775230	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775229	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775228	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775227	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775226	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775225	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775224	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775223	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775222	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775221	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775220	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775219	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775218	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775217	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775216	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775215	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
775214	50'	0.73	$16,046	$111.43	$690.99	$80.23	$113.66	$996.30
Total		**163.78**	**$3,600,000.00**	**$25,000.00**	**$155,026.91**	**$18,000.00**	**$25,500.00**	**$223,526.91**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2021-22 (SAP Update - Creeks of Legacy)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Wells South PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Wells South Public Improvement District. (Stovall)

Background Information:
The Wells South PID (a.k.a. "Lilyana") was created by the City Council pursuant to the PID Act and a resolution approved on July 14, 2015. The PID in the northeast quadrant of the intersection of Frontier Parkway (FM-1461) and Coit Road (CR-83). The PID is anticipated to contain an estimated 1,307 single family residential units, 50 town homes, and 53,143 square feet of commercial space on approximately 400.524 acres in seven phases.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 – 8/31/22)

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Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

I. INTRODUCTION

Wells South Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on July 14, 2015 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 (NIA #1) Project) (the "NIA #1 Bonds") in the aggregate principal amount of $5,790,000, The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area (MIA) Project) (the "MIA Bonds") in the aggregate principal amount of $8,040,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, the prorated share of the City Contributed Major Improvements in the total amount of $2,075,000 is secured by Special Assessments. The City and the Developer entered into a reimbursement agreement in the aggregate amount of $2,215,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #2A of the PID (the NIA #2A Reimbursement Agreement").

On September 8, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells South Public Improvement District Neighborhood Improvement Area #2-3 Project) (the "NIA #2-3 Bonds") in the aggregate principal amount of $3,195,000 to fully reimburse the Developer for the unpaid balance of the NIA #2A Reimbursement Agreement and to refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #3 of the PID.

A Service and Assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided through the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for NIA #2 and NIA #3 on July 10, 2018 and September 8, 2020, respectively, to issue the NIA #2-3 Bonds (the "Updated Service and Assessment Plan") Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls (the "Assessment Rolls") identifying the Special Assessments on each Parcel of Assessed Property within the PID, based on the method of Assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2021-22.

Capitalized terms not otherwise defined in this Annual Service Plan Update shall have the meanings assigned to them in the Service and Assessment Plan.

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the NIA #1 Improvements were equal to $3,933,000 and the proportional share of the Major Improvements allocated to NIA #1 was $612,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019, the current estimated costs of the NIA #1 Authorized Improvements, including the proportional share of the Major Improvement costs, is $5,733,903.

The NIA #1 Improvements were completed and accepted by the City in March 2017.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #1 Improvements and proportional share of the Major Improvements, (2) establish the PID, and (3) issue NIA #1 Bonds. The actual costs spent to date of the NIA #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019.

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Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Table II-A
Updated Sources and Uses – NIA #1

Sources of Funds	Initial Estimated Budget[1]	Actual Budget[2]	Variance[2]
Par amount	$5,790,000	$5,790,000	$0
Other funding sources	$0	$1,188,902	$1,188,902
Total Sources	**$5,790,000**	**$6,978,902**	**$1,188,902**
Uses of Funds			
NIA #1 Improvements			
Road improvements	$2,031,000	$2,741,495	$710,495
Water distribution system improvements	$521,000	$587,046	$66,046
Sanitary sewer improvements	$511,000	$444,583	($66,417)
Storm drainage improvements	$0	$557,644	$557,644
Open Space/Trail System	$132,000	$0	($132,000)
Other soft and miscellaneous costs	$738,000	$814,934	$76,934
Subtotal: NIA #1 Improvements	*$3,933,000*	*$5,145,702*	*$1,212,702*
Major Improvements			
Road improvements	$210,000	$291,826	$81,826
Water distribution system improvements	$47,000	$54,130	$7,130
Sanitary sewer improvements	$35,000	$49,695	$14,695
Storm drainage improvements	$200,000	$89,128	($110,872)
Open Space/Trail System	$18,000	$0	($18,000)
Other soft and miscellaneous costs	$102,000	$103,422	$1,422
Subtotal: Major Improvements	*$612,000*	*$588,201*	*($23,799)*
Bond Issuance Costs			
Capitalized interest	$357,247	$357,247	$0
Reserve fund	$412,100	$412,100	$0
Other costs of issuance including underwriter's discount	$475,652	$475,652	$0
Subtotal: Bond Issuance Costs	*$1,244,999*	*$1,244,999*	*$0*
Total Uses	**$5,790,000**	**$6,978,902**	**$1,188,903**

1 – According to the Service and Assessment Plan approved on December 7, 2015.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019.

NIA #1 Improvement Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019, overages are a result of upgraded construction specifications of certain projects. The overages are funded entirely by the Developer.

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the Major Improvements applicable to property within the Major

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Improvement Area were equal to $5,715,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated costs of the Major Improvements are $6,146,368.

The Major Improvements were completed and accepted by the City in March 2017.

Table II-B below summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue MIA Bonds. The actual costs spent to date of the Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021. For additional MIA development-related information, refer to the link below:

https://emma.msrb.org/P11508859-P11168172-P11583727.pdf

Table II-B
Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget[1]	Actual Budget[2]	Variance[2]
Par amount	$8,040,000	$8,040,000	$0
Other funding sources	$0	$431,369	$431,369
Total Sources	**$8,040,000**	**$8,471,369**	**$431,369**
Uses of Funds			
Major Improvements			
Road improvements	$2,581,000	$3,586,681	$1,005,681
Water distribution system improvements	$374,000	$430,735	$56,735
Sanitary sewer improvements	$276,000	$391,877	$115,877
Storm drainage improvements	$1,599,000	$712,575	($886,425)
Open Space/Trail System	$60,000	$188,000	$128,000
Other soft and miscellaneous costs	$825,000	$836,500	$11,500
Subtotal: Major Improvements	*$5,715,000*	*$6,146,368*	*$431,368*
Bond Issuance Costs			
Capitalized interest	$1,020,075	$1,020,075	$0
Reserve fund	$653,930	$653,930	$0
Other costs of issuance including underwriter's discount	$650,996	$650,996	$0
Subtotal: Bond Issuance Costs	*$2,325,001*	*$2,325,001*	*$0*
Total Uses	**$8,040,000**	**$8,471,369**	**$431,368**

1 – According to the Service and Assessment Plan approved on December 7, 2015.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Major Improvement Area Improvement Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, overages are a result of upgraded construction specifications of certain projects. The overages are funded entirely by the Developer.

NIA #2 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016 and updated for NIA #2, the initial total estimated costs of the NIA #2 Improvements were equal to $4,180,544. Furthermore, as part of the 2019 Annual SAP Update, the Assessments for NIA #2 were reallocated to 99 Lots that were subdivided from NIA #2. According to the Developer, due to a change in the development plan the Developer will no longer construct NIA #2 Improvements for the unallocated NIA #2 Assessment. As provided by the Developer for Preliminary Amended and Restated Service to updated for NIA #4 on August 10, 2021, the current Actual Costs of the NIA #2 Authorized Improvements is $3,492,146.

The NIA #2 Improvements were completed and accepted by the City in July 2018.

Table II-C on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #2 Improvements and (2) establish the PID. The actual costs spent to date of the NIA #2 Improvements were provided by the Developer for the Updated Service and Assessment Plan.

(The remainder of this page is intentionally left blank)

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Table II-C
Updated Sources and Uses – NIA #2

Sources of Funds	Initial Estimated Budget	Actual Budget[1]	Variance
NIA #2 share of NIA #2-3 Bonds	$945,000	$945,000	$0
Other funding sources	$2,704,490	$2,704,490	$0
Total Sources	**$3,649,490**	**$3,649,490**	**$0**
Uses of Funds			
NIA #2 Improvements			
Road improvements	$1,822,022	$1,822,022	$0
Wet Utilities	$861,273	$861,273	$0
Storm drainage improvements	$58,120	$58,120	$0
Other soft and miscellaneous costs	$750,731	$750,731	$0
Subtotal: NIA #2 Improvements	*$3,492,146*	*$3,492,146*	*$0*
Bond Issuance Costs			
Capitalized interest	*$0*	*$0*	*$0*
Reserve fund	*$69,738*	*$69,738*	*$0*
Other costs of issuance including underwriter's discount	*$87,606*	*$87,606*	*$0*
Subtotal: Bond Issuance Costs	*$157,344*	*$157,344*	*$0*
Total Uses	**$3,649,490**	**$3,649,490**	**$0**

1 – According to the Amended and Restated Service and Assessment Plan approved on September 8, 2020.

NIA #2 Cost Variances

As stated in Table II-C above there was no increase in actual costs for NIA #2.

NIA #3 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 8, 2020 and updated for NIA #3, the initial total estimated costs of the NIA #3 Improvements were equal to $3,935,759. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated costs of the NIA #3 Authorized Improvements is $3,509,942.

The NIA #3 Improvements were completed and accepted by the City in November 2020.

For additional NIA #3 development-related information, refer to the link below:

https://emma.msrb.org/P11508835-P11168154-P11583709.pdf

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Table II-D below summarizes the updated sources and uses of funds required to (1) construct the NIA #3 Improvements and (2) establish the PID. The actual costs spent to date of the NIA #3 Improvements were provided by the Developer on June 23, 2021.

Table II-D
Updated Sources and Uses – NIA #3

Sources of Funds	Initial Estimated Budget	Actual Budget[1]	Variance
NIA #3 share of NIA #2-3 Bonds	$2,275,000	$2,275,000	$0
Other funding sources	$2,154,658	$1,234,942	($919,716)
Total Sources	**$4,429,658**	**$3,509,942**	**($425,817)**
Uses of Funds			
NIA #3 Improvements			
Road improvements	$1,409,003	$1,409,003	$0
Wet Utilities	$1,742,063	$1,651,648	($90,415)
Storm drainage improvements	$84,770	$107,163	$22,393
Other soft and miscellaneous costs	$699,923	$342,127	($357,796)
Subtotal: NIA #3 Improvements	*$3,935,759*	*$3,509,941*	*($425,818)*
Bond Issuance Costs			
Capitalized interest	$79,814	$0	($79,814)
Reserve fund	$172,451	$69,738	($102,713)
Other costs of issuance including underwriter's discount	$241,634	$87,606	($154,028)
Subtotal: Bond Issuance Costs	*$493,899*	*$157,344*	*($336,555)*
Total Uses	**$4,429,658**	**$3,509,942**	**($425,817)**

1 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021 and information provided by Developer on June 23, 2021.

NIA #3 Cost Variances

As stated in Table II-D above there was no increase in actual costs for NIA #3 as currently submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Updated Service and Assessment Plan.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. For additional development and improvement related information, refer to the links provided in Section II.A. of this report. All of the Authorized Improvements are expected to be built within a period of five years. The estimated budget for the Authorized Improvements within each Neighborhood Improvement Area is shown in Section II.A, and the Annual Installments expected to be collected for these costs is shown by Table II-E on the following page.

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Table II-E
Projected Annual Installments (2016-2027)

Assessment Year Ending 9/1	MIA Bonds	NIA#1 Bonds	City Contributed Major Improvements	NIA #2 Share of NIA #2-3 Bonds	NIA #3 Share of NIA #2-3 Bonds
2016-2021	$3,037,894	$2,275,206	$309,740	$181,559	$0
2022	$746,237	$487,853	$0	$72,560	$160,181
2023	$755,461	$488,161	$0	$73,337	$162,991
2024	$771,870	$487,100	$0	$73,049	$162,311
2025	$757,653	$475,645	$0	$72,768	$161,642
2026	$757,570	$474,157	$0	$72,492	$160,983
2027	$756,701	$472,356	$0	$72,099	$165,085
Total	**$7,583,385**	**$5,160,478**	**$309,740**	**$617,864**	**$973,195**

1 – Assessment years ending 2016 through 2022 reflect actual Annual Installments and are net of applicable reserve fund income, CCMI credits, and capitalized interest. Assessment years 2023 through 2027 reflect projected Annual Installments and are subject to change.

C. Status of Development

NIA #1 Development

According to the City, 285 building permits have been issued for NIA #1 of the PID as of June 30, 2021, representing 97.3 percent of the total building permits expected to be issued within NIA #1.

See Table II-F below for the status of completed homes within NIA #1 based on certificate of occupancy issuances.

Table II-F
Completed Homes – NIA #1

Status	Cumulative as of September 30, 2019	Cumulative as of June 30, 2020	Cumulative as of June 30, 2021
Homes completed[1]	172	231	287

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2021.

Major Improvement Area Development

According to the City, 242 building permits have been issued for the Major Improvement Area of the PID as of June 30, 2021, representing 23.9 percent of the total single family residential building permits expected to be issued within the Major Improvement Area.

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

See Table II-F below for the status of completed homes within the Major Improvement Area based on certificate of occupancy issuances.

Table II-F
Completed Homes – MIA

Status	Cumulative as of September 30, 2019	Cumulative as of September 30, 2020	Cumulative as of June 30, 2021
Homes completed[1]	15	54	109

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2021.

NIA #2 Development

According to the City, 82 building permits have been issued for NIA #2 of the PID as of June 30, 2021, representing 82.8 percent of the total building permits expected to be issued within NIA #2.

See Table II-G below for the status of completed homes within NIA #2 based on certificate of occupancy issuances, according to the City.

Table II-G
Completed Homes – NIA #2

Status	Cumulative as of September 30, 2019	Cumulative as of September 30, 2020	Cumulative as of June 30, 2021
Homes completed[1]	15	54	82

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2021.

NIA #3 Development

According to the City, 160 building permits have been issued for NIA #3 of the PID as of June 30, 2021, representing 87.9 percent of the total building permits expected to be issued within NIA #3.

See Table II-H on the following page for the status of completed homes within NIA #3 based on certificate of occupancy issuances, according to the City.

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Table II-H
Completed Homes – NIA #3

Status	Cumulative as of September 30, 2019	Cumulative as of September 30, 2020	Cumulative as of June 30, 2021
Homes completed[1]	0	0	27

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2021.

D. ANNUAL BUDGET – NIA #1

Neighborhood Improvement Area #1 - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the NIA #1 Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds is 6.25 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (6.25 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

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NIA #1 Annual Installments to be collected for 2021-22

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-I below.

Table II-I
Budget for the NIA #1 Annual Installments to be Collected for 2021-22

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2022	$166,591
Interest payment on September 1, 2022	$166,591
Principal payment on September 1, 2022	$95,000
Subtotal debt service on bonds	*$428,182*
Administrative expenses	$36,000
Excess interest for debt service reserve fund	$26,655
Subtotal Expenses	*$490,837*
Available reserve fund income	($2,984)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($2,984)*
Annual Installments	**$487,853**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2022 in the amount of $166,591 and September 1, 2022 in the amount of $166,591 which equal interest on the outstanding Special Assessments balance of $5,330,920 for six months each at an effective interest rate of 6.25 percent. Annual Installments to be collected include a principal amount of $95,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2021-22 is estimated to be equal to $428,182.

Administrative Expenses

Administrative expenses for NIA #1 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-J on the following page, the total administrative expenses to be collected for 2021-22 are estimated to be $36,000.

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Table II-J
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$24,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$2,855
Total	**$36,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $26,655, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessment balance of $5,330,920.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $453,083, which includes the Bond Reserve Requirement of $450,099 and investment income $2,984. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $2,984 should be transferred to the Principal & Interest Account and used to pay interest on the NIA #1 Bonds on the next interest payment date. As a result, $2,984 is available to pay a portion of the NIA #1 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $17,399. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

E. Annual Installments by Lot Type - NIA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment

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Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-K below.

Table II-K
Allocation of Annual Installment to NIA #1 Parcels for 2021-22

Land Use Class	Total 2021-22 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$487,853	0.29%	$1,392.46
60'	$487,853	0.34%	$1,664.95
70'	$487,853	0.42%	$2,049.48
HOA	$487,853	1.00%	$4,878.53

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any.

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. ANNUAL BUDGET – MIA

MIA - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the MIA Bonds of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the MIA Bonds commencing with the issuance of the MIA Bonds. The effective interest rate on the MIA Bonds is 7.50 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the MIA Bonds (7.50 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

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Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as capitalized interest, interest earnings on any account balances, the City Contributed Grant Amount and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the MIA Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

MIA Annual Installments to be collected for 2021-22

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-L below.

Table II-L
Budget for the MIA Annual Installments
to be Collected for 2021-22

Descriptions	MIA Bonds
Interest payment on March 1, 2022	$287,760
Interest payment on September 1, 2022	$287,760
Principal payment on September 1, 2022	$105,000
Subtotal debt service on bonds	*$680,519*
Administrative expenses	$32,000
Excess interest for debt service reserve fund	$38,368
Subtotal Expenses	*$750,887*
Available reserve fund income	($4,650)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($4,650)*
Annual Installments	**$746,237**

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Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2022 in the amount of $287,760 and on September 1, 2022 in the amount of $288,760, which equal interest on the outstanding Special Assessments balance of $7,673,591 for six months each at an effective interest rate of 7.50 percent. Annual Installments to be collected include a principal amount of $105,000 due on September 1, 2022. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2021-22 is estimated equal to $681,519.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-M below, the total administrative expenses to be collected for 2021-22 are estimated to be $32,000.

Table II-M
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$18,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$3,500
Contingency	$2,355
Total	**$32,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $38,368 which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of $7,673,591.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $720,775, which includes the Bond Reserve Requirement of $716,125 and investment income $4,650. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of $4,650 should be transferred to the Principal & Interest Account and used to pay interest on the MIA Bonds on the next interest payment date. As a result, $4,650 is available to pay a portion of the MIA Bonds debt service.

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Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June, 2021, the balance in the Administrative Expense Fund was $17,399. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

G. Annual Installments by Lot Type - MIA

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the MIA Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

The Annual Installment for 2021-22 will only be collected from the Assessed Property within MIA the that are shown in the Service and Assessment Plan. The allocation breakdown for the MIA Special Assessment is shown on Table II-N below.

Table II-N
Allocation Breakdown for MIA Parcels for 2021-22

Parcel	PID Bonds	Percentage of Special Assessments
2726989	$3,987,257	51.96%
2726990	$1,549,244	20.19%
2750872	$181,383	2.36%
2791379	$275,213	3.59%
NIA #2 Parcels	$518,272	6.75%
NIA #3 Parcels	$1,085,486	14.15%
HOA	$76,736	1.00%
Total	**$7,673,591**	**100.00%**

The Annual Installment to be collected from each Lot Type in the Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-O on the following page.

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Table II-O
Allocation of Annual Installment to MIA Parcels for 2021-22

Phase	Land Use Class	Total 2021-22 Annual Installment	Allocation Percentage	Annual Installment Per Unit
NIA #2	50'	$746,237	0.07%	$503.40
	70'	$746,237	0.09%	$655.94
NIA #3	50’	$746,237	0.07%	$533.91
	60’	$746,237	0.08%	$610.18
	70’	$746,237	0.09%	$686.45
	HOA	$746,237	1.00%	$7,462.37

1 – Allocation percentages shown above are based on estimated build out values for NIA #2 and NIA #3 lots within the Major Improvement Area.

The list of Parcels within the MIA of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix E.

H. ANNUAL BUDGET – NIA #2

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty-one annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #2 Improvements commenced following the recording of the final plat for NIA #2A-1. The first NIA #2 Annual Installment was due on January 31, 2020 and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2-3 Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #2 portion of the NIA #2-3 Bonds is 3.78 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2 portion of the NIA #2-3 Bonds (3.78) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable

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documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #2 Annual Installments to be collected for 2021-22

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-P below.

Table II-P
Budget for the NIA #2 Annual Installments to be Collected for 2021-22

Descriptions	NIA #2 Share of NIA #2-3 Bonds
Interest payment on March 1, 2022	$16,587
Interest payment on September 1, 2022	$16,587
Principal payment on September 1, 2022	$20,000
Subtotal debt service on bonds	*$53,175*
Administrative expenses	$15,000
Excess interest for debt service reserve fund	$4,385
Subtotal Expenses	*$72,560*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$72,560**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #2 share of the NIA #2-3 Bonds include interest due on March 1, 2022 in the amount of $16,587 and September 1, 2022 in the amount of $16,587 which equal interest on the outstanding Special Assessments balance of

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$876,986 for six months each at an effective interest rate of 3.78 percent. Annual Installments to be collected include a principal amount of $20,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest for the NIA #2 share of the NIA #2-3 Bonds in 2021-22 is estimated to be equal to $53,175.

Administrative Expenses

Administrative expenses for NIA #2 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-Q below, the total administrative expenses to be collected for 2021-22 are estimated to be $15,000.

Table II-Q
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$8,000
Trustee	$1,000
Auditor	$300
Dissemination Agent	$400
Contingency	$655
Total	**$15,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $4,385, which equals 0.5 percent interest on the outstanding NIA #2 Special Assessment balance of $876,986.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $242,205, which includes the Bond Reserve Requirement of $242,189 and investment income $16. As a result, there was not a significant excess balance in the Reserve Fund to be used to pay interest on the NIA #2-3 Bonds on the next interest payment date.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

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Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $20,297. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

I. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #2

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2 share of the NIA #2-3 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #2.

The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-R below.

Table II-R
Allocation of Annual Installment to NIA #2 Parcels for 2021-22

Land Use Class	Total 2021-22 Annual Installment	Allocation Percentage per Unit	Annual Installment Per Unit
50'	$72,560	0.99%	$717.47
70'	$72,560	1.23%	$934.89
HOA	$72,560	1.00%	$725.60

The list of Parcels within NIA #2 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix F.

J. ANNUAL BUDGET – NIA #3

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #3 Improvements commenced following the issuance of the NIA #2-3 Bonds on September 30, 2020. As a result, the first NIA #3 Annual Installment will be due on January 31, 2022 and twenty-nine (29) Annual Installments remain outstanding.

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Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2-3 Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #3 portion of the NIA #2-3 Bonds is 3.82 percent for 2021-22. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #3 portion of the NIA #2-3 Bonds (3.82 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #3 Annual Installments to be collected for 2021-22

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-S on the following page.

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Table II-S
Budget for the NIA #3 Annual Installments
to be Collected for 2021-22

Descriptions	NIA #3 Share of NIA #2-3 Bonds
Interest payment on March 1, 2022	$43,403
Interest payment on September 1, 2022	$43,403
Principal payment on September 1, 2022	$40,000
Subtotal debt service on bonds	*$126,806*
Administrative expenses	$22,000
Excess interest for debt service reserve fund	$11,375
Subtotal Expenses	*$160,181*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$160,181**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #3 share of the NIA #2-3 Bonds include interest due on March 1, 2022 in the amount of $43,403 and September 1, 2022 in the amount of $43,403 which equal interest on the outstanding Special Assessments balance of $2,275,000 for six months each at an effective interest rate of 3.82 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2022. As a result, total Annual Installment to be collected for principal and interest for the NIA #3 share of the NIA #2-3 Bonds in 2021-22 is estimated to be equal to $126,806.

Administrative Expenses

Administrative expenses for NIA #3 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-T on the following page the total administrative expenses to be collected for 2021-22 are estimated to be $22,000.

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Table II-T
Administrative Budget Breakdown

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$12,100
Trustee	$2,000
Auditor	$700
Dissemination Agent	$1,100
Contingency	$1,455
Total	**$22,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $11,375, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessment balance of $2,275,000.

Available Reserve Fund Income

As of May 31, 2021, the balance in the Reserve Fund was $242,205, which includes the Bond Reserve Requirement of $242,189 and investment income $16. As a result, there was not a significant excess balance in the Reserve Fund to be used to pay interest on the NIA #2-3 Bonds on the next interest payment date.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was $20,978. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

K. Annual Installments by Lot Type - NIA #3

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #3 share of the NIA #2-3 Bonds, to fund

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the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #3.

The Annual Installment to be collected from each Lot Type in NIA #3 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-U below.

Table II-U
Allocation of Annual Installment to NIA #3 Parcels for 2021-22

Land Use Class	Total 2021-22 Annual Installment	Allocation Percentage per Unit	Annual Installment Per Unit
50'	$160,181	0.50%	$802.06
60’	$160,181	0.57%	$916.64
70'	$160,181	0.64%	$1,031.22
HOA	$160,181	1.00%	$1,601.81

The list of Parcels within NIA #3 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix G.

L. BOND REDEMPTION RELATED UPDATES

NIA #1 Bonds

The NIA #1 Bonds were issued in 2015. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #1 Bonds, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2024,** such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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MIA Bonds

The MIA Bonds were issued in 2015. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the MIA Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2024**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the MIA Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #2-3 Bonds

The NIA #2-3 Bonds were issued in 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #2-3 Bonds, the City reserves the right and option to redeem the NIA #2-3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2040,** before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2030**, at a price of par, plus accrued and unpaid interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2-3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

City Contributed Major Improvement Assessments

According to the City, the final series of certificates of obligations to finance the City Contributed Major Improvements were issued in 2018. As a result, the final aggregate amount of City Contributed Major Improvements allocated to the PID was $2,075,000. Pursuant to the Service and Assessment Plan, the Assessment for the City Contributed Major Improvements would be offset by ad valorem taxes collected from the property within the PID until the ad valorem taxes collected from all Parcels within the PID equals or exceeds one hundred fifty percent (150%) of the Annual Installment Allocable to the City Contributed Major Improvements based on a confirming audit, then the Annual Installment Allocable to the City Contributed Major Improvements will be permanently reduced to zero. The Administrator has confirmed that the ad valorem taxes collected from all Parcels within the PID for tax years 2018-19 and 2019-20 exceeded the Annual Installments allocable to the City Contributed Major Improvements. As a result, the Annual Installments allocable to the City Contributed Major Improvements are permanently reduced to $0, starting with the Annual Installments allocable to the City Contributed Major Improvements due on January 31, 2021.

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Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix D, E, F, and G of this report. Each Parcel in the PID is identified, along with the Special Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Special Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Special Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type
D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Collin County, Texas regarding the Lot.

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

The sum of the Special Assessments for all newly subdivided Lots shall not exceed the Special Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of a Special Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Special Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to the Updated Service and Assessment Plan approved by the City Council.

According to the Developer and the Collin Central Appraisal District records, Parcel 2769086 and Parcel 2769089 have been subdivided further to the 99 NIA # lots, of which 92 have been platted as 50 foot lots and 7 have been platted as 70 foot lots. The Special Assessments have been reallocated to each of these ninety-nine (99) new residential Parcels.

According to Collin CAD online records and the Developer, Parcel 2791379 was subdivided from Parcel 2726990 in 2019. According to the development concept plan provided by the Developer, the new subdivided Parcel is anticipated to be developed as Townhomes. The Special Assessments were reallocated between Parcel 2791379 and 2726990 in 2019.

According to the Developer and the Collin Central Appraisal District records, Parcel 2810987, Parcel 2810988, and Parcel 2810989 have been subdivided into 182 NIA #3 lots, of which 80 have been platted as 50 foot lots, 94 have been platted as 60 foot lots and 8 have been platted as 70' Lots. The Special Assessments have been reallocated to each of these one hundred eighty-two new residential Parcels as shown in Table IV-A below.

Table IV-A
NIA #3 Parcel Subdivision

Prior to Subdivision		After Subdivision				
Parcel	**Outstanding NIA #3 Special Assessment**	**Parcel**	**Lot Size**	**Number of Units**	**Assessment per Unit**	**Outstanding NIA #3 Special Assessment**
2810987, 2810988, and 2810989	$2,275,000	NIA #3 Parcels	50'	80	$11,391	$911,315
			60'	94	$13,019	$1,223,766
			70'	8	$14,646	$117,169
			Subtotal	*182*		*$2,252,250*
			HOA	1	$22,750	$22,750
Total	**$2,275,000**			**183**		**$2,275,000**

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

B. Prepayment of Special Assessments

As of June 30, 2021, NIA #1 Special Assessments on five 60 foot lots and two 50 foot lots has been prepaid in full.

As of June 30, 2021, MIA and NIA #2 Special Assessments one 50 foot lot have been prepaid in full.

As of June 30, 2021, no NIA #3 Special Assessments have been prepaid.

See Appendix B of this report for further Special Assessment prepayment information.

The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

APPENDIX A
PID MAP

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

7.AF.a

Service Plan Update - 2021-22 (SAP Update - Wells South PID)

TABLE II-A
Public Improvement District Boundaries

APPENDIX B
PREPAID PARCELS

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
2753835	May-19	$21,042	Full
2753839	Apr-19	$21,042	Full
2753981	Jul-19	$17,565	Full
2753928	Dec-17	$17,835	Full
2753914	Dec-19	$20,746	Full
2753951	Nov-19	$20,746	Full
2753842	Nov-19	$20,746	Full
2782907	Feb-21	$13,387	Full
Total		**$153,109**	

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Appendix C
Wells South Public Improvement District
Preliminary Value Per Phase

Phase	Parcels	2021 Preliminary Value[5,6]
NIA #1[1]	302	$113,642,976
NIA #2[2]	107	$34,259,723
NIA #3[3]	188	$12,876,924
MIA[4]	5	$17,510,132
Total	**602**	**$178,289,755**

1 - Parcels includes two hundred and ninety three residential lots and nine common space lots.
2 - Parcels include ninety nine residential lots and eight common space lots.
3 – Parcels include one hundred eighty two residential lots and size common space lots.
4 - Parcels include four parent parcels that have yet to be subdivided for the 2021-22 Assessment year and one common space lot.
5 - Parcel assessed values are in accordance with Collin Central Appraisal District online records as of July 2021.
6 - Values shown reflect the 2021 preliminary values.

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

APPENDIX D
NIA #1 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Appendix D
NIA #1 Assessment Roll Summary 2021-22

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installn
2753749	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753750	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753751	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753752	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753753	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753754	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753755	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753756	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753757	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753758	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753759	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753760	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753761	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753762	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753763	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753764	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753765	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753766	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753767	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753768	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753769	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753770	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753771	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753772	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753773	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753774	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753775	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753776	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753777	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753778	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753779	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753780	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753781	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753782	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753783	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753784	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753785	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753786	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753787	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753788	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753789	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753790	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753791	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753792	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753793	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753794	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753795	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753796	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753797	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753798	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753799	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753800	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753801	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753802	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753803	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753804	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753805	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753806	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753807	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753808	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753809	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753810	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753811	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753812	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753813	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753814	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753815	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753816	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753817	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753818	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753819	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753820	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753821	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753822	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2782506	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2782509	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2782510	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2782511	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753827	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753828	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753829	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753830	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753831	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753832	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753833	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753834	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,664.95

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	A
2753835	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753836	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,664.95
2753837	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753838	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753839	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Pre
2753840	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753841	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753842	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Pre
2753843	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753844	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753845	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753846	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753847	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753848	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753849	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753850	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753851	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753852	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753853	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753854	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753855	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753856	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2753857	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753858	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753859	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753860	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753861	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753862	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753863	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753864	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753865	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753866	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753867	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753868	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753869	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753870	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753871	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753872	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753873	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753874	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753875	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753876	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753877	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753878	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753879	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753880	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753881	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753882	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753883	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753884	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753885	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753886	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753887	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753888	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753889	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753890	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753891	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753892	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753893	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753894	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753895	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753896	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753897	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753898	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753899	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753900	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753901	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753902	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753903	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753904	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753907	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753908	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753909	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753910	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753911	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753912	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753913	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753914	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Pre
2753915	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753916	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753917	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753918	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753919	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753920	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753921	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753922	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753923	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753924	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753925	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,392.46

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	A
2753926	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,392.46
2753927	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,392.46
2753928	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Pre
2753929	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753930	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753931	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753932	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753933	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753934	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753936	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753937	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753938	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753939	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753940	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753941	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753942	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753943	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753944	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753945	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753946	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753947	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753948	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753949	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753950	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753951	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Pre
2753953	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753954	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753955	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753956	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753957	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753958	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753959	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753960	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753961	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753962	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753963	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753964	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753965	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753966	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753967	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753968	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753969	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753970	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753971	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753972	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753973	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753974	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753975	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753977	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753978	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753979	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753980	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753981	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Pre
2753982	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753983	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753984	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753985	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753986	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753987	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753990	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753991	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753992	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753993	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753994	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753995	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753996	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753997	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2753998	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2753999	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754000	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754003	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754004	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754005	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754006	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754007	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754008	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754009	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754010	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754014	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754015	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754016	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754017	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754018	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754019	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754021	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754022	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754023	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754025	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754026	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,664.95

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	A
2754027	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,664.95
2754028	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,664.95
2754029	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754030	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754031	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754032	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754033	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754034	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754035	60'	0.34%	$18,193.41	$324.22	$1,126.90	$122.86	$90.97	$1,66
2754036	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754037	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754038	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754039	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754040	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754041	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754042	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754043	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754044	70'	0.42%	$22,395.31	$399.10	$1,387.17	$151.24	$111.98	$2,04
2754045	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$
2754046	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$
2754047	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$
2754048	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$
2754049	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$
2754050	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$
2754051	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$
2754058	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$
2754059	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$
2754216	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754217	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754218	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754219	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754220	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754221	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754222	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754223	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754224	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754225	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754226	50'	0.29%	$15,215.87	$271.16	$942.47	$102.75	$76.08	$1,39
2754052	HOA	1.00%	$53,309.20	$950.00	$3,301.98	$360.00	$266.55	$4,87
Total		**100.00%**	**$5,330,920**	**$95,000.00**	**$330,198.43**	**$36,000.00**	**$26,654.60**	**$487,85**

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APPENDIX E
MIA ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Appendix E
MIA Assessment Roll Summary 2021-22

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2726989		51.96%	$3,987,257	$54,558.81	$296,627.93	$16,627.45	$19,936.29	$387,750.48
2726990		20.19%	$1,549,244	$21,198.76	$115,254.42	$6,460.57	$7,746.22	$150,659.97
2750872		2.36%	$181,383	$2,481.92	$13,493.80	$756.39	$906.91	$17,639.02
2791379		3.59%	$275,213	$3,765.82	$20,474.20	$1,147.68	$1,376.07	$26,763.77
2783001	HOA	1.00%	$76,736	$1,050.00	$5,708.69	$320.00	$383.68	$7,462.37
2782900	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782901	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782902	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782903	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782904	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782905	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782906	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782909	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782910	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782911	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782912	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782913	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782914	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782915	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2782916	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782917	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782918	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782919	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782920	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782921	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782922	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782923	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782924	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782925	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782926	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782927	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782928	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782929	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782930	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782931	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782932	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782933	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782934	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782935	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782936	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782937	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782938	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782939	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782940	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782941	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782942	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782943	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782944	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782945	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782946	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782947	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782949	70'	0.09%	$6,745	$92.29	$501.79	$28.13	$33.73	$655.94
2782950	70'	0.09%	$6,745	$92.29	$501.79	$28.13	$33.73	$655.94
2782951	70'	0.09%	$6,745	$92.29	$501.79	$28.13	$33.73	$655.94
2782952	70'	0.09%	$6,745	$92.29	$501.79	$28.13	$33.73	$655.94
2782953	70'	0.09%	$6,745	$92.29	$501.79	$28.13	$33.73	$655.94
2782954	70'	0.09%	$6,745	$92.29	$501.79	$28.13	$33.73	$655.94
2782955	70'	0.09%	$6,745	$92.29	$501.79	$28.13	$33.73	$655.94
2782956	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782957	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782958	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782959	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782960	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782961	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782962	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782963	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782964	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782965	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782966	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782967	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782968	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782969	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782970	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782971	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782972	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782973	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40

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Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2782974	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782975	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782976	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782977	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782978	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782979	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782980	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782981	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782982	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782983	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782984	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782985	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782986	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782987	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782988	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782989	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782990	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782991	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782992	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782993	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782994	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782995	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782996	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782997	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782998	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2782999	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2783000	50'	0.07%	$5,176	$70.83	$385.10	$21.59	$25.88	$503.40
2783001	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783002	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783003	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783004	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783005	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783006	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826380	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826382	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826383	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826384	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826385	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826386	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826387	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826388	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826389	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826390	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826391	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826392	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826393	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826394	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826395	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826396	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826397	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826398	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826399	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826400	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826401	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826402	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826403	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826404	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826405	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826406	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826407	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826410	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826411	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826412	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826413	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826414	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826415	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826416	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826417	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826418	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826419	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826420	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826421	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826422	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826423	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826424	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826425	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826426	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826427	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826428	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826429	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826430	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826431	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826433	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826434	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826435	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826436	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826437	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826438	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826439	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826440	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826441	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826442	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826443	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826444	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826445	70'	0.09%	$7,059	$96.59	$525.13	$29.44	$35.29	$686.45
2826446	70'	0.09%	$7,059	$96.59	$525.13	$29.44	$35.29	$686.45
2826447	70'	0.09%	$7,059	$96.59	$525.13	$29.44	$35.29	$686.45
2826448	70'	0.09%	$7,059	$96.59	$525.13	$29.44	$35.29	$686.45
2826449	70'	0.09%	$7,059	$96.59	$525.13	$29.44	$35.29	$686.45
2826450	70'	0.09%	$7,059	$96.59	$525.13	$29.44	$35.29	$686.45
2826451	70'	0.09%	$7,059	$96.59	$525.13	$29.44	$35.29	$686.45
2826452	70'	0.09%	$7,059	$96.59	$525.13	$29.44	$35.29	$686.45
2826453	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826454	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826455	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826456	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826457	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826458	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826459	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826460	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826461	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826462	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826463	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826464	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826465	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826466	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826467	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826468	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826469	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826470	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826471	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826472	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826473	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826474	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826475	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826476	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826477	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826478	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826479	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826480	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826481	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826482	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826483	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826484	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826485	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826486	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826487	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826488	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826492	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826493	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826494	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826495	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826498	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826499	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826500	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826501	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826502	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826503	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826504	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826505	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826506	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826507	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826508	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826509	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826510	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826511	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826512	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826513	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826514	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826515	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826516	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826517	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826518	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826519	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826520	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826521	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826522	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826523	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826524	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826525	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826526	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826527	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826528	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826529	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826530	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826531	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826532	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826533	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826534	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826535	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826536	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826537	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826538	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826539	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826540	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826541	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826542	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826543	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826544	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826545	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826546	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826547	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826548	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826549	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826550	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826551	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826552	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826553	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826555	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826556	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826557	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826558	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826559	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826560	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826561	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826562	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826563	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826564	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826565	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826566	60'	0.08%	$6,274	$85.86	$466.78	$26.17	$31.37	$610.18
2826568	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826569	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826570	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826572	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826573	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826574	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826575	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826576	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826577	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826578	50'	0.07%	$5,490	$75.12	$408.44	$22.89	$27.45	$533.91
2826579	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$7,673,591**	**$105,000.00**	**$570,869.00**	**$32,000.00**	**$38,367.96**	**$746,236.95**

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

APPENDIX F
NIA #2 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Appendix F
NIA #2 Assessment Roll Summary 2021-22

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2782900	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782901	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782902	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782903	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782904	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782905	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782906	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782909	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782910	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782911	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782912	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782913	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782914	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782915	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2782916	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782917	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782918	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782919	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782920	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782921	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782922	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782923	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782924	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782925	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782926	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782927	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782928	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782929	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782930	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782931	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782932	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782933	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782934	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782935	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782936	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782937	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782938	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782939	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782940	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782941	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782942	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782943	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782944	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782945	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782946	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782947	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782949	70'	1.29%	$11,299	$257.69	$427.44	$193.27	$56.50	$934.89
2782950	70'	1.29%	$11,299	$257.69	$427.44	$193.27	$56.50	$934.89
2782951	70'	1.29%	$11,299	$257.69	$427.44	$193.27	$56.50	$934.89
2782952	70'	1.29%	$11,299	$257.69	$427.44	$193.27	$56.50	$934.89
2782953	70'	1.29%	$11,299	$257.69	$427.44	$193.27	$56.50	$934.89
2782954	70'	1.29%	$11,299	$257.69	$427.44	$193.27	$56.50	$934.89
2782955	70'	1.29%	$11,299	$257.69	$427.44	$193.27	$56.50	$934.89
2782956	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782957	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782958	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782959	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782960	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782961	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782962	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782963	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782964	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782965	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782966	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2782967	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782968	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782969	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782970	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782971	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782972	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782973	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782974	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782975	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782976	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782977	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782978	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782979	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782980	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782981	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782982	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782983	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782984	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782985	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782986	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782987	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782988	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782989	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782990	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782991	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782992	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782993	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782994	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782995	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782996	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782997	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782998	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2782999	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2783000	50'	0.99%	$8,672	$197.76	$328.03	$148.32	$43.36	$717.47
2783001	HOA	1.00%	$8,770	$200.00	$331.75	$150.00	$43.85	$725.60
2783002	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783003	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783004	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783005	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783006	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$876,986**	**$20,000.00**	**$33,174.82**	**$15,000.00**	**$4,384.93**	**$72,559.75**

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APPENDIX G
NIA #3 ASSESSMENT ROLL SUMMARY – 2021-22

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Appendix G
NIA #3 Assessment Roll Summary 2021-22

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826380	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826382	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826383	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826384	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826385	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826386	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826387	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826388	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826389	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826390	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826391	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826392	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826393	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826394	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826395	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826396	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826397	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826398	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826399	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826400	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826401	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826402	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826403	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826404	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826405	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826406	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826407	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826410	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826411	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826412	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826413	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826414	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826415	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826416	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826417	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826418	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826419	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826420	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826421	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826422	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826423	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826424	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826425	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826426	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826427	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826428	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826429	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826430	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826431	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826433	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826434	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826435	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826436	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826437	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826438	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826439	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826440	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826441	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826442	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826443	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826444	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826445	70'	0.64%	$14,646	$257.51	$558.85	$141.63	$73.23	$1,031.22
2826446	70'	0.64%	$14,646	$257.51	$558.85	$141.63	$73.23	$1,031.22
2826447	70'	0.64%	$14,646	$257.51	$558.85	$141.63	$73.23	$1,031.22
2826448	70'	0.64%	$14,646	$257.51	$558.85	$141.63	$73.23	$1,031.22
2826449	70'	0.64%	$14,646	$257.51	$558.85	$141.63	$73.23	$1,031.22

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Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826450	70'	0.64%	$14,646	$257.51	$558.85	$141.63	$73.23	$1,031.22
2826451	70'	0.64%	$14,646	$257.51	$558.85	$141.63	$73.23	$1,031.22
2826452	70'	0.64%	$14,646	$257.51	$558.85	$141.63	$73.23	$1,031.22
2826453	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826454	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826455	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826456	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826457	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826458	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826459	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826460	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826461	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826462	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826463	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826464	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826465	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826466	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826467	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826468	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826469	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826470	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826471	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826472	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826473	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826474	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826475	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826476	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826477	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826478	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826479	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826480	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826481	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826482	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826483	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826484	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826485	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826486	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826487	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826488	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826492	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826493	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826494	HOA	1.00%	$22,750	$400.00	$868.06	$220.00	$113.75	$1,601.81
2826495	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826498	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826499	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826500	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826501	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826502	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826503	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826504	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826505	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826506	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826507	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826508	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826509	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826510	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826511	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826512	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826513	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826514	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826515	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826516	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826517	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826518	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826519	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826520	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826521	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826522	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826523	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Deliquency Reserve	Annual Installment
2826524	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826525	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826526	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826527	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826528	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826529	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826530	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826531	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826532	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826533	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826534	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826535	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826536	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826537	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826538	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826539	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826540	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826541	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826542	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826543	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826544	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826545	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826546	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826547	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826548	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826549	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826550	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826551	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826552	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826553	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826555	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826556	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826557	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826558	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826559	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826560	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826561	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826562	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826563	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826564	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826565	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826566	60'	0.57%	$13,019	$228.90	$496.75	$125.90	$65.09	$916.64
2826568	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826569	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826570	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826572	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826573	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826574	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826575	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826576	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826577	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826578	50'	0.50%	$11,391	$200.29	$434.66	$110.16	$56.96	$802.06
2826579	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$2,275,000**	**$40,000.00**	**$86,806.26**	**$22,000.00**	**$11,375.00**	**$160,181.26**

Attachment: Wells South - Annual Service Plan Update - 2021-22 (SAP Update - Wells South PID)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Ownsby Farms PID SAP update

Action Requested:
Consider and act on the 2021-22 annual service plan update for the Ownsby Farms Public Improvement District. (Stovall)

Background Information:
The Ownsby Farms PID was created by the City Council pursuant to the PID Act and resolution approved on June 9, 2015. The PID is located generally north of Frontier Parkway, east of BNSF Railroad, west of Preston Road and south of County Road 83. The PID is anticipated to contain an estimated 372 residential units on approximately 113.5 acres of land within two phases.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:
=

Legal Review:

Supporting Documents:
Annual SAP update

Staff Recommendation:

OWNSBY FARMS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 -8/31/22)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

OWNSBY FARMS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 -8/31/22)

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APPENDIX E-3 – PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY 2021-22

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

I. INTRODUCTION

The Ownsby Farms Public Improvement District (the "PID") was created pursuant to the PID act and a resolution of the City Council (the "City Council") of the City of Celina, (the "City") on June 9, 2015 to finance certain public improvement projects for the benefit of the property in the PID.

On January 17, 2017 the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,465,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the PID Reimbursement Agreement (the "Phase #1 Reimbursement Agreement") in the aggregate principal amount of $1,256,000 are secured by Assessments (the "Assessments).

On January 17, 2017 the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phase #2 Major Improvement Project) (the "Phase #2 Major Improvement Bonds") in the aggregate principal amount of $1,765,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID

On November 10, 2020 The City and the Developer entered into a reimbursement agreement in the aggregate amount of $2,845,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Phase #2 of the PID (the "Phase #2 Direct Reimbursement Agreement").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") for Phase #1 (the "Phase #1 Improvements") and Phase #2 (the "Phase #2 Major Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. On November 10, 2020 the Service and Assessment Plan was updated (the "Updated Service and Assessment Plan") for the Phase #2 Direct Improvements (the "Phase #2 Direct Improvements"). Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2021-22.

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on January 17, 2017, the updated initial total estimated costs of the Phase #1 Improvements (including bond issuance related costs) were equal to $8,628,601. According to the Updated Service and Assessment Plan, the actual costs of the Phase #1 Improvements were equal to $8,670,755.

According to the City, the Phase #1 Improvements were completed and accepted by the City on April 27, 2018.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue the Phase #1 Bonds. For additional Phases #1 development-related information, refer to the link below:

https://emma.msrb.org/RE1331461-RE1037106-RE1444709.pdf

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Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Table II-A
Updated Sources and Uses – Phase #1 Improvement Area

Sources of Funds	Initial Estimated Phase #1 Budget	Actual Amount[1]	Variance
Bond par amount	$4,465,000	$4,465,000	$0
PID Reimbursement Agreement	$1,256,000	$1,256,000	$0
Subtotal	*$5,721,000*	*$5,721,000*	*$0*
Other funding sources - Authorized Improvements	$2,907,601	$2,949,755	*$42,154*
Total Sources	**$8,628,601**	**$8,670,755**	**$42,154**
Uses of Funds			
Major Improvements			
Road improvements	$3,296,087	$3,296,087	$0
Water distribution system improvements	$513,972	$513,972	$0
Sanitary sewer improvements	$632,843	$632,843	$0
Storm drainage improvements	$0	$0	$0
Other soft and miscellaneous costs	$778,068	$805,820	$27,752
Subtotal	*$5,220,970*	*$5,248,722*	*$27,752*
City Major Improvements			
Road improvements	$378,519	$378,519	$0
Water distribution system improvements	$28,623	$28,623	$0
Sanitary sewer improvements	$166,976	$166,976	$0
Storm drainage improvements	$13,248	$13,248	$0
Other soft costs	$158,901	$173,303	$14,402
Subtotal	*$746,267*	$760,669	*$14,402*
Additional Major Improvements			
Road improvements	$916,300	$916,300	$0
Water distribution system improvements	$25,732	$25,732	$0
Sanitary sewer improvements	$2,447	$2,447	$0
Storm drainage improvements	$32,074	$32,074	$0
Other soft and miscellaneous costs	$264,187	$264,187	$0
Subtotal	*$1,240,740*	*$1,240,740*	*$0*
Bond issue costs	$1,420,623	$1,420,623	$0
Total Uses	**$8,628,601**	**$8,670,755**	**$42,154**

1- According to the Updated Service and Assessment Plan.

Phases #1 Cost Variances

As shown in Table II-A above, the actual cost increases were funded by the Developer and interest incomes earned within the Phase #1 project fund.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Phase #2 Major Improvement Sources and Uses

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2021 the updated initial total estimated costs of the Phase #2 Major Improvements (including bond issuance related costs) were equal to $2,222,729. According to the Updated Service and Assessment Plan, the actual costs of the Phase #2 Improvements were equal to $2,234,251.

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2021, the Phase #2 Major Improvements were completed and accepted by the City on March 23, 2021.

Table II-B on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Major Improvements, (2) establish the PID, and (3) issue the Phase #2 Major Improvement Bonds. The actual costs of the Phase #2 Major Improvements provided by the Developer. For additional Phase #2 development-related information, refer to the link below:

https://emma.msrb.org/P21479552-P21147195-P21560839.pdf

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Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Table II-B
Updated Sources and Uses – Phase #2 Major Improvements

Sources of Funds	Initial Estimated Phase #2 Major Improvement Budget	Actual Amount[1]	Variance
Bond par amount	$1,765,000	$1,765,000	$0
Other funding sources - Authorized Improvements	$457,729	$469,251	$11,522
Total Sources	**$2,222,729**	**$2,234,251**	**$11,522**
Uses of Funds			
City Major Improvements			$0
Road improvements	$308,355	$308,355	$0
Water distribution system improvements	$23,317	$23,317	$0
Sanitary sewer improvements	$136,025	$136,025	$0
Storm drainage improvements	$10,793	$10,793	$0
Other soft and miscellaneous costs	$129,446	$134,726	$5,280
Subtotal	*$607,935*	*$613,215*	*$5,280*
Additional Major Improvements			
Road improvements	$746,450	$746,450	$0
Water distribution system improvements	$20,962	$20,962	$0
Sanitary sewer improvements	$1,993	$1,993	$0
Storm drainage improvements	$26,128	$26,128	$0
Other soft and miscellaneous costs	$215,216	$216,459	$1,243
Subtotal	*$1,010,750*	*$1,011,992*	*$1,243*
Estimated Bond issue costs	$604,044	$609,044	$5,000
Total Uses	**$2,222,729**	**$2,234,251**	**$11,522**

1- According to the Updated Service and Assessment Plan.

Phase #2 Major Improvement Cost Variances

As shown in Table II-B above, the actual cost increases were funded by interest incomes earned within the Phase #2 Major Improvement project fund.

Phase #2 Direct Improvement Sources and Uses

According to the Updated Service and Assessment Plan, the initial estimated costs of the Phase #2 Direct Improvements were equal to $6,826,666.

Table II-C on the following page summarizes the sources and uses of funds required to construct the Phase #2 Direct Improvements. The actual costs of the Phase #2 Direct Improvements provided by the Developer.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Table II-C
Updated Sources and Uses – Phase #2 Direct Improvements

Sources of Funds	Initial Estimated Phase #2 Direct Budget[1]	Funded to Date	Remaining Balance to be Funded
Phase #2 Direct Reimbursement Agreement Assessments	$2,845,000	$0	$2,845,000
Other funding sources - Authorized Improvements	$3,981,666	$0	$3,981,666
Total Sources	**$6,826,666**	**$0**	**$6,826,666**
Uses of Funds			
Direct Improvements			
Road improvements	$2,513,538	$0	$2,513,538
Water distribution system improvements	$679,566	$0	$679,566
Sanitary sewer improvements	$459,384	$0	$459,384
Storm drainage improvements	$1,689,774	$0	$1,689,774
Other soft and miscellaneous costs	$1,484,404	$0	$1,484,404
Total Uses	**$6,826,666**	**$0**	**$6,826,666**

1- According to the Service and Assessment Plan dated as of November 10, 2020.

Phase #2 Direct Improvement Cost Variances

Actual costs of the Phase #2 Direct Improvements and amounts funded to date will be provided in a future Updated Service and Assessment Plan or a future Annual Service and Assessment Plan Update.

B. Five Year Service Plan

According to the PID act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements, the Annual Installments expected to be collected during the next five years is shown on the following page in Table II-D.

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Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Table II-D
Annual Projected Costs and Annual Projected Indebtedness (2017-2027)

Assessment Year Ending 09/01	Phase #1 Projected Annual Installments	Phase #2 Major Improvement Projected Annual Installments	Phase #2 Direct Cost Projected Annual Installments
2017-2021	$1,458,172	$478,234	$0
2022	$388,920	$172,426	$196,776
2023	$472,371	$181,741	$195,099
2024	$471,984	$180,098	$193,933
2025	$471,299	$178,469	$197,776
2026	$475,314	$181,853	$196,391
2027	$471,621	$184,920	$200,016
Total	**$4,209,681**	**$1,557,741**	**$1,179,990**

1 – Assessment years ending 2017 through 2022 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2023 through 2027 reflect projected Annual Installments and are subject to change.

C. STATUS OF DEVELOPMENT

Phase #1 Development

According to the City, one hundred seventy-three (173) building permits have been issued for Phase #1 of the PID as of June 30, 2021, representing 84.4 percent of the total building permits expected to be issued within Phase #1.

See Table II-E below for the status of completed homes within Phase #1 as of June 30, 2021, according to the City.

Table II-E
Phase #1 Completed Homes

Status	As of September 30, 2019	As of September 30, 2020	Cumulative as of June 30, 2021[1]
Completed Homes	86	156	173

1- Information provided by the City dated as of June 30, 2021.

See Appendix C for 2021 assessed values of all Parcels within the PID.

Phase #2 Development

According to the City, sixty-eight (68) building permits have been issued for Phase #2 of the PID as of June 30, 2021, representing 40.5 percent of the total building permits expected to be issued within Phase #2.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

See Table II-F below for the status of completed homes within Phase #1 as of June 30, 2021, according to the City.

Table II-F
Phase #2 Major Improvement Completed Homes

Status	Cumulative as of June 30, 2021[1]
Completed Homes	2

1- Information provided by the Developer's Quarterly Report dated as of June 30, 2021.

See Appendix C for 2021 assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – PHASE #1

Phase #1 – Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds and/or execution of the PID Reimbursement Agreement of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 6.02 percent and the interest rate applicable to the PID Reimbursement Agreement is 5.50 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (6.02 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as the TIRZ Annual Credit Amount, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds and PID Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2021-22

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown in Table II-G below.

Table II-G
Budget for the Phase #1 Annual Installments to be Collected for 2021-22

Descriptions	Phase #1 Bonds	Reimbursement Agreement	Total
Interest payment on March 1, 2022	$128,302	$32,890	$161,192
Interest payment on September 1, 2022	$128,302	$32,890	$161,192
Principal payment on September 1, 2022	$70,000	$25,000	$95,000
Subtotal debt service on bonds	*$326,604*	*$90,780*	*$417,384*
Administrative Expenses	$32,793	$9,207	$42,000
Excess interest for Prepayment and Delinquency Reserves	$21,300	$0	$21,300
Subtotal Expenses	*$380,697*	*$99,987*	*$480,684*
Available TIRZ annual credit amount	($90,936)	$0	($90,936)
Available reserve fund income	($827)	$0	($827)
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($91,764)*	*$0*	*($91,764)*
Annual Installments	**$288,933**	**$99,987**	**$388,920**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Bonds include interest due on March 1, 2022 in the amount of $128,302 and on September 1, 2022 in the amount of $128,302, which equal interest on the outstanding Phase #1 Bond Assessment balance of $4,260,000 for six months each and an effective interest rate of 6.02 percent. Annual Installments to be collected include a principal amount of $70,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 of the Phase #1 Bonds Assessment is estimated to be equal to $326,604.

Annual Installments to be collected for principal and interest on the Phase #1 Reimbursement Agreement include interest due on March 1, 2022 in the amount of $32,890 and on September 1, 2022 in the amount of $32,890, which equal interest on the outstanding Phase #1 Reimbursement Agreement balance of $1,196,000 for six months each and an effective interest rate of 5.50 percent. Annual Installments to be collected on the Phase #1 Reimbursement Agreement include a principal

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

amount of $25,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 of the Phase #1 Reimbursement Agreement is estimated to be equal to $90,780.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, and contingency fees. As shown in Table II-H below, the total administrative expenses to be collected for 2021-22 are estimated to be $42,000.

Table II-H
Administrative Budget Breakdown – Phase #1

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$29,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$2,350
Contingency	$2,505
Total	**$42,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $21,300, which equals 0.5 percent interest on the outstanding Phase #1 Bond Assessment balance of $4,260,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2020 in the total amount of $90,936 that are available to be used as TIRZ Credit in 2021-22 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated to each of the 205 Parcels within Phase #1 that generated the TIRZ Revenues in 2020 as shown in Appendix D-2.

Available Reserve Fund Income

As of June 30, 2021, the balance in the Reserve Fund was $349,283, which includes the Phase #1 Bond Reserve Requirement of $348,456 and $827 in interest income earned. As a result, the excess balance available to pay the Phase #1 Bond debt service is $827 and pursuant to Section 6.8 (d) of the Trust Indenture, that amount should be transferred to the Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, there are $25,669 available funds to pay Phase #1 administrative expenses. This balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2022. As a result, there are not anticipated to be any funds available in the Administrative Expense Fund to reduce the Phase #1 2021-22 Annual Installment.

E. Annual Installments per Unit – Phase #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover administrative expenses of Phase #1.

According to the Updated Service and Assessment Plan, 205 units are built within Phase #1 of the PID representing 182.00 total Equivalent Units. After current prepayments towards the Phase # 1 Bonds principle amount, the net Equivalent Units applicable to Phase #1 Bond Annual Installment Calculations is 181.58, this will be used to calculate the principal, interest, and excess interest portions of the Annual Installment, while the Administrative Expense portion will be calculated based on the total original Equivalent Units. Accordingly, the Phase #1 Bond net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,911.42, [i.e. ($326,604 + $21,300 - $827) ÷ 181.58 = $1,911.43]. The net administrative expenses to be collected from each Equivalent Unit will be $180.18, (i.e. $32,793 ÷ 182.00 = $180.18). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,091.60 (i.e. $1,911.43 + $180.18 = $2,091.60) less any applicable TIRZ Credit detailed in Appendix D-2 for each Parcel within Phase #1. The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,091.60 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Phase #1 Reimbursement Agreement's net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $498.79, calculated by dividing the subtotal debt service on Bonds by the original total Equivalent Units, [i.e. ($90,780 ÷ 182.00 = $498.79]. The net administrative expenses to be collected from each Equivalent Unit will be $50.59 (i.e. $9,207 ÷ 182.00 = $50.59). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $549.38 (i.e. $498.79 + $50.59 = $549.38) less any applicable TIRZ Credit detailed in Appendix D-2 for each Parcel within Phase #1. The Phase #1 Reimbursement Agreement's portion of the Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $564.31 by the total estimated Equivalent Units for each Parcel in Phase #1.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

The Phase #1 Bond and Reimbursement Agreement total Annual Installment to be collected from each Equivalent Unit will be $2,640.98 (i.e. $2,091.60 + $549.38 = $2,640.98) less any applicable TIRZ Credit detailed in Appendix D-2 for each Parcel within Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2021-22 is shown in Table II-I below.

Table II-I
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	$2,640.98	1.000	$2,640.98
50 Ft	$2,640.98	0.833	$2,200.81

1- Amounts listed in the table above do not include the applicable TIRZ Credit.

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the administrative expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. Annual Budget – Phase #2 Major Improvements

Phase #2 Major Improvements – Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Major Improvement Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Major Improvement Bonds commencing with the issuance of the Bonds. The effective interest rate on the Phase #2 Major Improvement Bonds is 6.125 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #2 Major Improvement Bonds (6.625%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of

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such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as the TIRZ Annual Credit Amount, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Phase #2 Major Improvement Annual Installments to be Collected for 2021-22

The budget for the Phase #2 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown in Table II-J below.

Table II-J
Budget for the Phase #2 Major Improvements Annual Installments to be Collected for 2021-22

Descriptions	Phase #2 Major Improvement Bonds
Interest payment on March 1, 2022	$53,134
Interest payment on September 1, 2022	$53,134
Principal payment on September 1, 2022	$30,000
Subtotal debt service on bonds	*$136,269*
Administrative Expenses	$32,000
Excess interest for prepayment and delinquency reserves	$8,675
Subtotal Expenses	*$40,675*
Available TIRZ Annual Credit Amount	($1,824)
Available reserve fund income	($2,694)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($4,517)*
Annual Installments	**$172,426**

Debt Service Payments

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Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $53,134 and on September 1, 2022 in the amount of $53,134, which equal interest on the outstanding Phase #2 Major Improvement Bonds balance of $1,735,000 for six months each and an effective interest rate of 6.125 percent. Annual Installments to be collected include a principal amount of $30,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $136,269.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, and contingency and website fees. As shown in Table II-K below, the total administrative expenses to be collected for 2021-22 are estimated to be $32,000.

The Administrative Expenses budgeted for each respective party for 2021-22 is shown in Table II-K below.

Table II-K
Administrative Budget Breakdown – Phase #2 Major Improvements

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$19,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$2,350
Contingency/Website	$2,505
Total	**$32,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $8,675, which equals 0.5 percent interest on the outstanding Phase #2 Major Improvement Bonds balance of $1,735,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for 2020 in the total amount of $1,824 that are available to be used as TIRZ Credit in 2021-22 for the respective Parcels within Phase #2. This TIRZ Credit amount is allocated to each of the 168 Parcels within Phase #2 that generated the TIRZ Revenues in 2020 as shown in Appendix E-2.

Available Reserve Fund Income

As of April 30, 2021, the balance in the Reserve Fund was $143,132, which includes the Phase #2 Major Improvement Bond Reserve Requirement of $140,439 and $2,694 in interest income earned.

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As a result, the excess balance available to pay the Phase #2 Major Improvement Bond debt service is $2,694 and pursuant to Section 6.8 (d) of the Trust Indenture, that amount should be transferred to the Principal & Interest Account and used to pay interest on the Phase #2 Major Improvement Bonds on the next interest payment date.

Available Capitalized Interest Account

As of June 30, 2021, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2021, there are $25,702 available funds to pay Phase #2 Administrative Expenses. This balance is anticipated to be used for the payment of current year Administrative Expenses through January 31, 2022. As a result, there are no funds in the Administrative Expense Fund to reduce the Phase #2 Major Improvement 2021-22 Annual Installment.

G. Annual Installments per Unit – Phase #2 Major Improvements

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Major Improvement Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #2.

According to the Updated Service and Assessment Plan, 168 units representing 147.17 total Equivalent Units are expected to be built within Phase #2 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $966.59 calculated by taking the subtotal debt service on the Phase #2 Major Improvement Bonds, including excess interest for prepayment and delinquency, less any available reserve fund income, and dividing by the total Equivalent Units [i.e. ($136,269 + $8,675 - $2,694) ÷ 147.17 = $966.59]. The Administrative Expenses to be collected from each Equivalent Unit will be $217.44 (i.e. $32,000 ÷ 147.17 = $217.44). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,184.03 (i.e. $966.59 + $217.44 = $1,184.03) less the applicable TIRZ Credit shown in Appendix E-2 for each Parcel within Phase #2. The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,184.03 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2021-22 is shown in Table II-L on the following page.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Table II-L
Annual Installment Per Unit – Phase #2 Major Improvements

Land Use Class	Annual Installment[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	$1,184.03	1.000	$1,184.03
50 Ft	$1,184.03	0.833	$986.69

1- Amounts listed in the table above do not include the applicable TIRZ Credit.

The list of Parcels within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Phase #2 Major Improvement Assessment Roll Summary attached hereto as Appendix E-1.

H. Annual Budget – Phase #2 Direct Improvements

Phase #2 Direct Improvements – Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Direct Reimbursement Agreement, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment for the Phase #2 Direct Improvements bears interest at the rate on the Phase #2 Direct Reimbursement Agreement. The effective interest rate on the Phase #2 Direct Reimbursement Agreement is 4.79 percent for 2021-22. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Direct Improvement Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment

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and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Phase #2 Direct Improvements Annual Installments to be Collected for 2021-22

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown in Table II-M below.

Table II-M
Budget for the Phase #2 Direct Improvements Annual Installments to be Collected for 2021-22

Descriptions	Phase #2 Direct Reimbursement Agreement
Interest payment on March 1, 2022	$68,138
Interest payment on September 1, 2022	$68,138
Principal payment on September 1, 2022	$35,000
Subtotal debt service on bonds	*$171,276*
Administrative Expenses	$25,500
Subtotal Expenses	*$25,500*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$196,776**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2022 in the amount of $68,138 and on September 1, 2022 in the amount of $68,138, which equal interest on the outstanding Phase #2 Direct Reimbursement Agreement. balance of $2,845,000 for six months each and an effective interest rate of 4.79 percent. Annual Installments to be collected include a principal amount of $35,000 due on September 1, 2022. As a result, total Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to $171,276.

Administrative Expenses

Administrative expenses include the City, contingency and website fees. As shown in Table II-N on the following page, the total administrative expenses to be collected for 2021-22 are estimated to be $25,500.

The Administrative Expenses budgeted for each respective party for 2021-22 is shown in Table II-N on the following page.

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Table II-N
Administrative Budget Breakdown – Phase #2 Direct Improvements

Description	2021-22 Estimated Budget (9/1/21-8/31/22)
City	$4,645
PID Administrator	$19,000
Contingency	$1,855
Total	**$25,500**

Available Administrative Expense Account

As of June 30, 2021, there are no available funds to pay Phase #2 Direct Improvement administrative expenses. As a result, there are no funds available to reduce the Phase #2 2021-22 Annual Installment.

I. Annual Installments per Unit – Phase #2 Direct Improvements

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Direct Improvements Reimbursement Agreement, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #2 Direct R.A.

According to the Updated Service and Assessment Plan, 168 units representing 147.17 total Equivalent Units are expected to be built within Phase #2 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,163.82 (i.e. $171,276 ÷ 147.17 = $1,163.82). The Administrative Expenses to be collected from each Equivalent Unit will be $173.27 (i.e. $25,500 ÷ 147.17 = $173.27). As a result, the total Phase #2 Direct Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,337.09 (i.e. $1,163.82 + $173.27 = $1,337.09) The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,337.09 by the total estimated Equivalent Units for each Parcel in Phase #2.

The list of Parcels within Phase #2 Direct Improvements of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix E-3.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

J. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in 2017. Pursuant to Section 4.3 (a) of each respective Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #2 Major Improvement Bonds

The Phase #2 Major Improvement Bonds were issued in 2017. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Phase #2 Major Improvement Bonds, the City reserves the right and option to redeem the Phase #2 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

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

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Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls are shown in Appendix D-1 and E-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

I. PARCEL UPDATES

According to the original Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer and Collin Central Appraisal District Records, Parcels 962907, 962872, 962916, and 2717764 were subdivided in 2018. Parcel 962907 was subdivided into eighteen Parcels and is no longer active. Parcels 962872, 962916, and 2717764 were subdivided into twenty-two Parcels, one hundred sixty-three Parcels, and five Parcels, respectively. The remainder of these Parcels remain active and are located entirely within Phase #2.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Table IV-A
Assessments on Parcels – Parcel Subdivision

Prior to subdivision				After Subdivision						
Parent Parcel	Projected Number of Units	Total Equivalent Units	Total Ph. 2 MI Assessment	New Parcels	Lot Size	Number of Units	Equivalent Unit Factor	Total Equivalent Units	Assessment per Unit	Total Ph 2 MI Assessment
962872	5	4.17	$50,429	Various	50 Ft	125	0.83	104.17	$9,994	$1,249,292
962916	29	24.17	$292,486	Various	60 Ft	43	1.00	43.00	$11,993	$515,708
2717764	133	117.50	$1,422,086							

II. Prepayment of Assessments

As of May 31, 2021, one Parcel has partially prepaid their Phase #1 Assessment. See Appendix B for a list of these prepaid parcels.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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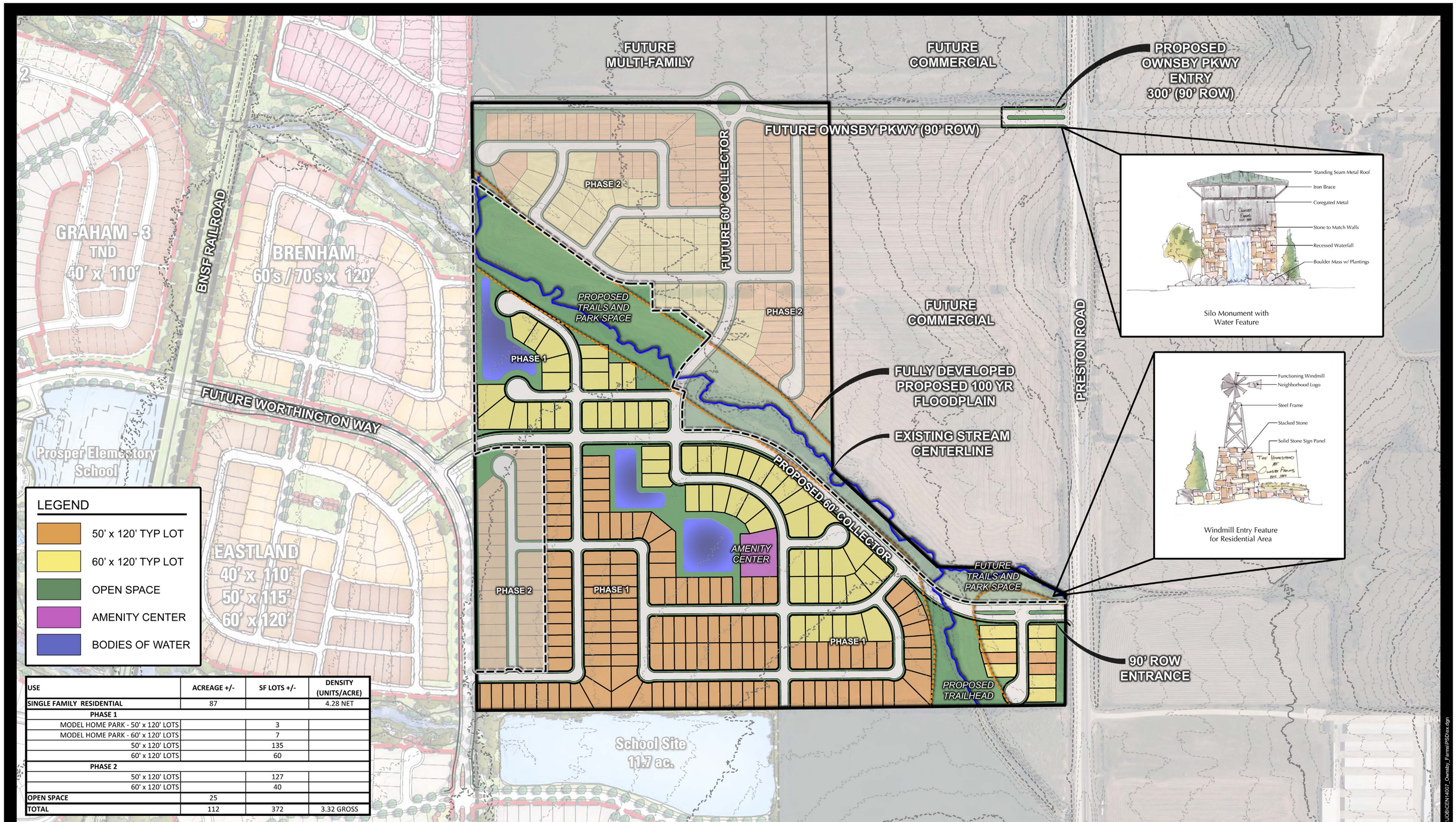
Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

APPENDIX A
PID MAP

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)



LEGEND

- 50' x 120' TYP LOT
- 60' x 120' TYP LOT
- OPEN SPACE
- AMENITY CENTER
- BODIES OF WATER

USE	ACREAGE +/-	SF LOTS +/-	DENSITY (UNITS/ACRE)
SINGLE FAMILY RESIDENTIAL	87		4.28 NET
PHASE 1			
MODEL HOME PARK - 50' x 120' LOTS		3	
MODEL HOME PARK - 60' x 120' LOTS		7	
50' x 120' LOTS		135	
60' x 120' LOTS		60	
PHASE 2			
50' x 120' LOTS		127	
60' x 120' LOTS		40	
OPEN SPACE	25		
TOTAL	112	372	3.32 GROSS

PELOTON LAND SOLUTIONS

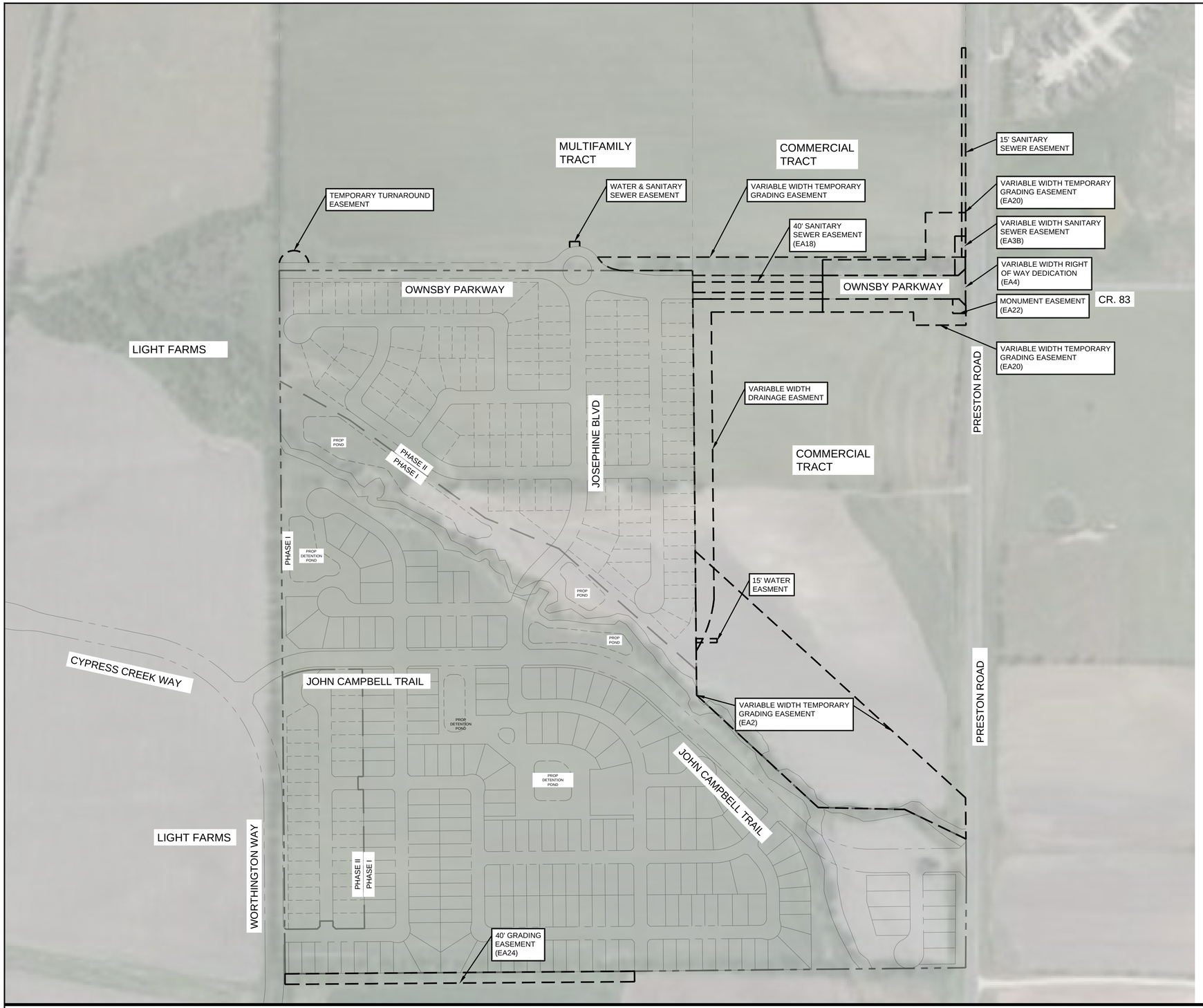
THE HOMESTEAD AT OWNSBY FARMS

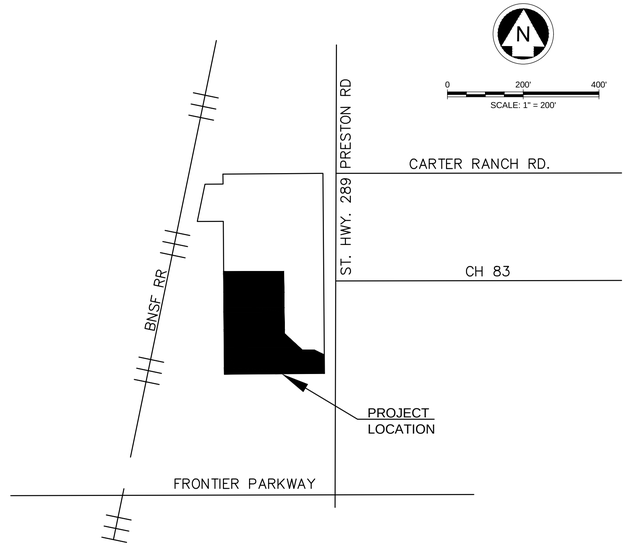
JULY 2015

0 200' 400' 600'
GRAPHIC SCALE

G:\JOB\CEN\14097_Ownsby_Farms\PSD\ex.dgn

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)





The Homestead at Ownsby Farms

Exhibit E

Depiction and Description of Off-Site Easements

Celina, TX

May 2016

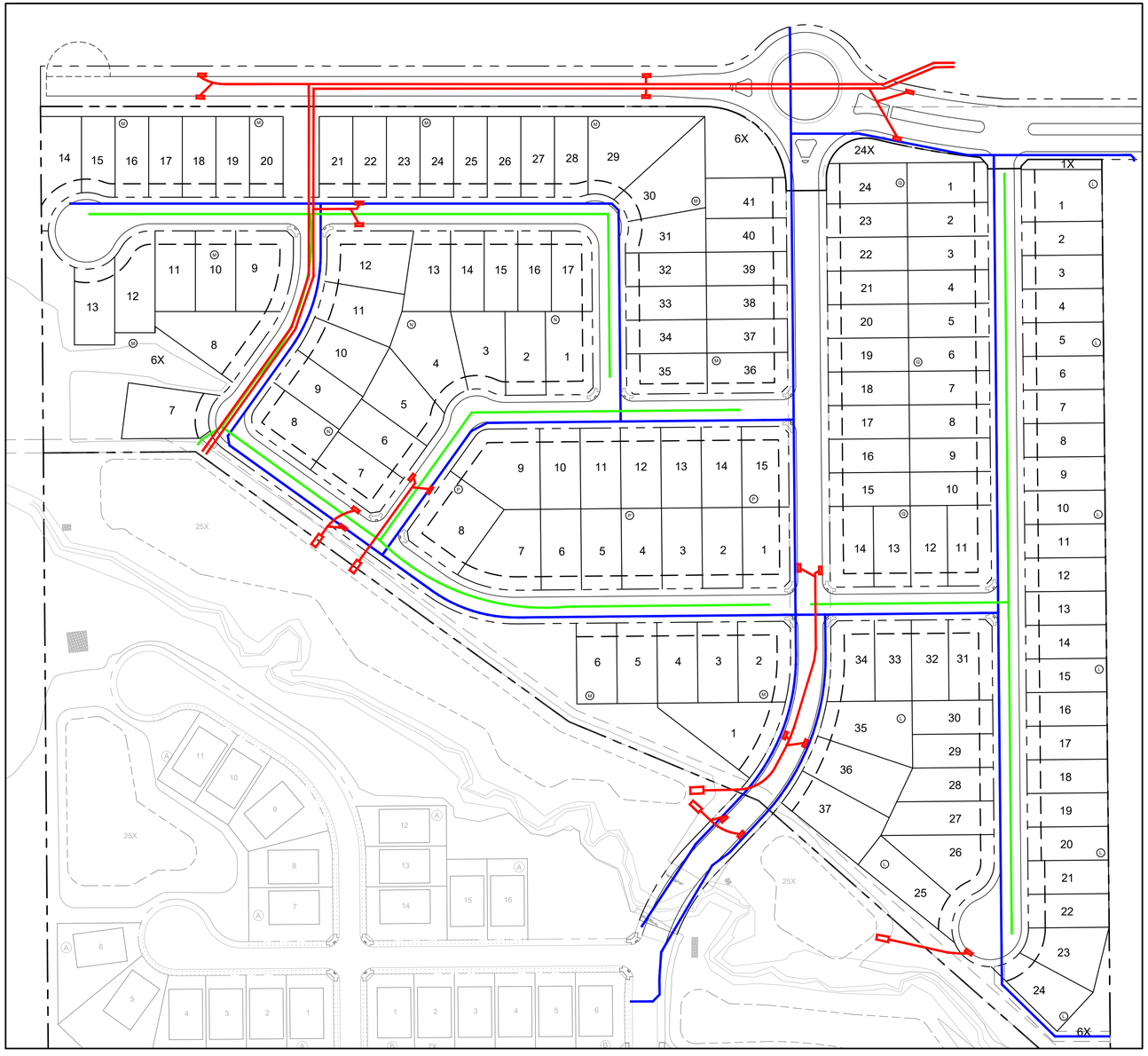
PELOTON LAND SOLUTIONS

10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO 12207

Drawing: J:\Job\CEN\14007_Ownsby_Farms\Civil\Phase 1\Exhibits\1TRZ Exhibit\CEN14007_Exhibit E_Off-Site Easements
Last Saved By: Chris Thomas
Last Saved: 5/4/2016 12:04 PM
Plot Date/Time: 5/4/2016 12:08 PM

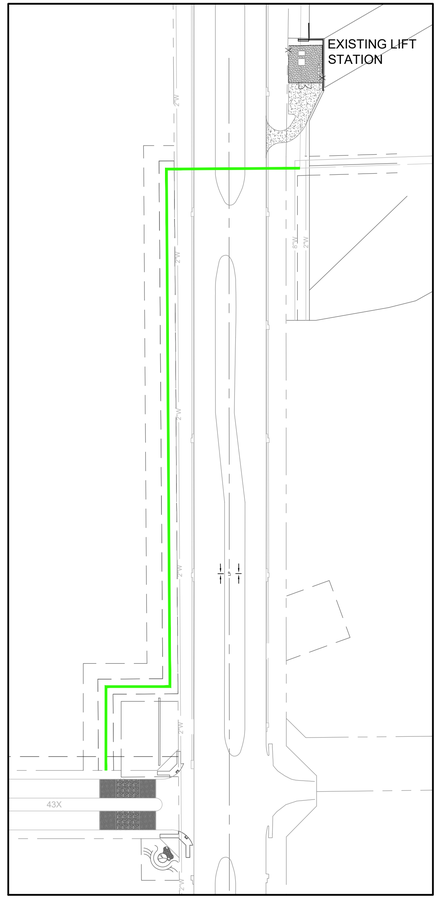
Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)
J:\Job\CEN\14007_Ownsby_Farms\Civil\Phase 1\Exhibits\1TRZ Exhibit\CEN14007_Exhibit E_Off-Site Easements

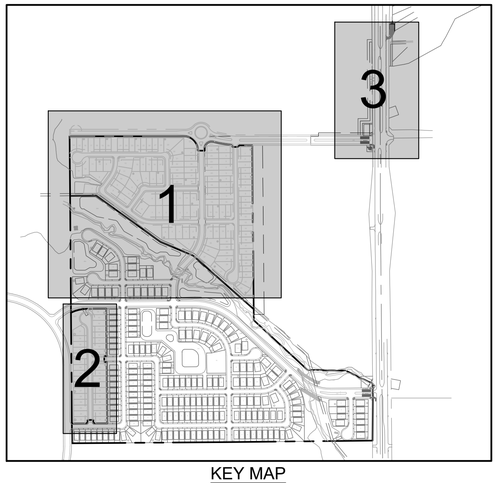
VIEWPORT 1



VIEWPORT 2

VIEWPORT 3





KEY MAP
N.T.S.

LEGEND

- WATER
- SEWER
- STORM

PELOTON LAND SOLUTIONS

OWNSBY FARMS PHASE 2

UTILITY EXHIBIT

CELINA, TEXAS
SEPTEMBER 2020

0' 100' 200' 300'

Plot Date/Time: 9/25/2020 9:31 AM

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

APPENDIX B
PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
2779181	7/19/2021	$10,000.00	Partial

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix C
Assessed Value of the PID by Phase

Phase	Parcels	2021 Assessed Value[1,2]
Phase #1	217	$58,149,679
Phase #2	175	$9,864,295
Total	**392**	**$68,013,974**

1 - Parcel assessed values are in accordance with Collin Central Appraisal District online records as of June 30, 2021.

2 - Values shown reflect the 2021 preliminary assessed values.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY - 2021-22

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix D-1

Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit[1]	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2778744	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($117.72)	$2,524.41
2778747	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($633.54)	$1,568.23
2778753	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778872	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778873	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778874	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778875	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778876	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778877	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778878	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778879	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778880	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778881	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2779015	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($622.80)	$1,578.98
2779016	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($579.77)	$1,622.00
2779017	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($739.36)	$1,462.41
2779018	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779019	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779020	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($128.07)	$2,073.71
2779021	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($117.72)	$2,084.06
2779022	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($642.47)	$1,559.31
2779023	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($516.77)	$1,685.01
2779024	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($643.94)	$1,557.84
2779025	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($95.22)	$2,546.91
2779026	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($184.47)	$2,457.66
2779027	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($124.68)	$2,517.45
2779028	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($879.23)	$1,322.54
2779029	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779030	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($117.72)	$2,524.41
2779031	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($439.79)	$2,202.34
2779032	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($787.29)	$1,854.84
2779033	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779034	60'	0.50	$15,023.63	$261.59	$885.44	$58.65	$115.38	($161.23)	$1,159.83
2779035	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($585.55)	$2,056.58
2779037	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($289.17)	$2,352.96
2779038	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($605.51)	$2,036.62
2779039	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($903.69)	$1,738.44
2779040	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($1,000.39)	$1,641.74
2779041	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($138.61)	$2,503.52
2779042	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($908.66)	$1,733.47
2779043	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($124.68)	$2,517.45
2779044	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($1,029.86)	$1,612.27
2779045	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($288.76)	$2,353.37
2779046	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($683.71)	$1,958.42
2779047	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($603.20)	$2,038.93
2779048	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779049	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($95.22)	$2,546.91
2779050	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($117.72)	$2,524.41
2779051	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($489.62)	$2,152.51
2779052	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($633.68)	$1,568.09
2779053	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($594.26)	$1,607.52
2779054	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($767.22)	$1,434.55
2779055	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($128.07)	$2,073.71
2779056	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779057	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779058	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779059	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($594.28)	$1,607.50

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix D-1

Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit[1]	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2779060	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($117.72)	$2,084.06
2779061	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($635.75)	$1,566.02
2779062	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	$0.00	$2,201.77
2779063	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($545.04)	$1,656.73
2779064	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($648.25)	$1,553.53
2779065	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779066	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($623.15)	$1,578.62
2779067	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($560.45)	$1,641.32
2779068	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($628.45)	$1,573.33
2779069	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779070	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779071	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	$0.00	$2,201.77
2779072	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($683.95)	$1,517.82
2779073	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($95.22)	$2,106.55
2779074	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($596.29)	$1,605.49
2779075	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($772.67)	$1,429.11
2779076	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($438.92)	$1,762.86
2779077	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($477.44)	$1,724.34
2779078	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($615.42)	$1,586.35
2779079	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($647.37)	$1,554.40
2779080	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($596.29)	$1,605.49
2779081	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($634.79)	$1,566.98
2779082	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($705.46)	$1,496.32
2779083	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($494.57)	$1,707.21
2779084	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779085	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($428.61)	$1,773.16
2779086	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($409.26)	$1,792.52
2779087	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779088	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($592.54)	$1,609.24
2779089	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($490.50)	$1,711.27
2779090	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($577.72)	$1,624.05
2779091	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($637.00)	$1,564.78
2779092	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($463.11)	$1,738.66
2779093	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($399.31)	$1,802.47
2779094	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($888.56)	$1,313.21
2779095	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($906.42)	$1,295.36
2779096	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($599.63)	$1,602.15
2779097	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($650.23)	$1,551.54
2779098	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($231.17)	$1,970.60
2779099	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779100	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779101	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($83.97)	$2,117.80
2779102	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($487.61)	$1,714.17
2779103	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779104	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779105	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($586.67)	$1,615.10
2779106	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($638.96)	$1,562.81
2779107	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($389.58)	$1,812.20
2779108	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($407.66)	$1,794.12
2779109	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($463.69)	$1,738.08
2779110	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($865.99)	$1,335.78
2779111	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($582.77)	$1,619.00
2779112	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($150.03)	$2,051.74
2779113	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779114	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($445.88)	$1,755.89
2779115	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($89.60)	$2,112.18
2779116	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($570.76)	$1,631.02

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix D-1

Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit[1]	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2779117	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($556.20)	$1,645.57
2779118	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($634.47)	$1,567.31
2779119	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($581.78)	$1,620.00
2779120	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($527.67)	$1,674.10
2779121	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($110.76)	$2,091.02
2779122	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($83.97)	$2,117.80
2779123	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($745.43)	$1,456.35
2779124	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($295.50)	$1,906.27
2779125	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($830.97)	$1,370.80
2779126	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($95.22)	$2,546.91
2779127	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($274.52)	$2,367.61
2779128	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($530.58)	$2,111.55
2779129	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($95.22)	$2,546.91
2779130	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($124.68)	$2,517.45
2779131	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($124.68)	$2,517.45
2779132	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($140.00)	$2,502.13
2779133	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($140.00)	$2,502.13
2779134	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($629.69)	$1,572.09
2779135	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($585.74)	$1,616.04
2779136	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($442.62)	$1,759.15
2779137	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($421.88)	$1,779.90
2779138	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($449.12)	$1,752.66
2779139	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($650.05)	$1,551.72
2779140	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($652.18)	$1,549.59
2779141	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($635.45)	$1,566.33
2779142	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($150.03)	$2,051.74
2779143	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($449.12)	$1,752.66
2779144	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($652.86)	$1,548.91
2779145	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($604.53)	$1,597.25
2779146	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($693.69)	$1,508.09
2779147	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($479.30)	$1,722.47
2779148	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($459.83)	$1,741.94
2779149	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($403.62)	$1,798.16
2779150	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($614.36)	$1,587.41
2779151	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($727.28)	$1,474.50
2779152	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($669.40)	$1,532.38
2779153	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($640.65)	$1,561.12
2779154	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($514.64)	$1,687.13
2779155	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($124.68)	$2,077.09
2779156	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($124.68)	$2,077.09
2779157	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($124.68)	$2,077.09
2779158	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($903.19)	$1,738.94
2779159	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($832.01)	$1,810.12
2779160	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($571.83)	$2,070.30
2779161	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779162	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779163	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($117.72)	$2,524.41
2779164	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($124.68)	$2,517.45
2779165	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($703.23)	$1,938.90
2779166	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($975.88)	$1,666.25
2779167	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($1,054.44)	$1,587.69
2779168	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($839.25)	$1,802.88
2779169	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($993.94)	$1,648.19
2779170	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($231.35)	$2,410.78
2779171	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($470.14)	$2,171.99
2779172	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($296.55)	$2,345.58
2779173	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($95.22)	$2,546.91

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix D-1

Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit[1]	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2779174	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($880.65)	$1,761.48
2779175	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($484.45)	$2,157.68
2779176	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($968.71)	$1,673.42
2779177	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($95.22)	$2,546.91
2779178	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779179	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($566.01)	$2,076.12
2779180	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($894.33)	$1,747.80
2779181	60'	0.58	$17,446.79	$303.78	$1,028.25	$68.11	$230.77	($647.16)	$983.76
2779182	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779183	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($554.56)	$2,087.57
2779184	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($145.57)	$2,496.56
2779185	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($480.47)	$1,721.31
2779186	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($657.17)	$1,544.60
2779187	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($598.29)	$1,603.48
2779188	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($570.58)	$1,631.20
2779189	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($579.77)	$1,622.00
2779190	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($802.38)	$1,399.39
2779191	50'	0.55	$16,525.99	$287.75	$973.98	$64.52	$126.92	($247.45)	$1,205.73
2779192	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($654.85)	$1,546.92
2779193	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($620.76)	$1,581.01
2779194	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($83.97)	$2,117.80
2779195	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($83.97)	$2,117.80
2779196	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($83.97)	$2,117.80
2779197	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($83.97)	$2,117.80
2779198	50'	0.42	$12,519.69	$217.99	$737.86	$48.88	$96.15	($221.37)	$879.52
2779199	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($742.85)	$1,458.92
2779200	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($554.92)	$1,646.85
2779201	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($570.58)	$1,631.20
2779202	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($633.25)	$1,568.52
2779203	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($590.09)	$1,611.69
2779204	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($635.01)	$1,566.76
2779205	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($821.49)	$1,380.28
2779206	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($473.50)	$1,728.27
2779207	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($648.25)	$1,553.53
2779208	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($570.76)	$1,631.02
2779209	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($607.22)	$1,594.55
2779210	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779211	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($83.97)	$2,117.80
2779212	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($83.97)	$2,117.80
2779213	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779214	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($89.60)	$2,552.53
2779215	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($777.14)	$1,864.99
2779216	50'	0.83	$25,039.38	$435.99	$1,475.73	$97.75	$192.31	($579.68)	$1,622.09
2779217	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($726.07)	$1,916.06
2779218	60'	1.00	$30,047.26	$523.18	$1,770.87	$117.30	$230.77	($95.22)	$2,546.91
2803348	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2817737	60'	0.50	$15,023.63	$261.59	$885.44	$58.65	$115.38	($161.23)	$1,159.83
2818083	50'	0.42	$12,519.69	$217.99	$737.86	$48.88	$96.15	($221.37)	$879.52
2822984	50'	0.28	$8,513.39	$148.24	$501.75	$33.24	$65.38	($127.47)	$621.13
TOTAL			**$5,456,000.00**	**$95,000.00**	**$321,556.43**	**$21,300.00**	**$42,000.00**	**($90,936.22)**	**$388,920.21**

1 - One parcel has prepaid a portion of its Phase #1 Bond Assessment. The Phase #1 Bond Equivalent Unit amount has been proportionally as a result.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

APPENDIX D-2
PHASE #1 TIRZ CREDIT CALCULATION

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix D-2

Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2021-22

Property ID	Lot Size	Equivalent Units	Base Year Taxes Allocated	2020 Taxes Paid[1]	2020 Tax Increment	2021-22 TIRZ Credit
2778744	60'	1.00	$82.38	$422.60	$340.22	($117.72)
2778747	50'	0.83	$82.38	$1,913.42	$1,831.04	($633.54)
2778753	Common	0.00	0.00	0.00	0.00	$0.00
2778872	Common	0.00	0.00	0.00	0.00	$0.00
2778873	Common	0.00	0.00	0.00	0.00	$0.00
2778874	Common	0.00	0.00	0.00	0.00	$0.00
2778875	Common	0.00	0.00	0.00	0.00	$0.00
2778876	Common	0.00	0.00	0.00	0.00	$0.00
2778877	Common	0.00	0.00	0.00	0.00	$0.00
2778878	Common	0.00	0.00	0.00	0.00	$0.00
2778879	Common	0.00	0.00	0.00	0.00	$0.00
2778880	Common	0.00	0.00	0.00	0.00	$0.00
2778881	Common	0.00	0.00	0.00	0.00	$0.00
2779015	50'	0.83	$82.38	$1,882.37	$1,799.99	($622.80)
2779016	50'	0.83	$82.38	$1,758.02	$1,675.64	($579.77)
2779017	50'	0.83	$82.38	$2,219.26	$2,136.88	($739.36)
2779018	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779019	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779020	50'	0.83	$82.38	$452.51	$370.13	($128.07)
2779021	50'	0.83	$82.38	$422.60	$340.22	($117.72)
2779022	50'	0.83	$82.38	$1,939.22	$1,856.84	($642.47)
2779023	50'	0.83	$82.38	$1,575.93	$1,493.55	($516.77)
2779024	50'	0.83	$82.38	$1,943.47	$1,861.09	($643.94)
2779025	60'	1.00	$82.38	$357.59	$275.21	($95.22)
2779026	60'	1.00	$82.38	$615.52	$533.14	($184.47)
2779027	60'	1.00	$82.38	$442.73	$360.35	($124.68)
2779028	50'	0.83	$82.38	$2,623.51	$2,541.13	($879.23)
2779029	60'	1.00	$82.38	$341.33	$258.95	($89.60)
2779030	60'	1.00	$82.38	$422.60	$340.22	($117.72)
2779031	60'	1.00	$82.38	$1,353.45	$1,271.07	($439.79)
2779032	60'	1.00	$82.38	$2,357.79	$2,275.41	($787.29)
2779033	60'	1.00	$82.38	$341.33	$258.95	($89.60)
2779034	60'	0.50	$41.19	$973.18	$931.99	($161.23)
2779035	60'	1.00	$82.38	$1,774.72	$1,692.34	($585.55)
2779037	60'	1.00	$82.38	$918.13	$835.75	($289.17)
2779038	60'	1.00	$82.38	$1,832.42	$1,750.04	($605.51)
2779039	60'	1.00	$82.38	$2,694.19	$2,611.81	($903.69)
2779040	60'	1.00	$82.38	$2,973.69	$2,891.31	($1,000.39)
2779041	60'	1.00	$82.38	$482.98	$400.60	($138.61)
2779042	60'	1.00	$82.38	$2,708.57	$2,626.19	($908.66)
2779043	60'	1.00	$82.38	$442.73	$360.35	($124.68)
2779044	60'	1.00	$82.38	$3,058.84	$2,976.46	($1,029.86)
2779045	60'	1.00	$82.38	$916.94	$834.56	($288.76)
2779046	60'	1.00	$82.38	$2,058.43	$1,976.05	($683.71)
2779047	60'	1.00	$82.38	$1,825.73	$1,743.35	($603.20)
2779048	60'	1.00	$82.38	$341.33	$258.95	($89.60)

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix D-2

Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2021-22

Property ID	Lot Size	Equivalent Units	Base Year Taxes Allocated	2020 Taxes Paid[1]	2020 Tax Increment	2021-22 TIRZ Credit
2779049	60'	1.00	$82.38	$357.59	$275.21	($95.22)
2779050	60'	1.00	$82.38	$422.60	$340.22	($117.72)
2779051	60'	1.00	$82.38	$1,497.46	$1,415.08	($489.62)
2779052	50'	0.83	$82.38	$1,913.83	$1,831.45	($633.68)
2779053	50'	0.83	$82.38	$1,799.89	$1,717.51	($594.26)
2779054	50'	0.83	$82.38	$2,299.78	$2,217.40	($767.22)
2779055	50'	0.83	$82.38	$452.51	$370.13	($128.07)
2779056	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779057	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779058	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779059	50'	0.83	$82.38	$1,799.94	$1,717.56	($594.28)
2779060	50'	0.83	$82.38	$422.60	$340.22	($117.72)
2779061	50'	0.83	$82.38	$1,919.82	$1,837.44	($635.75)
2779062	50'	0.83	$82.38	$0.00	$0.00	$0.00
2779063	50'	0.83	$82.38	$1,657.65	$1,575.27	($545.04)
2779064	50'	0.83	$82.38	$1,955.92	$1,873.54	($648.25)
2779065	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779066	50'	0.83	$82.38	$1,883.40	$1,801.02	($623.15)
2779067	50'	0.83	$82.38	$1,702.19	$1,619.81	($560.45)
2779068	50'	0.83	$82.38	$1,898.70	$1,816.32	($628.45)
2779069	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779070	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779071	50'	0.83	$82.38	$0.00	$0.00	$0.00
2779072	50'	0.83	$82.38	$2,059.12	$1,976.74	($683.95)
2779073	50'	0.83	$82.38	$357.59	$275.21	($95.22)
2779074	50'	0.83	$82.38	$1,805.75	$1,723.37	($596.29)
2779075	50'	0.83	$82.38	$2,315.52	$2,233.14	($772.67)
2779076	50'	0.83	$82.38	$1,350.93	$1,268.55	($438.92)
2779077	50'	0.83	$82.38	$1,462.25	$1,379.87	($477.44)
2779078	50'	0.83	$82.38	$1,861.05	$1,778.67	($615.42)
2779079	50'	0.83	$82.38	$1,953.40	$1,871.02	($647.37)
2779080	50'	0.83	$82.38	$1,805.75	$1,723.37	($596.29)
2779081	50'	0.83	$82.38	$1,917.04	$1,834.66	($634.79)
2779082	50'	0.83	$82.38	$2,121.28	$2,038.90	($705.46)
2779083	50'	0.83	$82.38	$1,511.77	$1,429.39	($494.57)
2779084	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779085	50'	0.83	$82.38	$1,321.15	$1,238.77	($428.61)
2779086	50'	0.83	$82.38	$1,265.21	$1,182.83	($409.26)
2779087	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779088	50'	0.83	$82.38	$1,794.91	$1,712.53	($592.54)
2779089	50'	0.83	$82.38	$1,500.02	$1,417.64	($490.50)
2779090	50'	0.83	$82.38	$1,752.09	$1,669.71	($577.72)
2779091	50'	0.83	$82.38	$1,923.41	$1,841.03	($637.00)
2779092	50'	0.83	$82.38	$1,420.86	$1,338.48	($463.11)
2779093	50'	0.83	$82.38	$1,236.45	$1,154.07	($399.31)
2779094	50'	0.83	$82.38	$2,650.48	$2,568.10	($888.56)

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix D-2

Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2021-22

Property ID	Lot Size	Equivalent Units	Base Year Taxes Allocated	2020 Taxes Paid[1]	2020 Tax Increment	2021-22 TIRZ Credit
2779095	50'	0.83	$82.38	$2,702.08	$2,619.70	($906.42)
2779096	50'	0.83	$82.38	$1,815.41	$1,733.03	($599.63)
2779097	50'	0.83	$82.38	$1,961.66	$1,879.28	($650.23)
2779098	50'	0.83	$82.38	$750.50	$668.12	($231.17)
2779099	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779100	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779101	50'	0.83	$82.38	$325.08	$242.70	($83.97)
2779102	50'	0.83	$82.38	$1,491.65	$1,409.27	($487.61)
2779103	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779104	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779105	50'	0.83	$82.38	$1,777.97	$1,695.59	($586.67)
2779106	50'	0.83	$82.38	$1,929.09	$1,846.71	($638.96)
2779107	50'	0.83	$82.38	$1,208.32	$1,125.94	($389.58)
2779108	50'	0.83	$82.38	$1,260.58	$1,178.20	($407.66)
2779109	50'	0.83	$82.38	$1,422.53	$1,340.15	($463.69)
2779110	50'	0.83	$82.38	$2,585.24	$2,502.86	($865.99)
2779111	50'	0.83	$82.38	$1,766.69	$1,684.31	($582.77)
2779112	50'	0.83	$82.38	$516.00	$433.62	($150.03)
2779113	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779114	50'	0.83	$82.38	$1,371.05	$1,288.67	($445.88)
2779115	50'	0.83	$82.38	$341.33	$258.95	($89.60)
2779116	50'	0.83	$82.38	$1,731.96	$1,649.58	($570.76)
2779117	50'	0.83	$82.38	$1,689.90	$1,607.52	($556.20)
2779118	50'	0.83	$82.38	$1,916.10	$1,833.72	($634.47)
2779119	50'	0.83	$82.38	$1,763.81	$1,681.43	($581.78)
2779120	50'	0.83	$82.38	$1,607.44	$1,525.06	($527.67)
2779121	50'	0.83	$82.38	$402.48	$320.10	($110.76)
2779122	50'	0.83	$82.38	$325.08	$242.70	($83.97)
2779123	50'	0.83	$82.38	$2,236.80	$2,154.42	($745.43)
2779124	50'	0.83	$82.38	$936.43	$854.05	($295.50)
2779125	50'	0.83	$82.38	$2,484.03	$2,401.65	($830.97)
2779126	60'	1.00	$82.38	$357.59	$275.21	($95.22)
2779127	60'	1.00	$82.38	$875.79	$793.41	($274.52)
2779128	60'	1.00	$82.38	$1,615.86	$1,533.48	($530.58)
2779129	60'	1.00	$82.38	$357.59	$275.21	($95.22)
2779130	60'	1.00	$82.38	$442.73	$360.35	($124.68)
2779131	60'	1.00	$82.38	$442.73	$360.35	($124.68)
2779132	60'	1.00	$82.38	$487.00	$404.62	($140.00)
2779133	60'	1.00	$82.38	$487.00	$404.62	($140.00)
2779134	50'	0.83	$82.38	$1,902.29	$1,819.91	($629.69)
2779135	50'	0.83	$82.38	$1,775.26	$1,692.88	($585.74)
2779136	50'	0.83	$82.38	$1,361.63	$1,279.25	($442.62)
2779137	50'	0.83	$82.38	$1,301.68	$1,219.30	($421.88)
2779138	50'	0.83	$82.38	$1,380.40	$1,298.02	($449.12)
2779139	50'	0.83	$82.38	$1,961.14	$1,878.76	($650.05)
2779140	50'	0.83	$82.38	$1,967.30	$1,884.92	($652.18)

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix D-2

Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2021-22

Property ID	Lot Size	Equivalent Units	Base Year Taxes Allocated	2020 Taxes Paid[1]	2020 Tax Increment	2021-22 TIRZ Credit
2779141	50'	0.83	$82.38	$1,918.93	$1,836.55	($635.45)
2779142	50'	0.83	$82.38	$516.00	$433.62	($150.03)
2779143	50'	0.83	$82.38	$1,380.40	$1,298.02	($449.12)
2779144	50'	0.83	$82.38	$1,969.27	$1,886.89	($652.86)
2779145	50'	0.83	$82.38	$1,829.57	$1,747.19	($604.53)
2779146	50'	0.83	$82.38	$2,087.25	$2,004.87	($693.69)
2779147	50'	0.83	$82.38	$1,467.64	$1,385.26	($479.30)
2779148	50'	0.83	$82.38	$1,411.37	$1,328.99	($459.83)
2779149	50'	0.83	$82.38	$1,248.91	$1,166.53	($403.62)
2779150	50'	0.83	$82.38	$1,857.99	$1,775.61	($614.36)
2779151	50'	0.83	$82.38	$2,184.34	$2,101.96	($727.28)
2779152	50'	0.83	$82.38	$2,017.06	$1,934.68	($669.40)
2779153	50'	0.83	$82.38	$1,933.97	$1,851.59	($640.65)
2779154	50'	0.83	$82.38	$1,569.78	$1,487.40	($514.64)
2779155	50'	0.83	$82.38	$442.73	$360.35	($124.68)
2779156	50'	0.83	$82.38	$442.73	$360.35	($124.68)
2779157	50'	0.83	$82.38	$442.73	$360.35	($124.68)
2779158	60'	1.00	$82.38	$2,692.74	$2,610.36	($903.19)
2779159	60'	1.00	$82.38	$2,487.03	$2,404.65	($832.01)
2779160	60'	1.00	$82.38	$1,735.06	$1,652.68	($571.83)
2779161	60'	1.00	$82.38	$341.33	$258.95	($89.60)
2779162	60'	1.00	$82.38	$341.33	$258.95	($89.60)
2779163	60'	1.00	$82.38	$422.60	$340.22	($117.72)
2779164	60'	1.00	$82.38	$442.73	$360.35	($124.68)
2779165	60'	1.00	$82.38	$2,114.83	$2,032.45	($703.23)
2779166	60'	1.00	$82.38	$2,902.83	$2,820.45	($975.88)
2779167	60'	1.00	$82.38	$3,129.88	$3,047.50	($1,054.44)
2779168	60'	1.00	$82.38	$2,507.96	$2,425.58	($839.25)
2779169	60'	1.00	$82.38	$2,955.04	$2,872.66	($993.94)
2779170	60'	1.00	$82.38	$751.01	$668.63	($231.35)
2779171	60'	1.00	$82.38	$1,441.17	$1,358.79	($470.14)
2779172	60'	1.00	$82.38	$939.45	$857.07	($296.55)
2779173	60'	1.00	$82.38	$357.59	$275.21	($95.22)
2779174	60'	1.00	$82.38	$2,627.61	$2,545.23	($880.65)
2779175	60'	1.00	$82.38	$1,482.52	$1,400.14	($484.45)
2779176	60'	1.00	$82.38	$2,882.11	$2,799.73	($968.71)
2779177	60'	1.00	$82.38	$357.59	$275.21	($95.22)
2779178	60'	1.00	$82.38	$341.33	$258.95	($89.60)
2779179	60'	1.00	$82.38	$1,718.25	$1,635.87	($566.01)
2779180	60'	1.00	$82.38	$2,667.15	$2,584.77	($894.33)
2779181	60'	0.58	$82.38	$1,952.77	$1,870.39	($647.16)
2779182	60'	1.00	$82.38	$341.33	$258.95	($89.60)
2779183	60'	1.00	$82.38	$1,685.14	$1,602.76	($554.56)
2779184	60'	1.00	$82.38	$503.10	$420.72	($145.57)
2779185	50'	0.83	$82.38	$1,471.01	$1,388.63	($480.47)
2779186	50'	0.83	$82.38	$1,981.72	$1,899.34	($657.17)

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix D-2

Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2021-22

Property ID	Lot Size	Equivalent Units	Base Year Taxes Allocated	2020 Taxes Paid[1]	2020 Tax Increment	2021-22 TIRZ Credit
2779187	50'	0.83	$82.38	$1,811.55	$1,729.17	($598.29)
2779188	50'	0.83	$82.38	$1,731.44	$1,649.06	($570.58)
2779189	50'	0.83	$82.38	$1,758.02	$1,675.64	($579.77)
2779190	50'	0.83	$82.38	$2,401.41	$2,319.03	($802.38)
2779191	50'	0.55	$54.37	$1,137.95	$1,083.58	($247.45)
2779192	50'	0.83	$82.38	$1,975.01	$1,892.63	($654.85)
2779193	50'	0.83	$82.38	$1,876.49	$1,794.11	($620.76)
2779194	50'	0.83	$82.38	$325.08	$242.70	($83.97)
2779195	50'	0.83	$82.38	$325.08	$242.70	($83.97)
2779196	50'	0.83	$82.38	$325.08	$242.70	($83.97)
2779197	50'	0.83	$82.38	$325.08	$242.70	($83.97)
2779198	50'	0.42	$41.19	$1,320.77	$1,279.58	($221.37)
2779199	50'	0.83	$82.38	$2,229.35	$2,146.97	($742.85)
2779200	50'	0.83	$82.38	$1,686.20	$1,603.82	($554.92)
2779201	50'	0.83	$82.38	$1,731.44	$1,649.06	($570.58)
2779202	50'	0.83	$82.38	$1,912.59	$1,830.21	($633.25)
2779203	50'	0.83	$82.38	$1,787.84	$1,705.46	($590.09)
2779204	50'	0.83	$82.38	$1,917.67	$1,835.29	($635.01)
2779205	50'	0.83	$82.38	$2,456.64	$2,374.26	($821.49)
2779206	50'	0.83	$82.38	$1,450.89	$1,368.51	($473.50)
2779207	50'	0.83	$82.38	$1,955.92	$1,873.54	($648.25)
2779208	50'	0.83	$82.38	$1,731.96	$1,649.58	($570.76)
2779209	50'	0.83	$82.38	$1,837.35	$1,754.97	($607.22)
2779210	60'	1.00	$82.38	$341.33	$258.95	($89.60)
2779211	50'	0.83	$82.38	$325.08	$242.70	($83.97)
2779212	50'	0.83	$82.38	$325.08	$242.70	($83.97)
2779213	60'	1.00	$82.38	$341.33	$258.95	($89.60)
2779214	60'	1.00	$82.38	$341.33	$258.95	($89.60)
2779215	60'	1.00	$82.38	$2,328.44	$2,246.06	($777.14)
2779216	50'	0.83	$82.38	$1,757.76	$1,675.38	($579.68)
2779217	60'	1.00	$82.38	$2,180.84	$2,098.46	($726.07)
2779218	60'	1.00	$82.38	$357.59	$275.21	($95.22)
2803348	Common	0.00	0.00	0.00	0.00	0.00
2817737	60'	0.50	$41.19	$973.18	$931.99	($161.23)
2818083	50'	0.42	$41.19	$1,320.77	$1,279.58	($221.37)
2822984	50'	0.28	$28.01	$652.00	$623.99	($127.47)
Totals		**181.58**	**$16,887.61**	**$282,379.86**	**$265,657.01**	**($90,936.22)**

1 - Taxes paid do not include penalty and interest.

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

APPENDIX E-1
PHASE #2 MAJOR IMPROVEMENT ASSESSMENT ROLL SUMMARY - 2021-22

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-1

Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825204	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825205	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825206	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825207	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825208	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825209	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825210	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825211	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825212	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825213	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825214	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825215	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825216	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825217	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825218	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825219	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825220	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825221	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825222	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825223	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825224	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825225	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825226	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825227	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825228	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825230	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825231	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825232	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825233	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825234	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825235	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825236	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825237	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825238	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825239	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825240	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825241	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825242	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825243	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825244	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825245	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825246	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825247	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825248	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825249	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825250	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825251	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825252	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825253	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825254	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825255	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825256	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825257	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825258	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825259	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-1

Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825260	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825261	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825262	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825263	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825264	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825265	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825266	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825267	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825268	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825269	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825270	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825271	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825272	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825273	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825274	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825275	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825276	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825277	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825278	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825279	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825280	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825281	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825282	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825283	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825284	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825285	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825286	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825287	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825288	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825289	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825290	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825291	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825292	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825293	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825294	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825295	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825296	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825297	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825298	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825299	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825300	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825301	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825302	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825303	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825304	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825305	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825306	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825307	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825308	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825309	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825310	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825311	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825312	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825313	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825314	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825315	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-1

Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825316	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825317	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825318	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825319	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825322	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825323	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825324	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825325	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825326	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825327	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825328	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825329	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825330	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825331	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825332	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825333	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825334	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825335	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825336	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825337	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825338	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825339	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825340	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825341	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825342	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825343	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825344	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825345	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825346	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825347	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825348	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825349	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825350	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825351	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825352	60	1.00	$11,789.35	$203.85	$703.79	$58.95	$217.44	($10.85)	$1,173.18
2825353	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825354	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825355	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825356	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825357	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825358	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825359	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825360	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825361	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825362	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825363	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825364	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825365	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825366	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825367	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825368	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825369	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825370	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825371	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-1

Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825372	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825373	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825374	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825375	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825376	50	0.83	$9,824.46	$169.88	$586.49	$49.12	$181.20	($10.85)	$975.84
2825377	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825378	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL			**$1,735,000.00**	**$30,000.00**	**$103,574.87**	**$8,675.00**	**$32,000.00**	**($1,823.50)**	**$172,426**

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

APPENDIX E-2
PHASE #2 MAJOR IMPROVEMENT TIRZ CREDIT CALCULATION

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2021-22

Property ID	Lot Size	Equivalent Units	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit
2825204	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825205	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825206	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825207	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825208	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825209	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825210	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825211	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825212	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825213	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825214	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825215	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825216	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825217	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825218	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825219	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825220	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825221	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825222	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825223	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825224	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825225	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825226	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825227	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825228	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825230	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825231	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825232	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825233	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825234	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825235	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825236	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825237	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825238	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825239	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825240	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825241	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825242	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825243	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825244	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825245	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825246	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825247	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825248	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825249	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825250	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825251	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825252	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825253	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825254	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825255	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825256	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825257	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825258	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2021-22

Property ID	Lot Size	Equivalent Units	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit
2825259	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825260	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825261	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825262	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825263	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825264	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825265	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825266	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825267	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825268	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825269	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825270	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825271	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825272	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825273	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825274	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825275	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825276	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825277	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825278	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825279	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825280	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825281	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825282	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825283	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825284	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825285	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825286	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825287	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825288	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825289	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825290	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825291	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825292	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825293	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825294	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825295	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825296	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825297	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825298	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825299	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825300	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825301	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825302	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825303	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825304	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825305	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825306	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825307	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825308	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825309	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825310	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825311	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825312	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825313	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2021-22

Property ID	Lot Size	Equivalent Units	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit
2825314	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825315	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825316	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825317	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825318	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825319	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825322	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825323	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825324	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825325	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825326	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825327	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825328	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825329	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825330	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825331	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825332	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825333	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825334	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825335	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825336	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825337	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825338	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825339	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825340	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825341	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825342	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825343	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825344	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825345	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825346	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825347	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825348	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825349	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825350	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825351	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825352	60	1.00	$96.35	$127.72	$127.72	$31.37	($10.85)
2825353	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825354	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825355	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825356	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825357	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825358	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825359	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825360	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825361	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825362	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825363	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825364	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825365	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825366	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825367	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825368	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2021-22

Property ID	Lot Size	Equivalent Units	Base Year Taxes Allocated	2020 Taxes Levied	2020 Taxes Paid	2020 Tax Increment	2021-22 TIRZ Credit
2825369	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825370	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825371	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825372	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825373	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825374	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825375	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825376	50	0.83	$96.35	$127.72	$127.72	$31.37	($10.85)
2825377	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825378	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**147.17**	**$16,187.30**	**$21,457.54**	**$21,457.54**	**$4,862.43**	**($1,823.50)**

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

APPENDIX E-3
PHASE #2 DIRECT IMPROVEMENT ASSESSMENT ROLL SUMMARY

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-3

Ownsby Farms Public Improvement District

Phase 2 Direct Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2825204	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825205	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825206	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825207	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825208	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825209	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825210	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825211	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825212	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825213	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825214	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825215	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825216	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825217	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825218	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825219	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825220	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825221	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825222	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825223	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825224	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825225	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825226	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825227	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825228	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825230	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825231	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825232	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825233	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825234	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825235	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825236	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825237	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825238	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825239	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825240	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825241	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825242	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825243	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825244	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825245	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825246	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825247	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825248	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-3

Ownsby Farms Public Improvement District

Phase 2 Direct Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2825249	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825250	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825251	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825252	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825253	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825254	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825255	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825256	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825257	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825258	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825259	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825260	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825261	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825262	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825263	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825264	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825265	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825266	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825267	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825268	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825269	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825270	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825271	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825272	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825273	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825274	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825275	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825276	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825277	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825278	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825279	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825280	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825281	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825282	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825283	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825284	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825285	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825286	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825287	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825288	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825289	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825290	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825291	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825292	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825293	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-3

Ownsby Farms Public Improvement District

Phase 2 Direct Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2825294	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825295	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825296	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825297	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825298	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825299	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825300	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825301	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825302	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825303	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825304	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825305	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825306	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825307	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825308	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825309	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825310	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825311	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825312	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825313	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825314	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825315	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825316	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825317	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825318	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825319	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825322	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825323	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825324	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825325	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825326	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825327	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825328	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825329	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825330	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825331	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825332	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825333	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825334	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825335	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825336	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825337	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825338	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Appendix E-3

Ownsby Farms Public Improvement District

Phase 2 Direct Annual Assessment Roll Summary - 2021-22

Parcel	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2825339	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825340	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825341	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825342	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825343	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825344	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825345	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825346	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825347	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825348	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825349	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825350	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825351	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825352	60	1.00	$19,331.82	$237.83	$925.99	$173.27	$1,337.09
2825353	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825354	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825355	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825356	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825357	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825358	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825359	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825360	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825361	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825362	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825363	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825364	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825365	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825366	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825367	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825368	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825369	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825370	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825371	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825372	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825373	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825374	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825375	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825376	50	0.83	$16,109.85	$198.19	$771.66	$144.39	$1,114.24
2825377	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825378	Common	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL			**$2,845,000.00**	**$35,000.00**	**$136,275.50**	**$25,500.00**	**$196,775.50**

Attachment: Ownsby Farms PID - Annual Service Plan Update - 2021-22 (SAP Update - Ownsby Farms PID)

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Kim Brawner, Executive Director of Public Services
Date: August 10, 2021
Re:

Action Requested:
Consider and act upon an amendment to Exhibit A of Ordinance 2000-45 to modify for the change in school times for Prosper ISD. (Brawner)

Staff Recommendation:

Exhibit A
Sec. 12.03.051 (a) School Zones

SCHOOL NAME	STREET NAME	DESCRIPTION	SCHOOL ZONE TIME	SCHOOL TIME	SPEED	STATUS
Celina ISD						
Lykins Primary	Malone St	Malone St from Texas Dr to SH 289	7:10 AM to 8:10 AM	7:55 AM to 3:25 PM	20 mph	Existing
	Texas Drive	Texas Dr from Maple St to Malone St	3:10 PM to 4:10 PM	Monday through Friday		
Celina Sixth Grade & Celina Junior High	Pecan St	From Preston Rd (SH 289) to New Mexico Dr	7:05 AM to 8:05 AM 3:15 PM to 4:15 PM	7:50 AM to 3:30 PM Monday through Friday	20 mph	Existing
Celina Elementary	Sunset Blvd	From 250 ft west of Tolleson Dr to S Utah Dr	7:00 AM to 8:00 AM	7:45 AM to 3:15 PM	20 mph	Existing
	S Arizona Dr	From W Ash Street to W Cedar Street				
	S Georgia Dr	From W Ash Street to W Cedar Street				
	W Cedar St	From S. Arizona Dr to S. Utah Dr	3:00 PM to 4:00 PM	Monday through Friday		
	S Utah Dr	From Ash St to Sunset Blvd				
O'Dell Elementary	Punk Carter Pkwy	From 700 ft east of the intersection with Palomino Ln to Indigo Ln	7:00 AM to 8:00 AM	7:45 AM to 3:15 PM	20 mph	Existing
	Monarch Ln	From Berry St to Field St				
	Berry St	From Lawndale St to 100 east of Monarch Ln	3:00 PM to 4:00 PM	Monday through Friday		
Prosper ISD						
Boyer Elementary	Bridgewater Blvd	From Frontier Pkwy to Montgomery Ln	7:00 AM to 8:00 AM 2:05 PM to 3:05 PM	7:45 AM to 2:50 PM Monday - Friday	20 mph	Existing
Light Farms	Cypress Creek Way	From Light Farms Way to Langley Drive	7:00 AM to 8:00 AM	7:45 AM to 2:50 PM	20 mph	Existing
	Light Farms Way	From Cypress Creek Way to Wildrye Ridge	2:05 PM to 3:05 PM	Monday - Friday		
Sam Johnson	Water View Trail	From Carmel Road to 300 feet south of Roseland Pkwy	7:00 AM to 8:00 AM	7:45 AM to 2:50 PM	20 mph	New
	Roseland Pkwy	From 1000 feet south of Waterview Trail to Waterview Trail	2:05 PM to 3:05 PM	Monday - Friday		

Attachment: Exhibit A 08.03.21 (School Zone Speed Limit Update)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: City Attorney, City Attorney
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re:

Action Requested:
Consider and act upon a lease agreement between the City of Celina and the Celina Economic Development Corporation. (Vanzant)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:
Approve

LEASE

Basic Information

Date: _____

Landlord: City of Celina, Texas, ATTN: Jason Laumer, City Manager

Landlord=s Address: 142 North Ohio Street, Celina, Texas 75009

Tenant: Celina Economic Development Corporation, ATTN: Alexis Jackson, Director

Tenant=s Address: 302 W. Walnut St., Celina, Texas 75009

A. Definitions

Premises: Lot 1 of Block 16 of the Celina Original Donation, more commonly known as 302 W. Walnut, Street, Celina, Texas 75009.

Term (months): 24 months. The term of this lease shall automatically extend by 24 months

Commencement Date:_____

Termination Date: 24 months from the Commencement Date. This Lease may renew for additional periods of two (2) years each, with the first renewal term to begin on the first Termination Date ("First Renewal Term"), and with each subsequent renewal term to also expire 24 months after each renewal, as applicable. Either party may terminate this Lease on 90 days written notice.

Base Rent (monthly): $1.00

Rent: means Base Rent plus any other amounts of money payable by Tenant to Landlord.

B. Tenant=s Obligations

B.1. Tenant agrees toC

B.1.a. Lease the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

B.1.b. Accept the Premises in their present condition AAS IS,@ the Premises being currently suitable for Tenant=s intended use.

B.1.c. Obey all laws relating to Tenant=s use, maintenance of the condition, and

Attachment: EDC_Lease (EDC Lease)

occupancy of the Premises.

B.1.d. Pay monthly, in advance, on the first day of the month, the Base Rent to Landlord at Landlord=s Address.

B.1.e. [intentionally omitted]

B.1.f. Submit in writing to Landlord any request for repairs, replacement, and maintenance that are the obligations of Landlord.

B.1.g. [intentionally omitted]

B.1.h Comply with Landlord=s Rules, Regulations, and Policies governing Tenant=s use of the Premises.

B.2. Tenant agrees not toC

B.2.a. Create a nuisance.

B.2.b. Alter the Premises without Landlord=s prior written consent.

B.2.c. Allow a lien to be placed on the Premises.

B.2.d. Assign this lease or sublease any portion of the Premises without Landlord=s written consent.

C. Landlord=s Obligations

C.1. Landlord agrees to lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

D. General Provisions

Landlord and Tenant agree to the following:

D.1. Casualty/Total or Partial Destruction: If the Premises are damaged by casualty and can be restored within ninety days, Landlord will, at its expense, restore the Premises to substantially the same condition that existed before the casualty. If Landlord fails to complete the portion of the restoration for which Landlord is responsible within ninety days from the date of written notification by Tenant to Landlord of the casualty, Tenant may terminate this lease by written notice to Landlord before Landlord completes Landlord=s restoration obligations.

D.2. Default by Tenant/Events. Defaults by Tenant are (a) failing to pay timely Rent, (b) failing to comply within ten days after written notice with any provision of this lease.

Attachment: EDC_Lease (EDC Lease)

D.3. Default by Tenant/Landlord=s Remedies. Landlord=s remedies for Tenant=s default are to (a) enter and take possession of the Premises and sue for Rent as it accrues; (b) enter and take possession of the Premises, after which Landlord may relet the Premises on behalf of Tenant and receive the Rent directly by reason of the reletting, and Tenant agrees to reimburse Landlord for any expenditures made in order to relet; (c) terminate this lease by written notice and sue for damages. Landlord may enter and take possession of the Premises by self-help without being liable for damages.

D.4. Default/Waiver/Mitigation. It is not a waiver of default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by applicable law. Landlord and Tenant have a duty to mitigate damages.

D.5. Attorney=s Fees. If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney=s fees and other fees and court and other costs.

D.6. Venue. Exclusive venue is in Collin County.

D.7. Tenant=s Cessation of Operations or Abandonment. If Tenant (1) ceases regular operations of the business it advertises on the Premises, (2) abandons the physical location advertised on the Premises, or (3) takes an action evidencing intent to either cease operations or abandon as described above, Landlord may, upon 10 days written notice to Tenant, terminate this Lease, and remove Tenant=s sign or advertisement from the Premises. In the event Landlord terminates the Lease pursuant to this section it shall have no obligation to return any Rent paid under this Lease, and Tenant shall have no further obligation to pay Rent.

D.8. Entire Agreement. This lease and its exhibits are the entire agreement of the parties concerning the lease of the Premises by Landlord to Tenant. There are no representations, warranties, agreements, or promises pertaining to the Premises or the lease of the Premises by Landlord to Tenant, and Tenant is not relying on any statements or representations of any agent of Landlord, that are not in this lease and Exhibits.

D.9. Amendment of Lease. This lease may be amended only by an instrument in writing signed by Landlord and Tenant.

D.10. Limitation of Warranties. There are no implied warranties of merchantability, of fitness for a particular purpose, or of any other kind arising out of this lease, and there are no warranties that extend beyond those expressly stated in this lease.

D.11. Notices. Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address

Attachment: EDC_Lease (EDC Lease)

shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

AGREED

Landlord: City of Celina, Texas

BY:_____

TITLE:_____

AGREED

Tenant: Celina Economic Development Corporation

BY:_____

TITLE:_____

Attachment: EDC_Lease (EDC Lease)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: City Attorney, City Attorney
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Gigabit funding

Action Requested:
Consider and act upon an agreement between the City of Celina and the Celina Economic Development Corporation related to Gigabit funding. (Vanzant)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:
Authorize the Change Order

FUNDING AGREEMENT BETWEEN THE CITY OF CELINA AND THE CELINA ECONOMIC DEVELOPMENT CORPORATION

This Agreement (hereinafter referred to as the "Agreement"), is made and entered into by and between the City of Celina, Texas (hereinafter referred to as the "City") and the Celina Economic Development Corporation (hereinafter referred to as the "CEDC"), jointly referred to herein as the "Parties."

WHEREAS, the City of Celina is a home-rule municipality located in Collin County 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 City of Celina Charter; and

WHEREAS, the CEDC was incorporated pursuant to the Development Corporation Act, Chapters 501-507 of the Texas Local Government Code, as amended; and

WHEREAS, the City and CEDC have mutual interests in the economic development of the City; and

WHEREAS, the CEDC is authorized to utilize funds for the promotion of business development; and

WHEREAS, the City is authorized to utilize funds for the promotion of business development pursuant to Chapter 380 of the Texas Local Government Code; and

WHEREAS, the City and the CEDC have undertaken coordinated efforts since 2017 to plan and implement the extension of gigabit broadband services to local residents and businesses; and

WHEREAS, such efforts have included an amendment to the City's Subdivision Ordinance requiring developer's to install fiber optic cable and conduits in new subdivisions with the City's jurisdiction and a commitment by the CEDC to fund offsite fiber optic infrastructure; and

WHEREAS, the City Council established a technology fee and corresponding fund which is dedicated to financing technology related public infrastructure and programs; and

WHEREAS, the City desires to use a portion of that fund ($200,000.00) as a contribution to the CEDC's efforts in the installation of offsite fiber optic infrastructure.

FOR AND IN CONSIDERATION of the mutual covenants, agreements, and benefits accruing herein to each party, the City and CEDC hereby agree as follows:

Section 1. City's Obligation.

Attachment: Funding Agrmt-City_CEDC 2021 0803 (EDC Gigabit funding)

In consideration of the CEDC's obligations, the City agrees that upon execution of this Agreement by both Parties:

(a) The City shall make a one-time payment to the CEDC in the amount of Two Hundred Thousand and 00/100 ($200,000.00) from its designated technology fund.

Section 2. CEDC's Obligation.

In consideration of the City's obligations, the CEDC agrees to provide the following:

(a) The CEDC shall certify in writing within seven (7) days of receipt of the City's payment that said payment has been applied toward the costs of installing fiber optic infrastructure.

Section 3. Miscellaneous Provisions.

(a) This Agreement has been duly and properly approved by each party's governing body and constitutes a binding obligation on each party;

(b) This Agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

(c) The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

(d) This Agreement shall be construed in accordance with the laws of the State of Texas and venue for all purposes hereunder shall be in Collin County, Texas.

Section 4. Indemnification.

THE CEDC AGREES TO INDEMINIFY, PROTECT, DEFEND, SAVE, AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, REPRESENATIVES, EMPLOYEES, SUCCESSORS, AND ASSIGNS (COLLECTIVELY CALLED THE "INDEMNITEES"), FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, LIENS, FINES, CAUSES OF ACTION, SUITS, JUDGEMENTS, AND EXPENSES, INCLUDING ATTORNEY'S FEES, OR ANY NATURE, KIND, OR DESCRIPTION BY ANY PERSON OR ENTITY, DIRECTLY OR INDIRECTLY, ARISING OUT OF, CAUSED BY, OR RESULTING FROM (IN WHOLE OR IN PART) THE ACTIONS, RERESENTATIONS, OR OMISSIONS OF THE CEDC, ITS DIRECTORS, AGENTS, REPRESENATIVES, EMPLOYEES, SUCCESSORS, AND ASSIGNS (COLLECTIVELY CALLED THE "LIABILITIES"). IF ANY CLAIM BE MADE, OR ANY ACTION OR PRECEEDING IS BROUGHT BY OR AGAINST ANY INDEMNITEE IN CONNECTION WITH ANY SUCH LIABILITIES, THE CITY SHALL NOTIFY THE CEDC AND THE CEDC SHALL DEFEND SUCH CLAIM, ACTION, OR PRECEEDING. TO BE PAID SOLELY FROM SALES TAX RESERVED FOR THE CEDC OR INCURANCE POLICIES OF THE CEDC. THIS INDEMNITY SHALL NOT BE LIMITED TO DAMAGES,

Attachment: Funding Agrmt-City_CEDC 2021 0803 (EDC Gigabit funding)

COMPENSATION, DISABILITY BENEFITY ACTS, OR OTHER EMPLOYEE BENEFIT ACTS. THIS PROVISION SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

Section 5. Notice.

All notices shall be in writing. If mailed any notice shall be deemed to be received three (3) days after the date of deposit in United States mail, first-class, postage prepaid. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

City of Celina, Texas
Attn: Jason Laumer, City Manager
142 N. Ohio Street
Celina, Texas 75009

Celina Economic Development Corporation
Attn: Kyle Rose, President
302 W. Walnut
Celina, Texas 75009

Either party may designate a different address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

Section 6. Parties in Interest.

This Agreement shall be for the sole and exclusive benefit of the City and the CEDC and shall not be construed to confer any benefit or right upon any other parties.

IN WITNESS WHEREOF, this Agreement has been executed by the duly authorized officers of the City of Celina, Texas, and the Celina Economic Development Corporation as of the _____ day of August, 2021.

ATTEST:

_____
Vicki Tarrant, City Secretary

CITY OF CELINA, TEXAS

_____
Sean Terry, Mayor

Attachment: Funding Agrmt-City_CEDC 2021 0803 (EDC Gigabit funding)

ATTEST:

_____

_____, Secretary
Board of Directors

CELINA ECONOMIC DEVELOPMENT CORPORATION

_____

_____, President
Board of Directors

Attachment: Funding Agrmt-City_CEDC 2021 0803 (EDC Gigabit funding)

Life Connected.

Police Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Amber Adams, Management Assistant
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re:

Action Requested:
Consider and act upon an Interlocal Agreement for School Resource Officers between the City of Celina and Celina ISD. (Cullison)

Background Information:

This Interlocal Agreement for School Resource Officers ("Agreement") is made between the Celina Independent School District ("District") and the City of Celina ("City") for the purpose of establishing the terms under which the City will provide the District with School Resource Officers ("SRO"s). Pursuant to the provisions of the Interlocal Cooperation Act, Texas Government Code Chapter 791, as amended, the parties to this Agreement have determined that the most economic and efficient manner to fulfill their obligations to the students and staff at the District and to the tax paying citizens of the City and the District is to enter into this Agreement between and among themselves and therefore have agreed and do hereby agree, as follows:

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
InterLocal Agreement for School Resource Officers
Signature Page

Staff Recommendation:

STATE OF TEXAS §
§
COUNTY OF COLLIN §

INTERLOCAL AGREEMENT FOR SCHOOL RESOURCE OFFICERS

This Interlocal Agreement for School Resource Officers ("Agreement") is made between the Celina Independent School District ("District") and the City of Celina ("City") for the purpose of establishing the terms under which the City will provide the District with School Resource Officers ("SRO"s). Pursuant to the provisions of the Interlocal Cooperation Act, Texas Government Code Chapter 791, as amended, the parties to this Agreement have determined that the most economic and efficient manner to fulfill their obligations to the students and staff at the District and to the tax paying citizens of the City and the District is to enter into this Agreement between and among themselves and therefore have agreed and do hereby agree, as follows:

I. CITY RESPONSIBILITIES

(a) School Resource Officers (SROs)

(1) Officers provided. For the initial term the City agrees to assign two 2 police officers to serve as SROs to the District campuses located within the Celina corporate limits. The SROs will be primarily assigned to the high school and junior high school but will respond to requests from the Superintendent or his designee.

(2) **Functions**. The SROs shall have the following responsibilities:

(A) provide campus security and safety to the District's students, personnel, and any person in the jurisdiction of the SROs, in accordance with the duties of a commissioned police officer of the City;
(B) assist in limiting access to the school grounds to authorized persons;
(C) eject a person from school property under the District's control in accordance with Penal Code 30.05;
(D) investigate and deter criminal acts on school grounds;
(E) serve as liaison between the school, police department, juvenile officials, probation officials, courts, and other agencies of the juvenile justice system;

Attachment: 2021 0722 School Resource Officer - FINAL (SRO Agreement)

(F) attempt to identify and counter deviant behavior, such as gang activity, through information gained from assistance to young people and performance of other responsibilities;

(G) at least once each school year offer to provide instruction to elementary students in a firearms accident prevention program, as determined by the District, pursuant to Texas Occupations Code Section 1701.603;

(H) be available as a resource to teach, lead a discussion, or offer information on topics on which the SRO has special competence due to law enforcement training, such as safety or drug education;

(I) take a pro-active role to provide a high visibility crime deterrent and police presence on school property, including, but not limited to, buildings, parking lots, and athletic fields, in order to effectively promote security and order in the schools; and

(J) City of Celina SRO's shall take primary lead in responding to any reports of criminal conduct on school grounds with the Celina ISD Police Department responding as a secondary support.

(b) **Working conditions**. Normally the SRO will work an eight (8) hour day on instructional days during the regular school term with specific reporting/exit times determined by mutual consent of CISD and the Celina Police Department. Exceptions to such duty may arise when and assigned SRO is in required training or otherwise temporarily required elsewhere as determined by the CITY. SROs are still considered a non-exempt employee under the Fair Labor Standards Act and is subject to its provisions as well as department and city policy relating to overtime. Average number of hours worked each will be no more than 40 hours. All overtime requests will be reviewed and approved by Police Administration.

(c) **Unavailability**. In the event a SRO is absent from work, he is to notify both his supervisor at the Celina Police Department along with the principal of the SRO's assigned school. The District agrees and acknowledges that the SRO may be required to leave the District campuses during school hours as necessary to fulfill the SRO's duties as a police officer. These duties include, but are not limited to, attending mandated training, court, traveling to the detention center, and making arrests. The City shall provide the District notice by notifying the Superintendent when the SRO will be unavailable due to training, court, or other required assignments ten (10) days prior or, when ten (10) days prior notice is not possible, as soon as City becomes aware of such conflict. The parties agree that every effort should be made to schedule and/or designate vacation days, compensatory time, and other days off at times when school is not in session or at other times when the absence of a SRO will not otherwise create an unnecessary risk or hamper school operations.

Attachment: 2021 0722 School Resource Officer - FINAL (SRO Agreement)

(d) **Direction**. The SRO shall remain an employee of the City and shall be assigned by and responsible to the Celina Police Department, but shall work upon the request and with the direction of the Superintendent or his designee.

(e) **Reassignment**. If a school principal or the Superintendent is not satisfied with the performance of the SRO assigned to the school, they may request in writing the transfer of the SRO, specifying the reason for the request. The Chief of Police for the Celina Police Department will use his professional discretion in deciding whether to replace the SRO.

(f) **Training and equipment**. The SRO shall wear a police uniform and carry a service weapon while on duty at the school. The City agrees to provide the SRO with office supplies and all forms required in the performance of his duties. The City shall provide law enforcement training and certification as required by law, a City police vehicle and other police equipment including communication equipment necessary to allow the SRO to communicate with the City Police Department and other officers. The SROs must be licensed as provided by Occupations Code Chapter 1701. The District shall provide any equipment necessary to allow the SRO to communicate with school staff if desired by the District.

(g) **Law enforcement**. The SRO shall take law enforcement action when necessary, but shall not be utilized as a school disciplinarian in the enforcement of District rules or policies. The SRO shall notify the school principal of all occurrences of crime on District campuses, and all custodial arrests or detentions of a student. The SRO shall notify the school principal prior to removing a student from school. The SRO shall follow the guidelines of the Texas Penal Code, Texas Education Code, Texas Code of Criminal Procedure, Texas Occupations Code Chapter 1701, District Policies and Safety Programs, and the Policies and Procedures of the Celina Police Department regarding investigations, interviews, and searches relating to juveniles.

(h) **Selection of SROs**. The SROs serving as of the effective date shall be Sgt. Jonathan Harris and Officer Cody Kincaid. Any replacement officers or additional officers appointed during the initial term or any term thereafter shall be selected by the Chief of Police. When an SRO position becomes available, notice will be made to all sworn employees through regular postings. Applicants should be off probation with the Celina Police Department and have at least two years police experience. Interested officers should indicate such by sending a memo requesting consideration to the Chief of Police or his designee. The school district will be consulted with about the selection, and officers tentatively selected to fill vacant SRO position will meet with school officials prior to final staffing. The Chief of Police will be the final deciding authority on SRO staffing. Annually, an SRO Sergeant will conduct a review of SRO assignments in conjunction with both CPD and CISD.

Attachment: 2021 0722 School Resource Officer - FINAL (SRO Agreement)

(i) **Confidentiality**. In carrying out duties, SROs shall at all times recognize and respect the confidentiality of student and education records and shall seek access to such records only in accordance with the requirements of the Family Education Rights and Privacy Act, 20 U.S.C.§1232g and its implementing regulations 34 C.F.R. Part 99 ("FERPA") and District Board Policy (LEGAL) and (LOCAL). The District agrees to provide SROs access to student records to the extent permitted under FERPA. All SROs provided with student records shall follow the same rules as District employees concerning privacy of the records and shall return the records to the District upon completion of their assignment. City agrees that any student information obtained from the District will be used solely for legitimate law enforcement and educational purposes in accordance with all applicable, federal, state, and local laws, rules and regulations. The City agrees to provide the District access to information, to the extent required or permitted by law, pertinent to the safety of any party that the District is responsible for, and all information pertinent to investigations. Nothing contained herein shall restrict an officer's method of response during health or safety emergencies, investigations of criminal activity, or response to behavior that violates criminal laws or threatens the safety of a student or others.

II. DISTRICT RESPONSIBILITIES

(a) **Cooperation**. The District agrees to fully cooperate with the City in the implementation of this Agreement.

(b) **Prompt payment**. The District shall remit funds to the City in a timely manner following receipt of a City invoice.

(c) **Office Space**. The District agrees to provide the SROs with an office containing appropriate furnishings and a computer workstation capable of connecting to the Police Department Local Area Network. The SRO may be required to sign an Acceptable Use Agreement regarding use of District computer networks and internet access.

III. CONSIDERATION

(a) **Source of funding**. Each party paying for the performance of services required by this Agreement shall make those payments from current revenues available to the paying party.

(b) **Payments by District**. The District agrees to pay the City an amount equal to seventy-five percent (75%) of all personnel costs incurred by the City under this Agreement, including Base Pay, Salary Increases, Longevity Pay, Incentive Pay, FLSA, Court Attendance Costs, Medicare, Workers' Compensation Insurance, Group Health Insurance, and Retirement. Overtime pay authorized by the District

Attachment: 2021 0722 School Resource Officer - FINAL (SRO Agreement)

will be invoiced separately by the City. Unless a public necessity exists any officer overtime must be approved in writing by Celina ISD. The City will provide an estimate each year to the district outlining the cost for the next fiscal year's agreement. These paymentsshall be made to the City in four equal payments to be paid by the 20th day of eachmonth following the completion of a calendar quarter. (For informational purposesthe estimated costs for the initial term are set forth on the attached Exhibit A).

(c) **Renegotiated annually**. The payments under this Agreement may be renegotiated annually changes shall be documented by letter agreement on or before August 1 of each year.

IV. TERM

(a) **Initial term**. The term of this Agreement shall be effective the_____day of _____, 2021 and shall continue thereafter for a period of five (5) years on a year to year basis or until either party gives the other party ninety (90) days written notice of intent to terminate.

(b) **Termination**. This Agreement may be terminated by either party at any time at its sole option, with or without cause, and without prejudice by giving ninety (90) days written notice of termination.

V. INDEPENDENT CONTRACTOR RELATIONSHIP

The City shall perform its obligations under this Agreement as an independent contractor and not as an officer, agent, servant or employee of the District. The City shall be solely responsible for the acts and omissions of its officers, members, agents, servants, employees, subcontractors, program participants, licensees or invitees. The doctrine of respondeat superior shall not apply as between the City and the District, its officers, members, agents, servants, employees, subcontractors, program participants, licensees or invitees, and nothing herein shall be construed as creating a partnership or joint enterprise between the City and the District. It is expressly understood and agreed that no officer, member, agent, employee, subcontractor, licensee, or invitee of the District, or any program participant hereunder is in the paid service of the City. It is also expressly understood that the police officers assigned to this program are employees of the City, and will be paid by the City. The Celina Chief of Police may discipline, reassign, or dismiss the SRO based upon the City of Celina and Celina Police Department policies and procedures. In the event an assigned SRO is reassigned or dismissed, the City shall provide a replacement officer. In the event that the SRO is reassigned or dismissed, the District will not be required to compensate City for the affected SRO for the time period for which the SRO is removed and no replacement is available. Further, City will reimburse the District for any time period not served by the SRO and for which City has already received payment.

Attachment: 2021 0722 School Resource Officer - FINAL (SRO Agreement)

VI. NOTICES AND ADMINISTRATION

District and City shall each monitor, review and provide oversight of the services as they are provided and each agrees to notify the other as soon as reasonably possible in the event the level or quality of any services becomes unsatisfactory.

All notices, communications and reports required or permitted under this Agreement shall be personally delivered to the respective parties, by depositing same in the United States mail, postage prepaid, at the addresses shown below, unless and until either party is subsequently notified otherwise in writing.

If intended for City, to:
John Cullison, Celina Police Chief
110 N. Colorado Street
Celina, TX 75009

If intended for District, to:
Dr. Tom Maglisceau, Superintendent
Celina Independent School District
205 S. Colorado Street
Celina, TX 75009

VII. MISCELLANEOUS PROVISIONS

(a) **District property**. The City is not responsible for any property belonging to the District, its officers, members, agents, employees, subcontractors, program participants, licensees or invitees, which may be lost, destroyed, or damaged.

(b) **Non-discrimination - age**. Both parties agree that neither it nor any of this officers, members, agents, employees, program participants, or subcontractors, while engaged in performing this Agreement shall in connection with the employment, advancement, or discharge of employees, or in connection with the terms, conditions or privileges of their employment, discriminate against persons because of their age, except on the basis of a bona fide occupational qualification, retirement plan, or statutory requirement.

(c) **Non-discrimination - other**. Both parties, in the performance of this Agreement, will not discriminate against any person or persons because of sex, race, religion, color, disability, national origin, nor will either party permit its agents, employees, subcontractors, program participants, licensees or invitees to engage in such discrimination.

(d) **Termination**. The District and the City agree that if either party to this Agreement fails to comply with or breaches any of the material terms and provisions of this Agreement, the non-breaching party shall have the right to declare this Agreement immediately terminated, and the non-breaching party shall have no further responsibility or liability hereunder. Even without breach, this Agreement may be terminated by either party at its sole option and without prejudice by giving thirty (30) days written notice of termination to the other party.

Attachment: 2021 0722 School Resource Officer - FINAL (SRO Agreement)

(e) **Severability**. The provisions of this Agreement are severable and if for any reason a clause, sentence, paragraph or other part of this Agreement shall be determined to be invalid by a court or federal or state agency, board or commission having jurisdiction over the subject matter thereof, such invalidity shall not affect other provisions which can be given effect without the invalid provision.

(f) **Enforcement**. The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right conferred by this Agreement shall not be construed as a waiver or relinquishment of that party's right to assert or rely upon any term or right on any future occasion.

(g) **Venue**. This Agreement is entered into and performable in Collin County, Texas and shall be interpreted and enforced in accordance with the laws of the State of Texas. Should any claim or action, whether real or asserted, at law or in equity, arise out of the execution, performance, attempted performance or non- performance of this Agreement, venue shall lie in Collin County, Texas.

(h) **Entire agreement**. This written instrument constitutes the entire agreement by the parties concerning school resource officers, and any prior or contemporaneous, oral or written agreement which purports to vary from the terms of this Agreement is void. This Agreement has been approved by the governing bodies of each party. Changes in the total number of SROs to be provided by the City and the duty hours to be worked by the SROs shall be determined by mutual consent of the parties.

(i) **Attorney's Fees.** The City and the District expressly agree that in the event of an adjudication of a claim which includes a legal proceeding brought under or relating in any way to this Interlocal Agreement For School Resource Officers, the prevailing party shall recover its reasonable and necessary attorney's fees as authorized by Texas Local Government Code 271.159.

(j) **Immunity**. This Agreement is expressly made subject to the City and District's governmental immunity under the Texas Civil Practice and Remedies Code and all applicable federal, state, and local laws, rules, regulations, ordinances, and policies. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to City or District or to create any legal rights or claim on behalf of any third party. Neither City nor District waive, modify or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas.

(k) **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

EXECUTED this_____day of_____, 2021

Attachment: 2021 0722 School Resource Officer - FINAL (SRO Agreement)

SIGNATURE PAGE
FOR INTERLOCAL AGREEMENT FOR
SCHOOL RESOURCE OFFICERS

CITY OF CELINA	**CELINA INDEPENDENT SCHOOL DISTRICT**
BY:	**BY:**
JASON LAUMER, CITY MANAGER	KELLY JUERGENS, PRESIDENT BOARD OF TRUSTEES
DATE:	**DATE:**
_____	_____
ATTEST:	**ATTEST:**
VICKI TARRANT, CITY SECRETARY	TRACEY BALSAMO, SECRETARY BOARD OF TRUSTEES

Attachment: 2021 0722 School Resource Officer - FINAL (SRO Agreement)

EXHIBIT "A"

Officer SRO

Salary - $ 73,186.22
Benefits - $ 23,812.45
Total: $ 96,998.67

Celina ISD to pay $72,749.00 of total compensation
City of Celina to pay $24,249.67 of total compensation

Sgt. SRO

Salary - $ 90,007.00
Benefits - $ 27,304.52
Total: $117,311.52

Celina ISD to pay $87,983.64 of total compensation
City of Celina to pay $29,327.88 of total compensation

Attachment: 2021 0722 School Resource Officer - FINAL (SRO Agreement)

SIGNATURE PAGE
FOR INTERLOCAL AGREEMENT FOR
SCHOOL RESOURCE OFFICERS

CITY OF CELINA

BY:

JASON LAUMER, CITY MANAGER

DATE:

ATTEST:

VICKI TARRANT, CITY SECRETARY

CELINA INDEPENDENT SCHOOL DISTRICT

BY:

KELLY JUERGENS, PRESIDENT
BOARD OF TRUSTEES

DATE:

July 26, 2021

ATTEST:

TRACEY BALSAMO, SECRETARY
BOARD OF TRUSTEES

Attachment: SRO (SRO Agreement)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dusty McAfee AICP, Director of Development Services
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Master Fee Chart Revision Ordinance

Action Requested:
Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A: Fee Schedule, Water Rates, providing a comprehensive fee authority update to enable the adoption of a master fee chart. (Master Fee Chart Revision Ordinance) (McAfee)

Background Information:
Please refer to the attached documents for further information, related to water rate changes due to meter shortages.

Supporting Documents:
- Draft Ordinance
- Proposed Redline

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE 2021-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CITY'S MASTER FEE CHART; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT TO THE CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY, PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety, and general welfare; and

WHEREAS, the City Council is empowered to recover costs through the collection of various fees;

WHEREAS, it is in the best interest of the public health, safety, and welfare that the City's fee schedule be revised.

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

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
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety, and welfare.

Attachment: Draft Ordinance (Master Fee Chart Revision Ordinance)

SECTION 3
AMENDMENTS

3.01 That the City of Celina Master Fee Chart is hereby amended, in part, to add the red text language as shown on the attached Exhibit A.

3.02 All other articles, chapters, sections, paragraphs, sentences, phrases, and words are not amended and are hereby ratified and affirmed.

SECTION 4
CUMULATIVE REPEALER CLAUSE

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. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting utility rates and fees which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7
PENALTY

If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity. Any person, firm or corporation

Attachment: Draft Ordinance (Master Fee Chart Revision Ordinance)

violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Five Hundred Dollars ($500) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs and continues.

SECTION 8
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 9
ENGROSSMENT AND ENROLLMENT

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

SECTION 10
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 10th day of August 2021.

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

_____
Vicki Faulkner, City Secretary

[SEAL]

APPROVED AS TO FORM:

_____
Lance Vanzant, City Attorney
City of Celina, Texas

Attachment: Draft Ordinance (Master Fee Chart Revision Ordinance)

MASTER FEE CHART

Exhibit A

Inside City (W3 Commercial) – Volume Rate/1,000 Gal			
	Effective Feb-19	Effective Jan-20	
2,001–10,000	$5.21	$5.37	
10,001–20,000	$7.89	$8.13	
20,001–30,000	$9.29	$9.57	
30,001 & Above	$13.41	$13.81	
Outside City (W4 Commercial Outside) – Monthly Minimum Payment			
	Effective Feb-19	Effective Jan-20	
3/4"	$42.97	$44.26	
1"	$75.20	$77.45	
1-1/2"	$150.39	$154.90	
2"	$240.62	$247.84	
3"	$360.91	$371.74	
4"	$601.53	$619.58	
Outside City (W4 Commercial Outside) – Volume Rate/1,000 Gal			
	Effective Feb-19	Effective Jan-20	
2,001–10,000	$7.82	$8.05	
10,001–20,000	$11.84	$12.19	
20,001–30,000	$13.94	$14.35	
30,001 & Above	$20.12	$20.72	

Temporary water service: Temporary water service may be established at a residential structure for cleaning at the rate of $15.00 per day.

Bulk water sales: Bulk water sales via a fire hydrant connection will be billed at the most current commercial rate. Anyone caught obtaining water without permission will be charged with a criminal offense.

New Home Builder Service: New homes that are under construction will be charged at monthly fee of $100.00 per month during construction in lieu of standard billing rates. After a Certificate of Occupancy is issued on a new home, the City's standard rate structure will apply.

Attachment: Proposed Redline (Master Fee Chart Revision Ordinance)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dusty McAfee AICP, Director of Development Services
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: CRMC Hospital - Specific Use Permit

Action Requested:
Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, for a Specific Use Permit (SUP) to allow for a Hospital use on an approximately 13 acre tract of land, generally located at the northeast corner of Dallas Parkway and Punk Carter Parkway, within the City Limits. (CRMC Hospital – Specific Use Permit) (McAfee)

Applicant:
Medica Development
1111 N. Beltline Road, Suite 200
Garland, Texas 75040

Background Information:
The property is approximately 13 acres, and zoned PD #84 which allows for Mixed-Use. The applicant desires to build a hospital, which requires a Specific Use Permit (SUP) from City Council to operate. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Ordinance

Staff Recommendation:
The staff recommends approval as presented.

CELINA TEXAS est. 1876
Life Connected.

CELINA PKWY
COLLIN COUNTY OUTER LOOP
LIGHT FARMS WAY
PUNK CARTER PKWY
PUNK CARTER PKWY
CAREY RD
DALLAS NORTH TOLLWAY
LIGHT FARMS WAY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Hospital SUP Location Map

City of Celina

6/29/2021

N W E S

0 500 1,000 Feet

Attachment: Location Map (CRMC Hospital – Specific Use Permit)

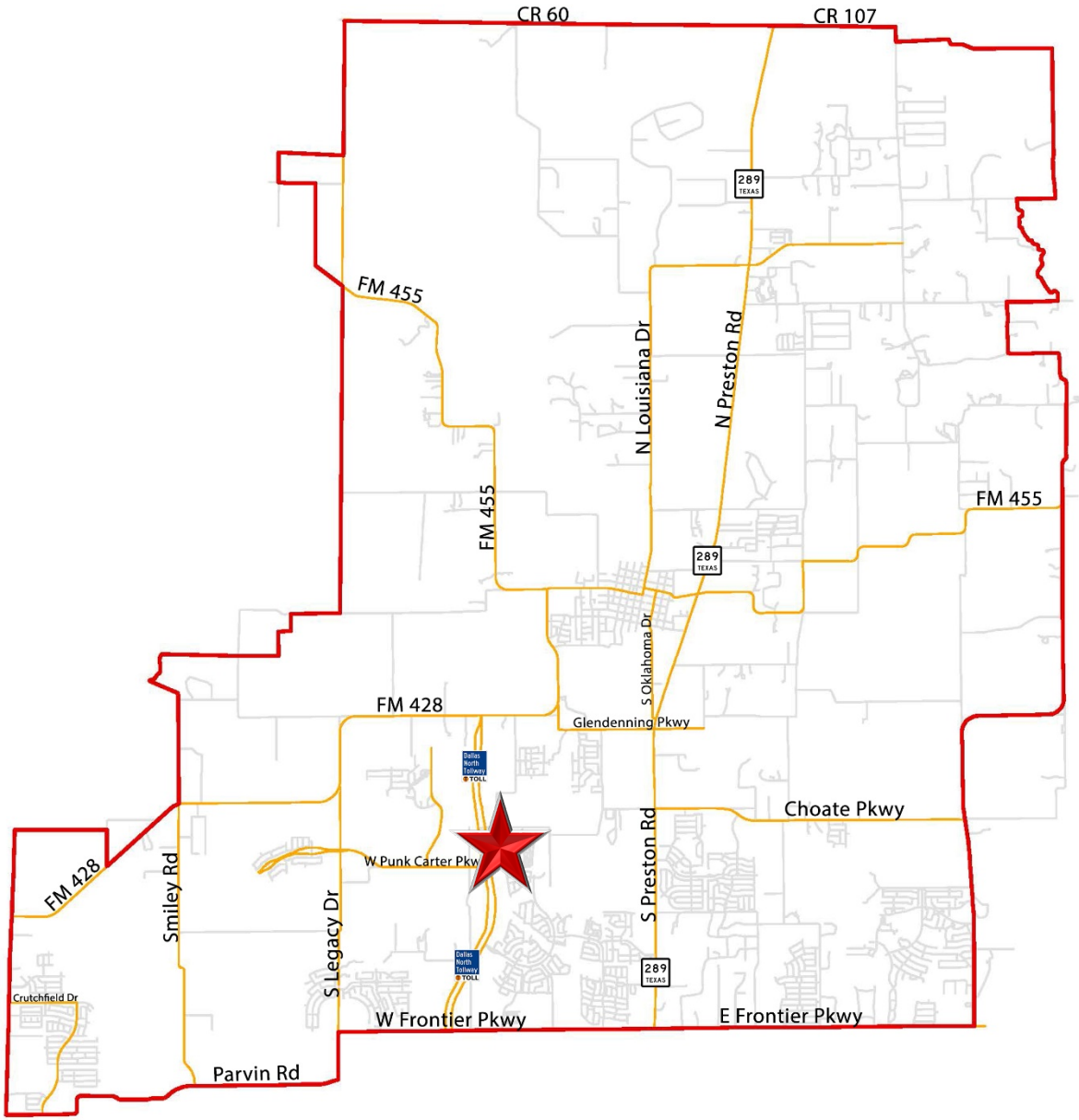
CRMC Hospital

Specific Use Permit

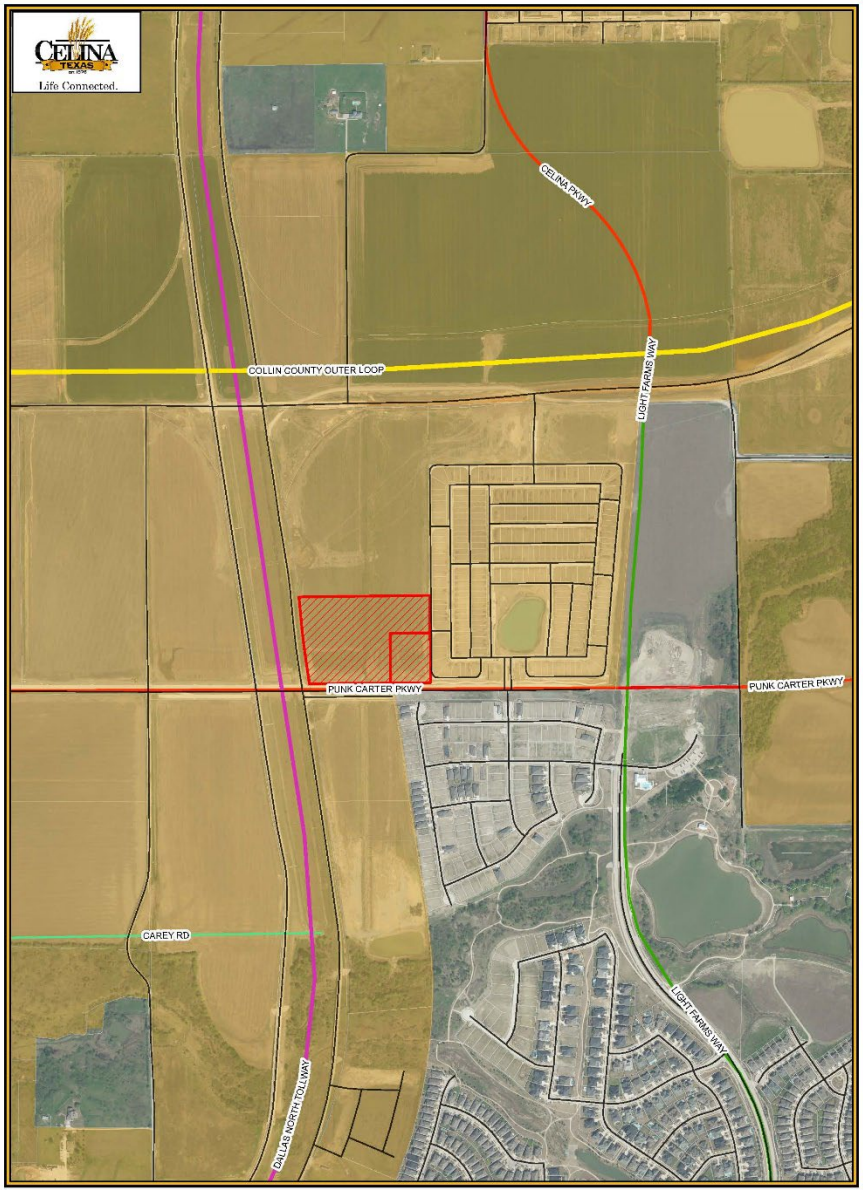
City Council

August 10, 2021

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)



Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)



Location Map

The subject property is generally located at the northeast corner of Dallas Parkway and Punk Carter Parkway, in the southeast quadrant of the intersection of the Dallas North Tollway (DNT) and Collin County Outer Loop (CCOL)

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)

Background

- The subject property is approximately 13 acres
- The property is currently zoned PD#84, which allows for Mixed Use
- The applicant desires to build a hospital

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)

Proposed Elevation

Zoning Overview

- The Zoning Ordinance requires a hospital to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Mixed-use (MU) zoning district
- It is anticipated that the next update to the Zoning Ordinance will propose allowing hospitals by right within the DNTO (Dallas North Tollway Overlay district)

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)

SUP Overview

- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)

Hospital Overview

- 85,000 square feet, $120 million project, 180 employees
- Not a “doc-in-a-box” urgent care (i.e. real hospital – just smaller than major brands)
- Includes an ER component (although not Trauma 1 or 2)
- No helipad included (would require an SUP amendment)

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)

Process Overview

- The SUP is a discussion of the land use (Is X use at X location appropriate?)
- At time of permitting, the City's design standards apply to the project
- Design standards include landscaping, screening, architecture, paving, drainage, lighting, parking, utilities, fire & building codes, signage, etc.
- Any associated renderings and layouts are conceptual in nature until then

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)

Screening Overview

- Medical office buildings will be located between the hospital and The Columns neighborhood to the east
- Celina requires 3-story buildings, when adjacent to residential, to have a 60’ building setback and a 30’ wide landscape buffer with trees
- For perspective, McKinney requires just a 10’ landscape buffer (Frisco requires 15’)

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)

Policy Considerations

- This project would be Celina's first Hospital
- It is envisioned that the DNT will have several hospitals along its corridor over time
- Hospitals provide much needed services to the community, in addition to employment
- Associated medical office buildings will accompany the hospital

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)

P&Z Public Hearing

- Multiple residents from several neighborhoods spoke at the public hearing, citing concerns with traffic, noise, patients walking neighborhoods, waste, hospital scope (size/orientation), the electric grid, conflicts of interest, loss of country feel, and general impact on the area.

Attachment: Staff Presentation (CRMC Hospital – Specific Use Permit)

Recommendation

- The Planning & Zoning Commission unanimously recommended approval of the zoning request at its July 20th regular meeting
- Staff recommends approval as presented

CITY OF CELINA, TEXAS
ORDINANCE 2021-____
CRMC SPECIFIC USE PERMIT (SUP)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 13 ACRE TRACT OF LAND SITUATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF DALLAS PARKWAY AND PUNK CARTER PARKWAY, COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B", ATTACHED HERETO AND INCORPORATED HEREIN TO BE DESIGNATED AS "MU/SUP", MIXED-USE ZONING DISTRICT WITH A SPECIFIC USE PERMIT PROVIDING FOR A HOSPITAL; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; 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, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, a Specific Use Permit for a hospital has been requested for the property located at the northeast corner of Dallas Parkway and Punk Carter Parkway, Celina, Texas; and

WHEREAS, the establishment of a Specific Use permit has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein for all purposes; and

WHEREAS, the property has been depicted in detail in Exhibit "B" attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested Specific Use permit accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

Attachment: Draft Ordinance (CRMC Hospital – Specific Use Permit)

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion, has concluded that the Specific Use permit should be granted.

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

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
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare for its residents.

SECTION 3
SPECIFIC USE PERMIT

A Specific Use permit is hereby granted to authorize a hospital for the property located at the northeast corner of Dallas Parkway and Punk Carter Parkway. Such use shall be consistent and in compliance with the underlying base zoning district. Development of the property shall be subject to the City Regulations and the adopted engineering design standards, as amended, except to the extent that no minimum height is required of the proposed use.

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning located approximately at the northeast corner of Dallas Parkway and Punk Carter Parkway, Celina, Texas, as MU/SUP, Mixed-Use Zoning District with a Specific Use Permit for a hospital.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property located at the northeast corner of Dallas Parkway and Punk Carter Parkway, Celina, Texas, shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina, as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two

Attachment: Draft Ordinance (CRMC Hospital – Specific Use Permit)

Thousand Dollars ($2,000.00) for each offense, and each and every day such violation is continued shall be deemed to constitute a separate offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

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. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

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

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

Attachment: Draft Ordinance (CRMC Hospital – Specific Use Permit)

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 10th day of August, 2021.

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

_____
Vicki Tarrant, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

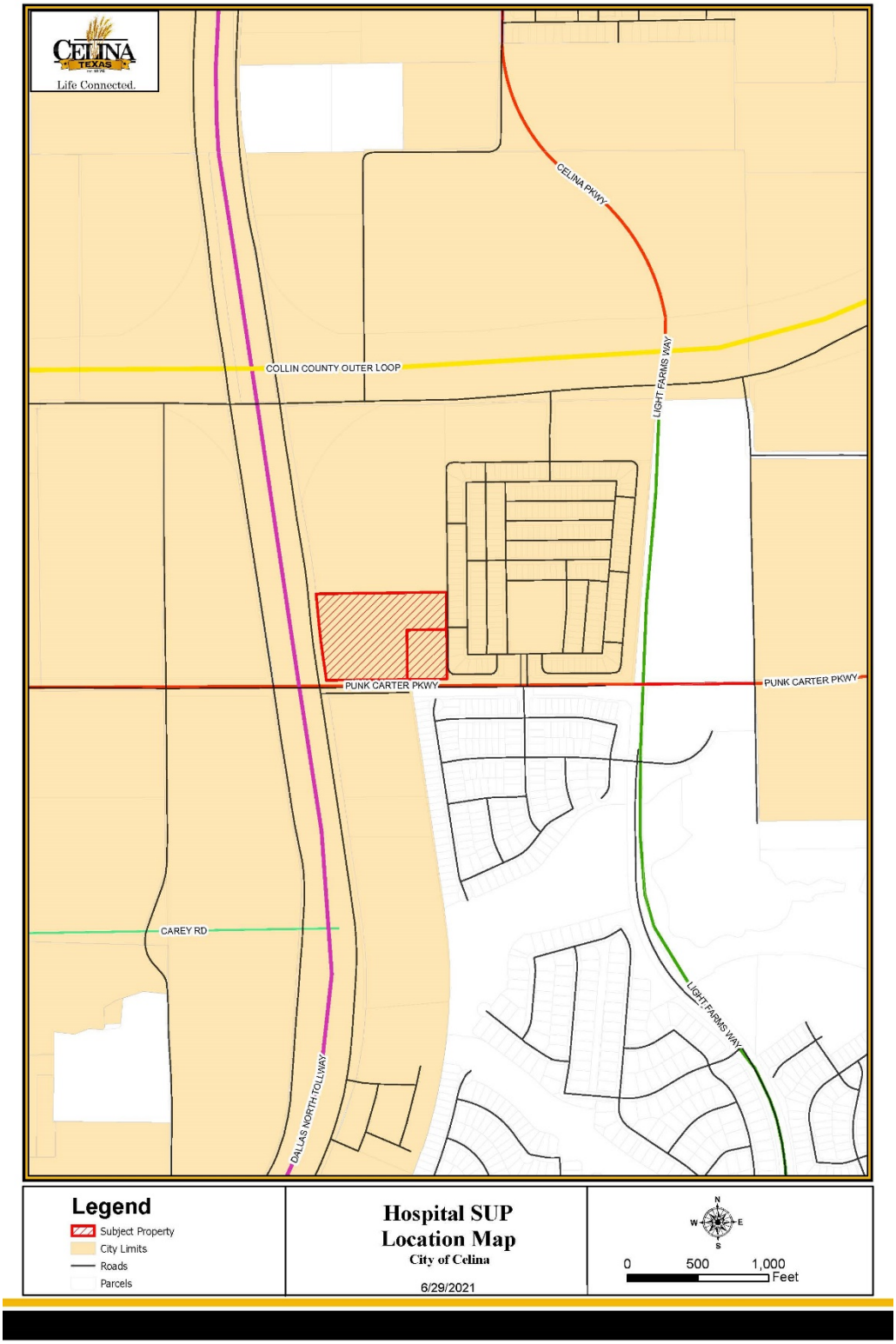
Attachment: Draft Ordinance (CRMC Hospital – Specific Use Permit)

EXHIBIT A
Legal Description

The property is Block 1, Tract 6 & 7 of John Ragsdale Survey, Abstract No. 734.

Attachment: Draft Ordinance (CRMC Hospital – Specific Use Permit)

EXHIBIT B
Zoning Exhibit



Attachment: Draft Ordinance (CRMC Hospital – Specific Use Permit)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Bella Lopez, Senior Planner
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Outer Loop 1st Public Hearing

Action Requested:
Conduct the first of two public hearings on the annexation of an approximately 152 acre tract of land, Collin County, Texas, generally located west of Custer Road, east of Preston Road, north of Choate Parkway, and south of Glendenning Parkway. (Outer Loop 1st Public Hearing) (Lopez)

Applicant:
City of Celina
142 N. Ohio
Celina, TX 75009

Background Information:
The request is to annex the 152-acre Collin County Outer Loop right-of-way.

Below is the anticipated annexation schedule for the property:

~~July 13, 2021 - City Council acts on a resolution to set the public hearing dates.~~
August 10, 2021 - First Public Hearing.
September 14, 2021 - Second Public Hearing and ordinance adoption.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:
NA

Outer Loop Annexation

151.8 Acres

Legend

- Roads
- Outer Loop
- Parcels

N
W E
S

0 430 860 1,720 Feet

Date: 7/2/2021

CELINA TEXAS
Life

Attachment: Location Map (Outer Loop 1st Public Hearing)

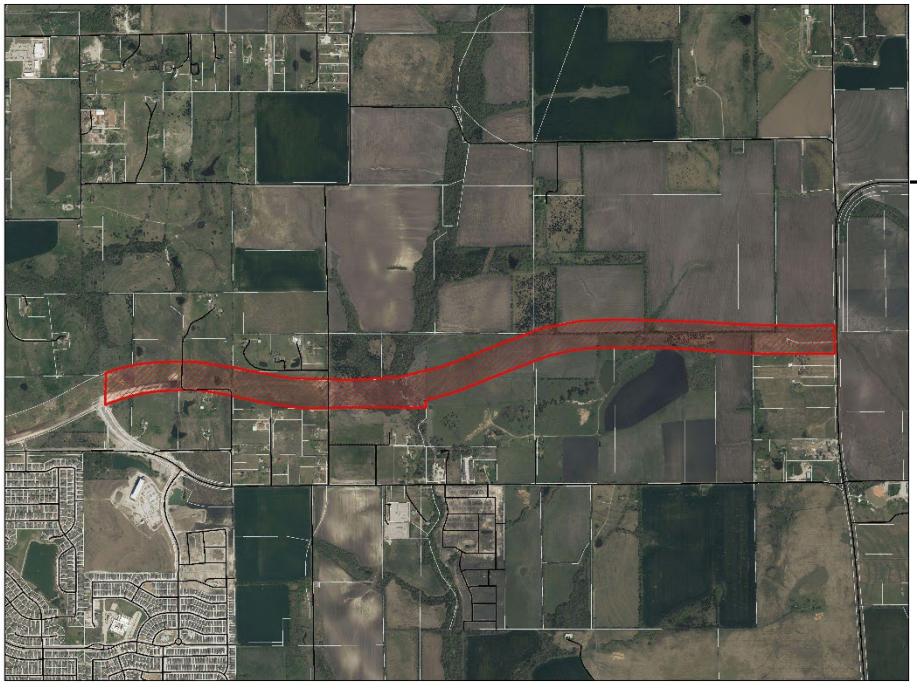
Outer Loop ROW

Annexation

City Council

August 10, 2021

Attachment: Staff Presentation (Outer Loop 1st Public Hearing)



Location Map

The subject property comprises right-of-way (ROW) of the Collin County Outer Loop

Attachment: Staff Presentation (Outer Loop 1st Public Hearing)

Background

- The property is approximately 152 acres that is completely comprised of rights-of-way
- Staff observed a gap in the City limits
- It is advantageous for public safety purposes to annex ROW when available
- Legal reviewed and cleared the annexation case to proceed

Attachment: Staff Presentation (Outer Loop 1st Public Hearing)

Annexation Schedule

- ~~July 13, 2021 – City Council acted upon the resolution and set the public hearing dates~~
- August 10, 2021 – 1st Public Hearing
- September 14, 2021 – 2nd Public Hearing and adoption of the annexation ordinance

Attachment: Staff Presentation (Outer Loop 1st Public Hearing)

Recommendation

- Notices were published in compliance with State and local law
- Staff recommends approval as presented

Attachment: Staff Presentation (Outer Loop 1st Public Hearing)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Madhuri Mohan AICP, Planning Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: ServPro ROW Abandonment

Action Requested:
Conduct a public hearing and act upon an ordinance of the City of Celina, abandoning the rights-of-way totaling approximately 1.82 acres, as more particularly described and depicted in Exhibit "A", to the abutting owner; pursuant to the terms of a development agreement with the owner; and providing for the furnishing of a certified copy of this ordinance for recording in the real property records of Collin County, Texas, as a quit claim deed of the City; and providing an effective date; generally located south of Cherry Wood Lane and east of Oklahoma Drive. (ServPro ROW Abandonment) (Mohan)

Background:
This request is to abandon several streets and alley rights-of-way in the ServPro parent tract that have never been constructed nor utilized. The right-of-way abandonment was contemplated in the ServPro Development Agreement approved by City Council in March 2021. Please refer to the attachments for additional information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Ordinance

Staff Recommendation:
NA

Attachment: Location Map (ServPro ROW Abandonment)

CELINA TEXAS est. 1876
Life Connected.

ROW Abandonment
Acreage: 1.81

Date: 7/22/2021

Legend

- Roads
- ROW to be Abandoned
- City Limits
- Parcels

N
W E
S

0 Feet

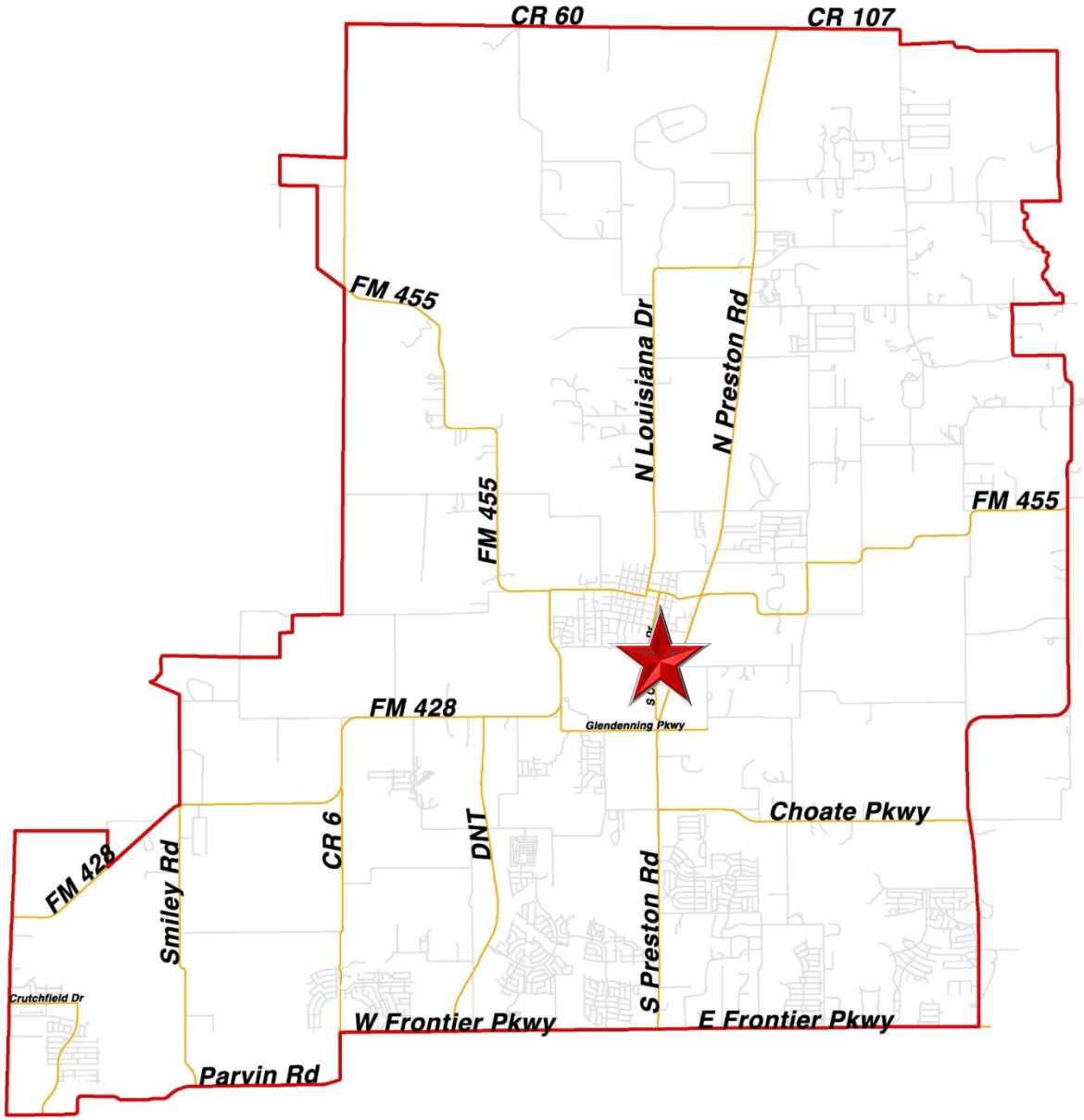
ServPro

Rights-of-Way Abandonment

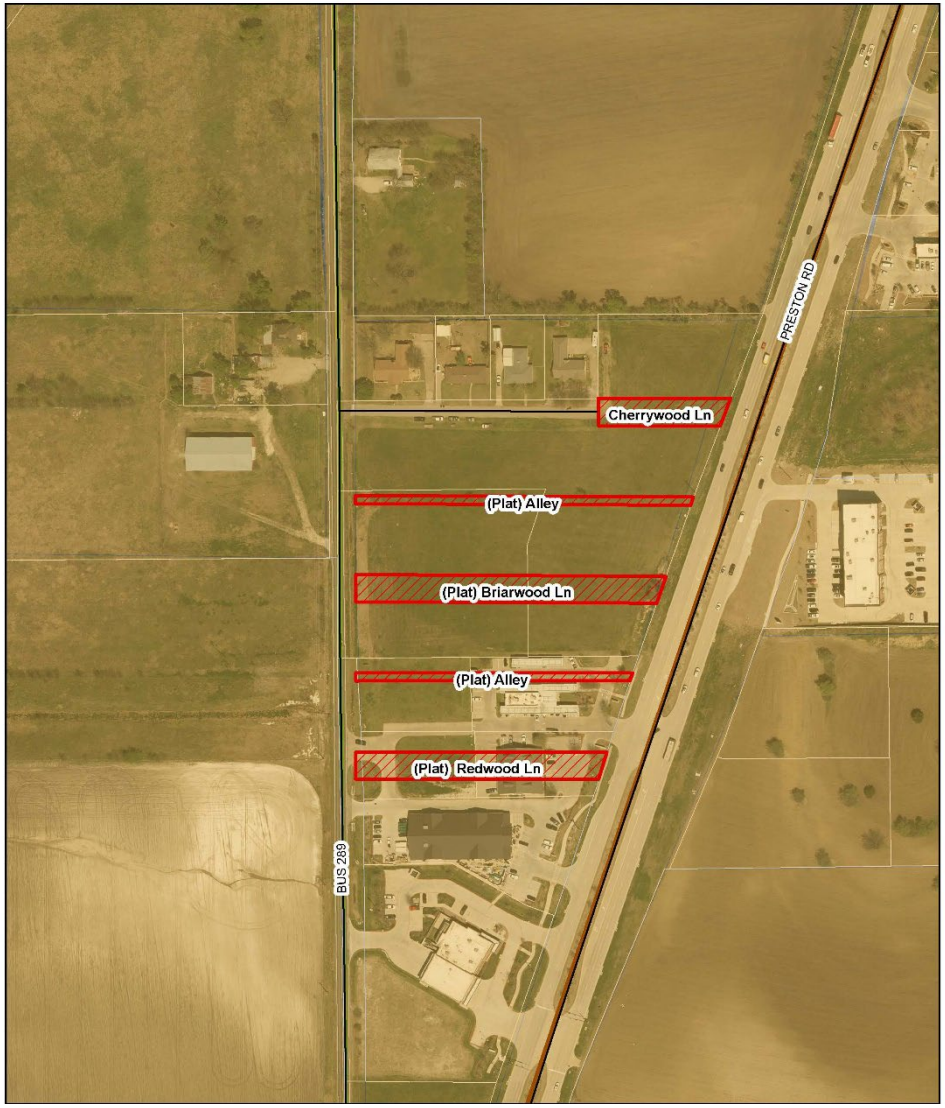
City Council

August 10, 2021

Attachment: Staff Presentation (ServPro ROW Abandonment)



Attachment: Staff Presentation (ServPro ROW Abandonment)



Location Map

The subject property is generally located south of Cherry Wood Lane and east of Oklahoma Drive

Attachment: Staff Presentation (ServPro ROW Abandonment)

Background

- Several street and alley rights-of-way in the ServPro parent tract have never been constructed, nor utilized
- The rights-of-way total approximately 1.82 acres
- The ServPro Development Agreement, approved by City Council in March 2021, stated that the City agrees to abandon the rights-of-way
- The Subdivision Ordinance outlines the right-of-way abandonment process

Attachment: Staff Presentation (ServPro ROW Abandonment)

Project Overview

- The ROW abandonment will retain any easements necessary for utilities
- The ROW abandonment will transfer the property from the City to the owners adjacent to the alley, as governed by State law
- All internal stakeholder departments have reviewed the application, including Engineering, Planning, and Legal

Attachment: Staff Presentation (ServPro ROW Abandonment)

Recommendation

- Staff recommends approval as presented

Attachment: Staff Presentation (ServPro ROW Abandonment)

CITY OF CELINA, TEXAS
ORDINANCE NO. 2021-_____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ABANDONING THE RIGHTS-OF-WAY TOTALING APPROXIMATELY 1.82 ACRES AS MORE PARTICULARLY DEPICTED IN EXHIBIT "A", TO THE ABUTTING OWNER; PURSUANT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE OWNER; AND PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS, AS A QUITCLAIM DEED OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule municipal corporation operating under a municipal charter adopted as authorized by Article XI, Section 5 of the Texas Constitution; and,

WHEREAS, the City Council of the City of Celina, Texas, has determined that certain street rights-of-way, as depicted in Exhibit "A", is not needed or necessary for public purposes by the City and should be abandoned to the abutting owner;

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

SECTION 1. That the City of Celina pursuant to a development agreement with ServPro hereby abandons and quitclaims, in favor of the abutting owner, a portion of the street right-of-way, more particularly depicted in **Exhibit "A"** attached hereto and made a part hereof for all purposes, the same as if fully copied herein, in the City of Celina, Collin County, Texas.

SECTION 2. That the City of Celina does not abandon any other interest other than depicted in **Exhibit "A"**, but does hereby abandon all of its right, title, or interest in the depicted real property interest, together with any and all improvements thereon.

SECTION 3. That the City Secretary is directed to prepare a certified copy of this ordinance and furnish the same to the abutting owner for. The recording of this abandonment ordinance in the Real Property Records of Collin County, Texas, shall serve as a quitclaim deed of the City of Celina of all such right, title or interest of the City of Celina in and to the street rights-of-way depicted in **Exhibit "A".**

SECTION 4. This ordinance shall take effect immediately from and after its passage, as

Attachment: Draft Ordinance (ServPro ROW Abandonment)

the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of Celina, Texas, on the 10th day of August, 2021.

CITY OF CELINA, TEXAS

_____
Sean Terry, Mayor

ATTEST:

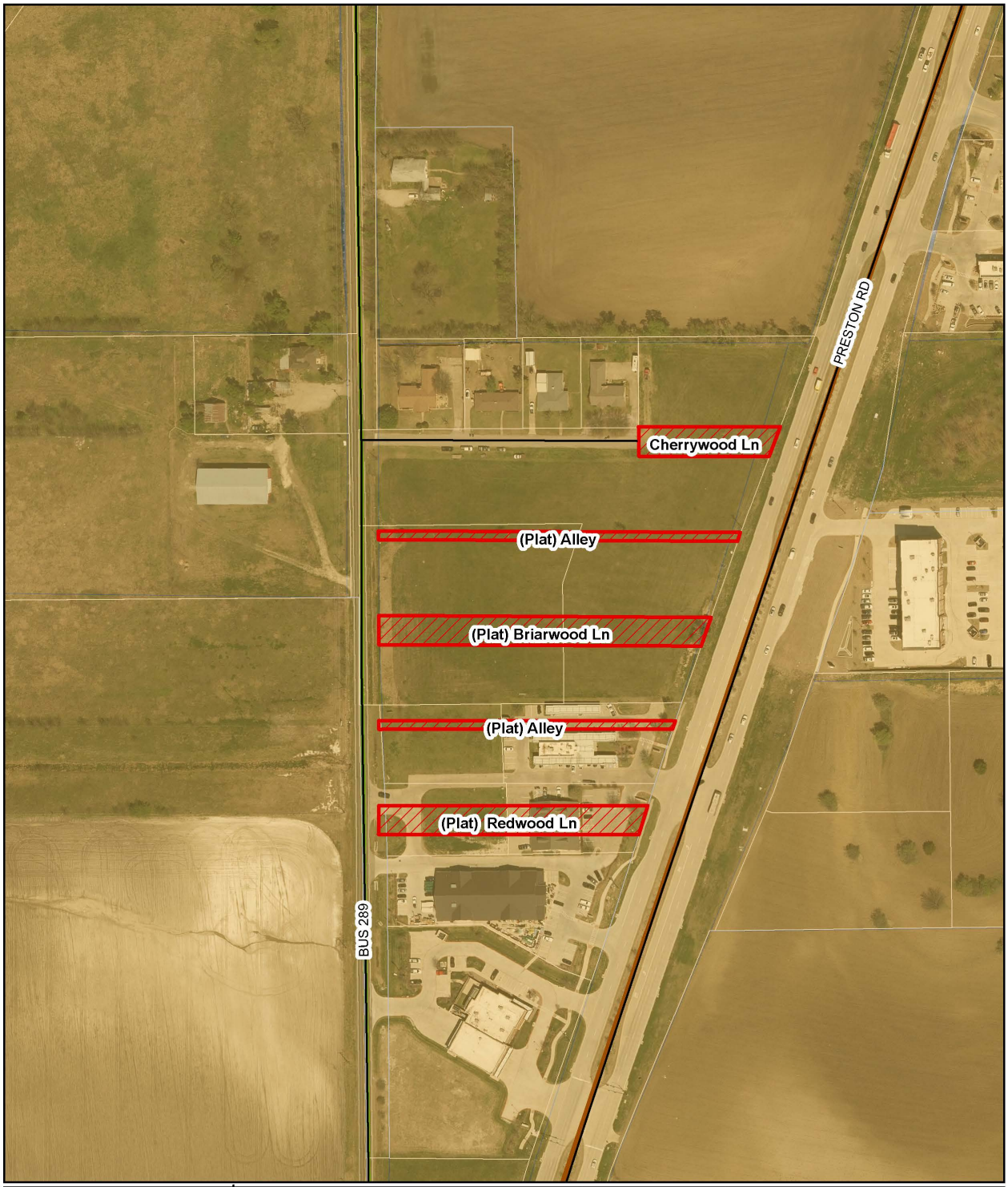
_____
Vicki Tarrant, City Secretary

Approved as to Form:

_____
Lance Vanzant, City Attorney

Attachment: Draft Ordinance (ServPro ROW Abandonment)

EXHIBIT "A"
PROPERTY DEPICTION



CELINA TEXAS est. 1876
Life Connected.

ROW Abandonment
Acreage: 1.81

Date: 7/22/2021

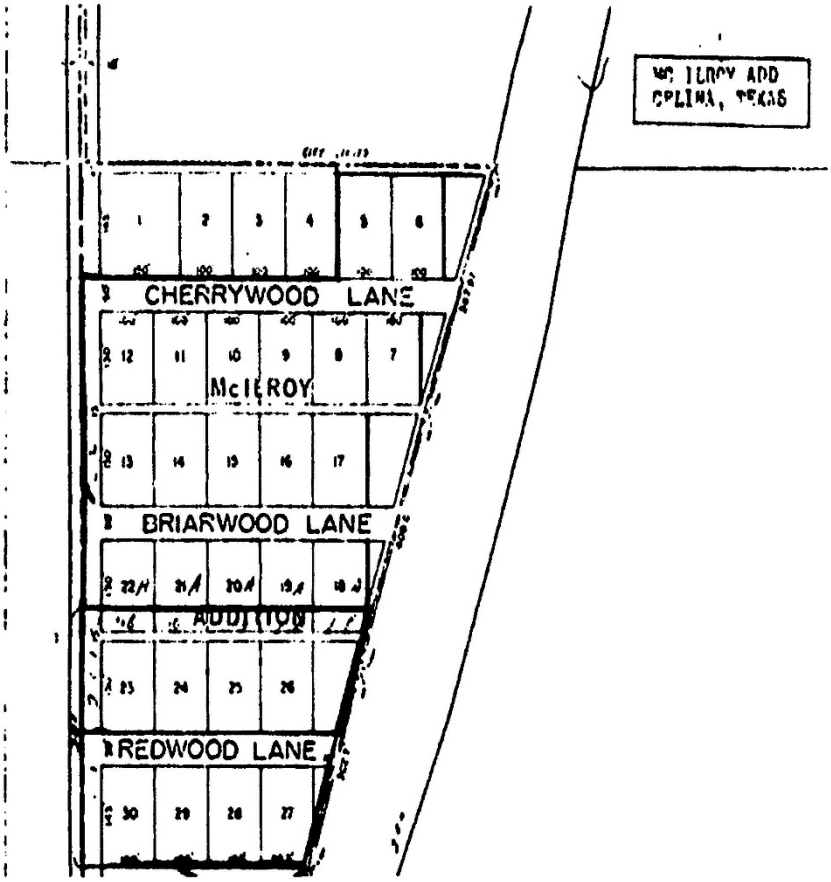
Legend
- Roads
- ROW to be Abandoned
- City Limits
- Parcels

N
W E
S

0 160 320 Feet

Attachment: Draft Ordinance (ServPro ROW Abandonment)

EXHIBIT B
RIGHT OF WAY TO BE ABANDONED



Attachment: Draft Ordinance (ServPro ROW Abandonment)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Madhuri Mohan AICP, Planning Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Greenway Ph. 4 - Development Agreement

Action Requested:
Conduct a public hearing and act upon a Development Agreement for approximately 16 acres of land, generally located 1,650 feet east of Celina Parkway (County Road 52) and 300 feet south of Glendenning Parkway, within the City Limits. (Greenway Ph. 4 – Development Agreement) (Mohan)

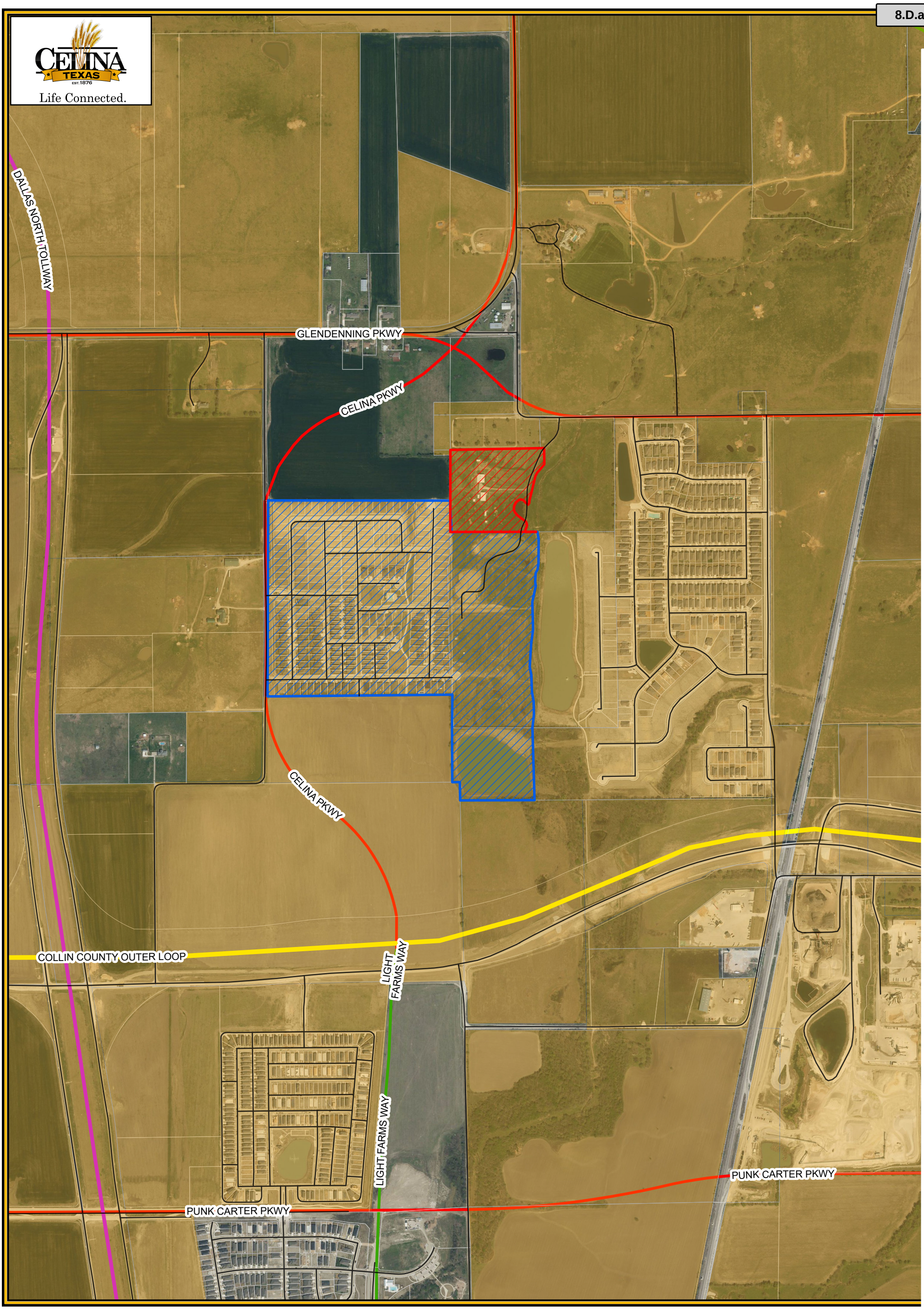
Applicant:
Peloton Land Solutions, Inc.
11000 Frisco Street, Ste. 400
Frisco, Texas 75033

Background Information:
The property is approximately 16 acres and in the City Limits currently zoned as agriculture. The applicant's request is to expand the zoning of the Greenway subdivision. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Development Agreement

Staff Recommendation:
Staff recommends approval as presented.

CELINA TEXAS EST. 1876
Life Connected.



Legend

- Subject Property
- Greenway & Future Expansion
- City Limits
- Roads
- Parcels

Greenway Ph 4
PD Zoning
Location Map
City of Celina

7/15/2021

N W E S

0 500 1,000 Feet

Attachment: Location Map (Greenway Ph. 4 – Development Agreement)

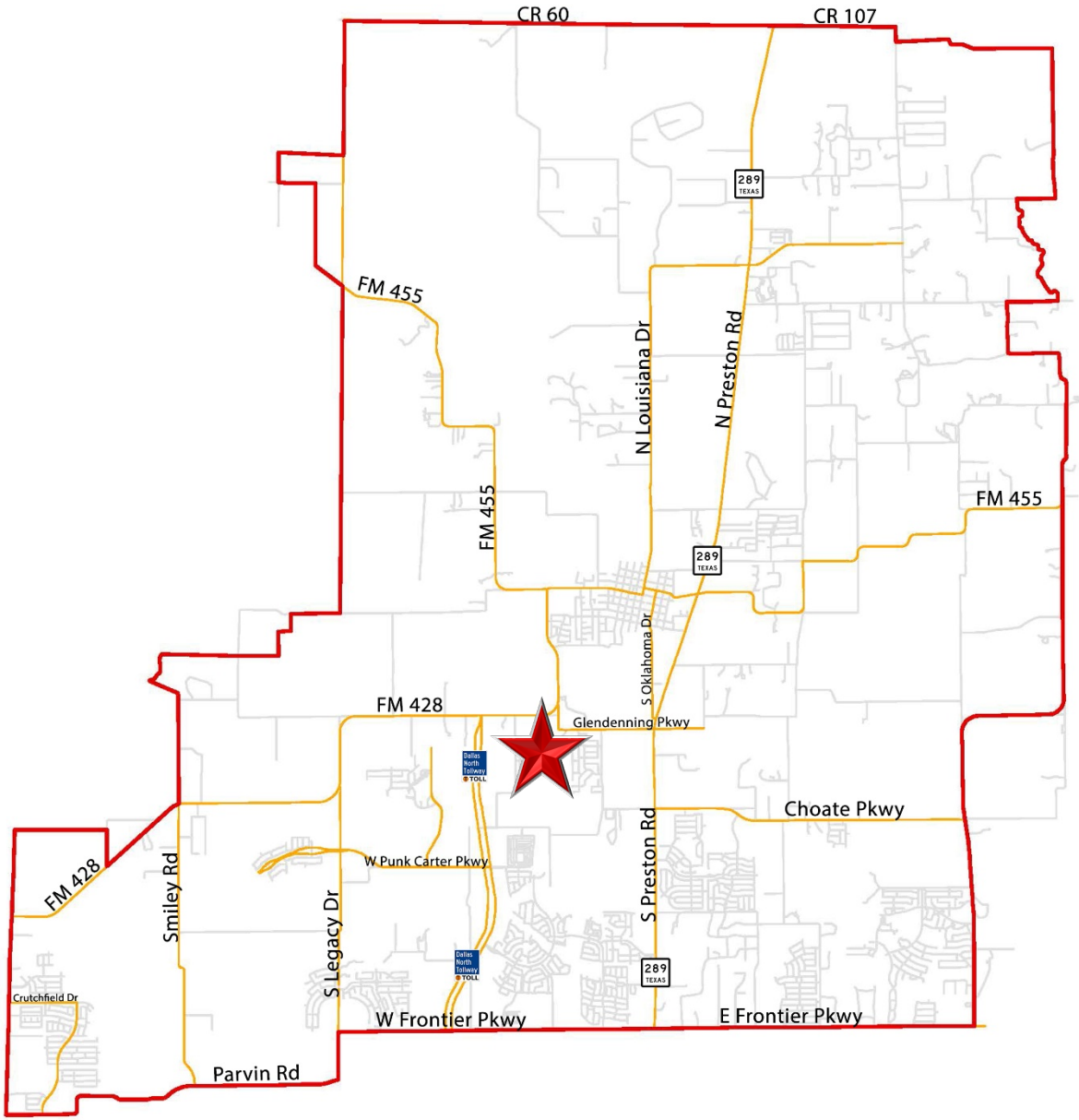
Greenway Phase 4

Development Agreement & Planned Development

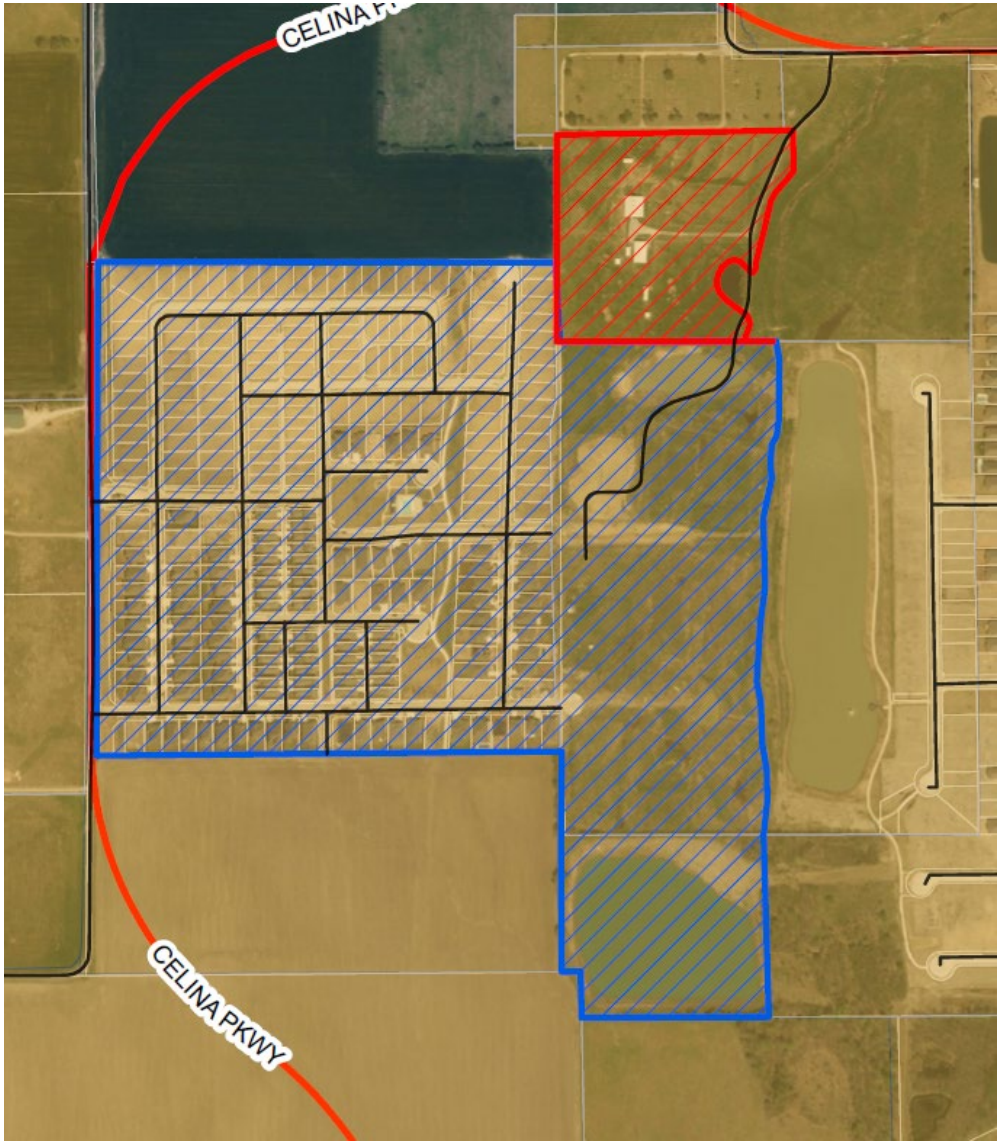
City Council

August 10, 2021

Attachment: Staff Presentation (Greenway Ph. 4 – Development Agreement)



Attachment: Staff Presentation (Greenway Ph. 4 – Development Agreement)



Location Map

The subject property is generally located east of Celina Parkway and south of Glendening Parkway (northeast of the existing Greenway subdivision)

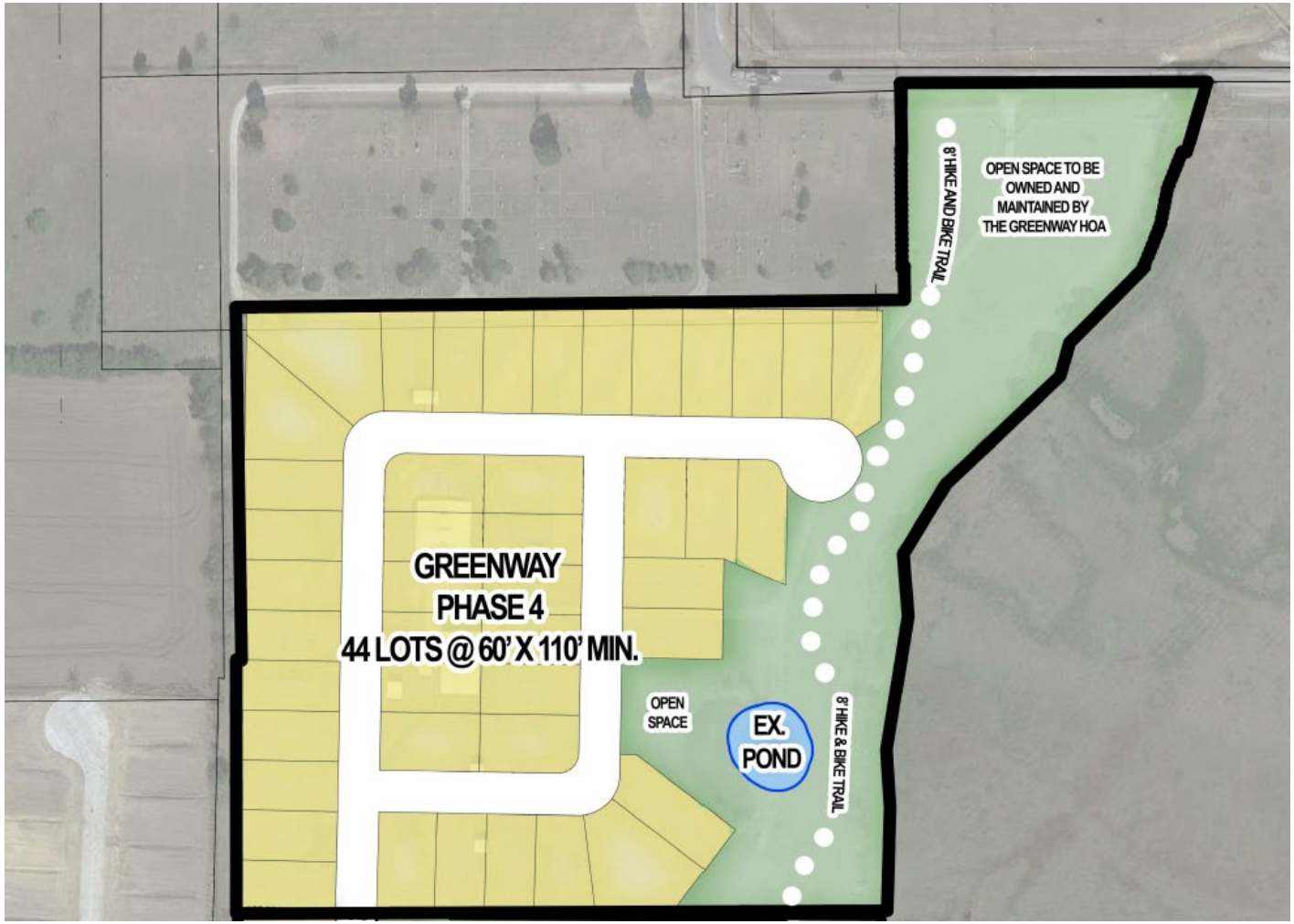
Attachment: Staff Presentation (Greenway Ph. 4 – Development Agreement)

Background

- The subject property is approximately 16 acres and located in the City Limits (AG zoning with existing agricultural facilities)
- The applicant's request is to expand the existing community (Greenway)

Attachment: Staff Presentation (Greenway Ph. 4 – Development Agreement)

Concept Plan



Attachment: Staff Presentation (Greenway Ph. 4 – Development Agreement)

Project Overview

- Proposed Lot Mix:
  - All 60’ lots
  - Total of 44 residential lots
- Continuation of the neighborhood trail

Attachment: Staff Presentation (Greenway Ph. 4 – Development Agreement)

Policy Considerations

- City standards apply (landscaping, architecture, etc.)
- The developer is contributing to City's trail system by constructing an 8' trail along the ponds and the creek
- It is an expansion of a current subdivision
- Lot sizes (60') are all larger than market

Attachment: Staff Presentation (Greenway Ph. 4 – Development Agreement)

Recommendation

- The Planning & Zoning Commission unanimously recommended approval of the zoning request at its July 20th regular meeting
- No speakers participated in the public hearing
- Staff recommends approval as presented

Attachment: Staff Presentation (Greenway Ph. 4 – Development Agreement)

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
(Greenway East Phase 4)

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT ("First Amendment") is made and entered into by and between the **CITY OF CELINA, TEXAS**, a home-rule municipality located in Collin and Denton Counties, Texas (the "City") and **M/I HOMES OF DFW, LLC**, a Delaware limited liability company (the "Developer"), to be effective on _____, 2021 (the "Effective Date").

RECITALS

WHEREAS, the Developer and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties") desire to enter into this First Amendment; and

WHEREAS, the City and Celina 52 East, L.P. (the "Original Owner") previously entered into (a) the development agreement (the "Original Greenway Development Agreement") for 63.156 acres located wholly in Collin County, Texas, and recorded in Collin County deed records on December 22, 2017 as Document No. 2017122200169470 which was later assigned to Developer (the "Original Greenway Development Agreement"); and (b) the Development Agreement (the "Development Agreement"), effective as of September 13, 2018, governing the development of two tracts of land containing approximately 93 acres located wholly in Collin County, Texas, and recorded in Collin County deed records on November 5, 2018, as Document No. 20181105001375200; and

WHEREAS, M/I Homes of DFW, LLC, a Delaware limited liability company. (the "Developer") owns or controls 15.91 acres of land in the City limits, described in **Exhibit A**, attached hereto (the "Phase 4 Property"); and

WHEREAS, Original Owner has assigned all of Original Owner's right, title and interest in and to the Original Greenway Development Agreement and the Development Agreement to Developer, and Developer has assumed and will observe and perform all obligations and duties of Original Owner as the "Developer" under the Original Greenway Development Agreement and the Development Agreement; and

WHEREAS, the Parties intend to amend the Development Agreement to add the Phase 4 Property; and

WHEREAS, the Parties intend that the Phase 4 Property will be developed in accordance with the agreed concept plan, attached hereto as **Exhibit B**, which includes improvements on Tract 2 located outside the Property (the "Concept Plan for Phase 4"); and

WHEREAS, the Parties acknowledge and agree that, except to the extent amended by this First Amendment herein, all provisions and terms contained in the Development Agreement shall remain in full force and effect and apply to the Phase 4 Property; and

WHEREAS, the Parties have determined that they have the authority to enter into this First Amendment; and

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this First Amendment, and for good and valuable consideration the receipt and adequacy of which are acknowledged and agreed, the Parties agree as follows:

AGREEMENT

1. Defined Terms. All capitalized terms used in this First Amendment, to the extent not otherwise expressly defined herein, shall have the meanings assigned to them in the Development Agreement. The definition of the term "Property", as used in the Development Agreement and as used herein, is amended to include the Phase 4 Property, in addition to Tract 1 and Tract 2.

2. Development Regulations.

(a) Development of the Phase 4 Property shall be subject to the (i) development standards for the Phase 4 Property attached hereto as **Exhibit C**, (ii) applicable City Regulations, (iii) the Concept Plan for Phase 4, and (iv) all the terms, conditions, rights and obligations of the Development Agreement not specifically modified herein.

(b) The Parties agree the Concept Plan for Phase 4 was created by the Developer for illustrating the boundary, lot mix and general layout. However, the Parties agree the base zoning of the Phase 4 Property is SF-R and that each lot platted on the Phase 4 Property shall be no less than 60 feet in width.

(c) The Developer shall be required to install landscaping, as approved by the City, around the four (4) ponds depicted on the Concept Plan for Phase 4, being 1 pond on the Phase 4 Property, 2 ponds on Tract 2 (labeled Greenway Phase 3), and pond just south of Tract 2, and a fountain in the pond just south of Tract 2. Either Developer or the existing Greenway Homeowner's Association, Inc., a Texas nonprofit corporation (the "Greenway HOA"), shall maintain and care for the improvements described in this paragraph.

(d) Any amendment to the Concept Plan for Phase 4 for the Phase 4 Property shall be considered an amendment to this First Amendment and shall replace the attached Concept Plan for Phase 4 and become a part of this First Amendment.

3. Building Codes, Fire Codes and Building Materials.

(a) *As consideration for the capital recovery fees being reduced for the Phase 4 Property to the amounts set forth in the development Agreement, Owner consents to, and has requested, and the Parties agree that* ***Exhibit C****, the City-adopted building codes and local amendments as subsequently amended, the City-adopted fire codes and local amendments as subsequently amended, and the City's building material regulations in the zoning ordinance (as it existed on August 1, 2019) and other city ordinances, as subsequently amended, to apply to the Phase 4 Property for forty-five (45) years, and voluntarily agrees to burden the Phase 4 Property with their applicability, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended.*

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

(b) *As consideration for permitting the one point of access for the Phase 4 Property, Owner has requested and the Parties agree that a sprinkler system, meeting the requirements determined by the Fire Marshall or equivalent position, shall be installed in each residential structure located within the Phase 4 Property.*

4. Section 4.6(a) of the Development Agreement. Pursuant to Section 4.6(a) of the Development Agreement, the City hereby elects that the landscaping, irrigation and sidewalk Developer is required to design and construct shall be located along the floodplain area of Tract 2, which sidewalk shall be an 8-foot-wide (reduced from the 10-foot-wide required in the Development Agreement) continuous concrete trail along the eastern property line to connect the northern property line of the Phase 4 Property to the southernmost pond located just south of Tract 2, as depicted on the Concept Plan for Phase 4. The Parties agree that funds, if any, the Developer has placed in escrow with the City related to the Celina Parkway right-of-way (proposed 10' wide) sidewalk improvements may be applied to the costs of the improvements Developer is required to design and construct under this paragraph, and the Developer's "sidewalk" obligation arising out of section 4.6 (a) of the Original Greenway Development Agreement relating to a proposed 10' wide sidewalk improvements along the Celina Parkway right of way is hereby released, including the reference thereto in Exhibit D to that Original Greenway Development Agreement. Either Developer or the Greenway HOA shall maintain and care for the improvements described in this paragraph.

5. Notices. All notices required or contemplated by the Development Agreement or this First Amendment (or otherwise given in connection with the Development Agreement or this First Amendment) (a "Notice") shall be in writing, shall be signed by or on behalf of the Party giving the Notice, and shall be effective as follows: (a) on or after the 10th business day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested (b) on the day delivered by a private delivery or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed); or (c) otherwise on the day actually received by the person to whom the Notice is addressed, including, but not limited to, delivery in person and delivery by regular mail or by E-mail. Notices given pursuant to this section shall be addressed as follows:

To the City:
Attn: Jason Laumer, City Manager
City of Celina
302 W. Walnut St.
Celina, Texas 75009
E-mail:jlaumer@celina-tx.gov
TEL: (972) 382-2682

With a copy to:
Attn: Julie Fort
Messer, Fort, & McDonald, P.L.L.C.
6371 Preston Rd., Ste. 200
Frisco, Texas 75034
E-mail: julie@txmunicipallaw.com

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

To the Developer: Attn: Kevin Dym
M/I Homes of DFW, Inc.
405 State Hwy 121 Bypass, Suite A-210
Lewisville, Texas 75067
E-mail: kdym@MIHOMES.com
TEL: (214) 514-3389

6. Recitals. The recitals contained in this First Amendment: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this First Amendment; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this First Amendment. In the event it becomes necessary to interpret any provision of this First Amendment, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this First Amendment and, but for the intent of the Parties reflected by the recitals, would not have entered into this First Amendment.

7. Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this First Amendment. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this First Amendment. In the event of any dispute over the meaning or application of any provision of this First Amendment, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

8. Enforceability. Each Party acknowledges and agrees that this First Amendment is binding upon such Party and enforceable against such Party in accordance with its terms and conditions.

9. Counterparts. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

10. Exhibits. The following Exhibits are attached to this First Amendment and are incorporated into this First Amendment as if fully set forth herein:

Exhibit A	Legal Description of Phase 4 Property
Exhibit B	Concept Plan for Phase 4
Exhibit C	Phase 4 Property Development Standards

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

EXECUTED by the City and the Developer on the respective dates stated below after approval of the City Council of the City on the 10th day of August, 2021.

Date: _____ **CITY OF CELINA**

By: _____
Sean Terry, Mayor

ATTEST:

_____
Vicki Tarrant, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2021, by Sean Terry, the Mayor of the City of Celina, Texas, on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

DEVELOPER:

Date: _____

M/I Homes of DFW, Inc.,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF_____ §

This instrument was acknowledged before me on the _____ day of_____, 2021, by _____, the_____of M/I Homes of DFW, LLC, a Delaware limited liability company on behalf of said company.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

EXHIBIT A
LEGAL DESCRIPTION OF PHASE 4 PROPERTY

BEING that certain tract of land situated in the Collin County School Land #14 Survey, Abstract Number 167, and in the I.C. Williamson Survey, Abstract Number 943, Collin County, Texas and being a portion of that tract of land described in deed to Boilermaker Investments recorded in Instrument Number 20210315000512020 of the County Records, Collin County, Texas (C.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped “Alliance” found for the most northerly northwest corner of said Boilermaker Tract, in Glendenning Parkway/ County Road 55 (a paved traveled roadway of undetermined width) and being the most easterly northeast corner of a tract of land to Cottage Hill Cemetery Association (Tract 3) recorded in Instrument Number 20141211001346860 of said C.R.C.C.T.;

THENCE N 89° 59' 35" E with the north line of said Boilermaker Tract and along said County Road 55 passing at a distance 315.89 feet a 5/8 inch iron rod with cap stamped “PELOTON” found for witness a total distance of 365.89 feet to the center of a creek;

THENCE departing the north line of said Boilermaker Tract and departing said County Road 55 along the center of said creek the following bearings and distances:

S 16° 24' 58" W, 215.78 feet;

S 44° 55' 22" W, 147.81 feet;

S 15° 45' 56" W, 40.94 feet;

S 46° 36' 53" W, 188.60 feet;

S 31° 33' 18" W, 97.75 feet;

S 04° 22' 50" E, 74.46 feet;

S 09° 28' 05" W, 161.93 feet;

S 03° 30' 23" E, 69.12 feet;

S 01° 51' 06" W, 123.37 feet to the south line of said Boilermaker Tract and the north line of a tract of land to W/J CR 55 recorded in Instrument Number 20210114000089930 of said C.R.C.C.T.;

THENCE S 89° 57' 10" W, departing said creek passing at a distance of 6.72 feet the northeast line of said W/J CR 55 Tract and the east line of a tract of land to M/I Homes of DFW recorded in Instrument Number 20201231002371680 of said C.R.C.C.T. passing at a distance of 50.00 feet, a 5/8 inch iron rod with cap stamped “PELOTON” found for witness, continuing for a total distance of 774.74 feet to a PK nail found in wall, being the southwest corner of said Boilermaker Tract, the northwest corner of said

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

M/I Homes of DFW Tract and being in the east line of Greenway Phase 2 Addition recorded in Instrument Number 20210412010001190 of said C.R.C.C.T.;

THENCE N 00° 25' 06" W, 1.94 feet to a 5/8 inch iron rod with cap stamped “Peloton” found;

THENCE N 00° 11' 07" E, passing at 282.31 feet the northwest corner of said Greenway Phase 2 Addition, continuing for a total distance of 302.10 feet to a 1/2 inch iron rod found in the east line of Cottage Hill Cemetery Association (Tract 1);

THENCE S 80° 51' 17" E, 6.60 feet**,** to a 5/8 inch iron rod found;

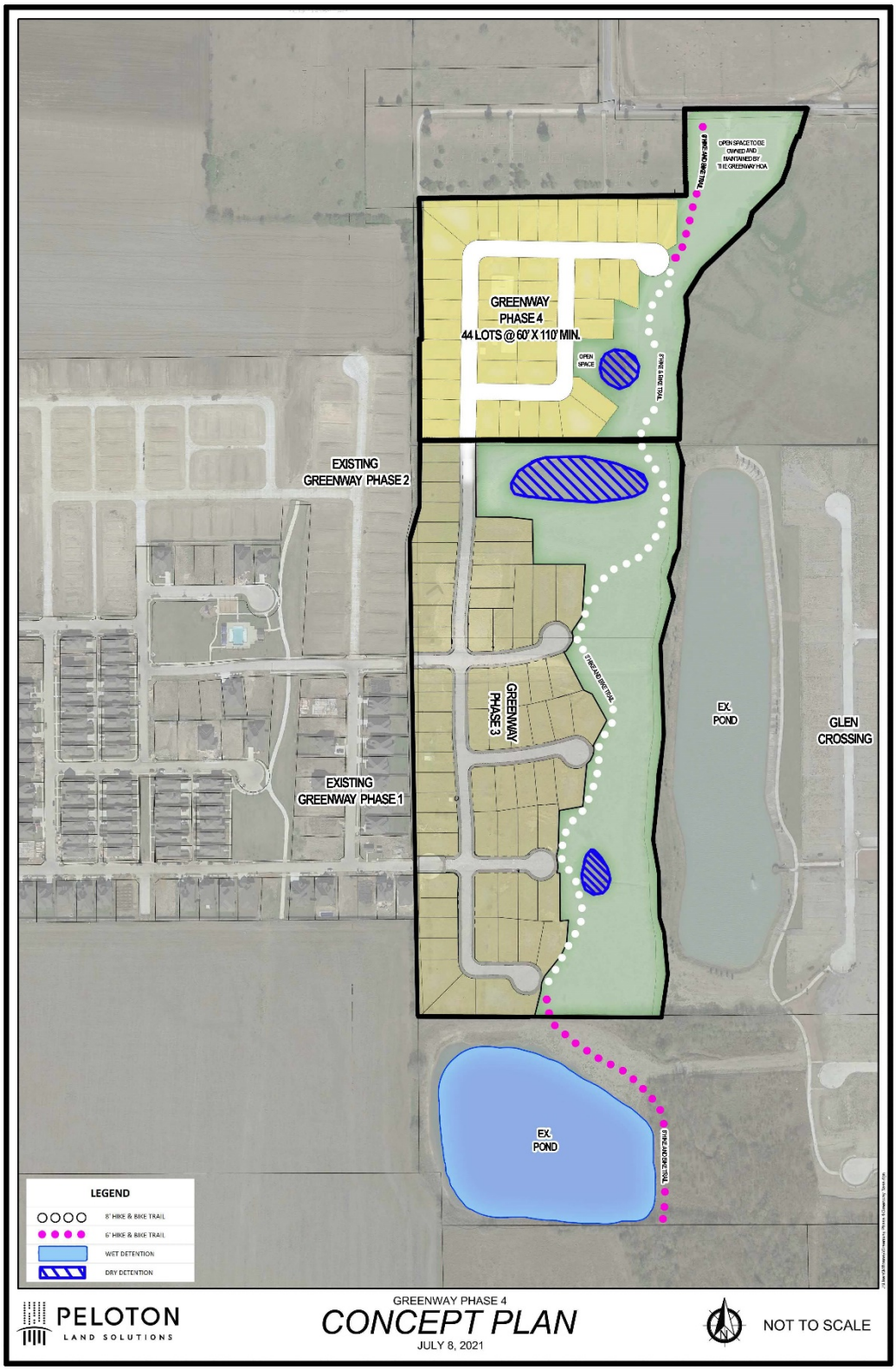
THENCE N 00° 44' 09" W, 422.89 feet**,** to a 1 inch iron rod found for the most westerly northwest corner of said Boilermaker Tract, the southwest corner of a tract of land Celina Cemetery recorded in Volume 912, Page 672 of said C.R.C.C.T. and being in the south line of said Cottage Hill Cemetery (Tract 3);

THENCE N 89° 36' 21" E, 796.36 feet**,** to a 1 inch iron rod found for the southeast corner of said Cottage Hill Cemetery (Tract 3) and the most southerly northwest corner of said Boilermaker Tract;

THENCE N 00° 54' 47" W, 259.45 feet to the POINT OF BEGINNING and containing 693,030 square feet or 15.910 acres of land more or less.

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

EXHIBIT B
CONCEPT PLAN FOR PHASE 4



Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

EXHIBIT C
GREENWAY PHASE 4 PROPERTY DEVELOPMENT REGULATIONS

Base Zoning:
The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the residential portion of the Planned Development shall be SF-R, Single- Family Residential Detached District.

Concept Plan:
The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention.

Architecture:
The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Screening:
Lots adjacent to the cemetery tract along the northern property line shall be an eight-foot-tall (8') enhanced wooden fence (cedar, board-on-board with a decorative cap).

Amenities:
The existing pond is required to be amentized with trail and fountains.

Lot Regulations for SF-R
The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

1. Purpose: The proposed lot type is designed to allow single family detached dwellings on lots of not less than six thousand six hundred (6,600) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Six thousand six hundred (6,600) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, ie sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be eighteen hundred (1,800) square feet.

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

Front Yard:	Twenty feet (20') setback line in all instances, however, covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the main structure. Key lots have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum.
Lot Width:	Fifteen feet (15') minimum when adjacent to street. Sixty feet typical (60') at building line; twenty feet (20') minimum (@ right-of-way) on cul-de-sac lots and knuckle lots, flag lots are allowed.
Lot Depth:	One hundred ten feet (110') minimum. Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street. Front facing garages must be flush or setback to align with the front façade of the house. J-Swing garages are allowed. J-Swing garages can encroach the front setback up to five feet (5').

Attachment: Draft Development Agreement (Greenway Ph. 4 – Development Agreement)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Madhuri Mohan AICP, Planning Manager
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Greenway Ph. 4 - PD Zoning

Action Requested:
Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 16 acres to Planned Development (PD) with Single-Family Residential Estate District (SF-E) base zoning, generally located 1,650 feet east of Celina Parkway (County Road 52) and 300 feet south of Glendenning Parkway, within the City Limits. (Greenway Ph. 4 - PD Zoning) (Mohan)

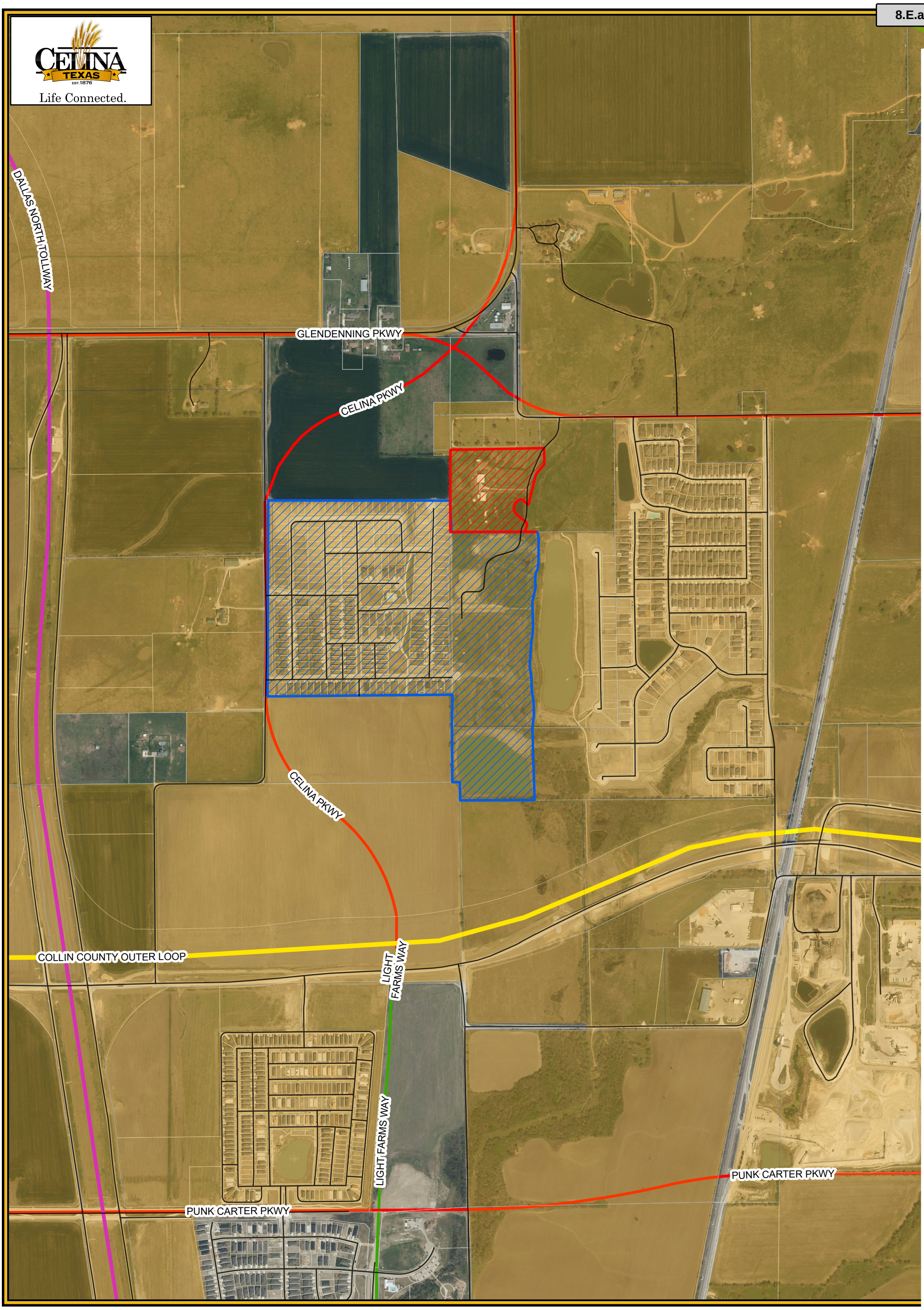
Applicant:
Peloton Land Solutions, Inc.
11000 Frisco Street, Ste. 400
Frisco, Texas 75033

Background Information:
The property is approximately 16 acres and in the City Limits currently zoned as agriculture. The applicant's request is to expand the zoning of the Greenway subdivision. Please refer to the attached documents and the accompanying development agreement agenda item for further information.

Supporting Documents:
- Location Map
- Draft Ordinance

Staff Recommendation:
The staff recommends approval as presented.

CELINA TEXAS EST. 1876
Life Connected.



Legend

- Subject Property
- Greenway & Future Expansion
- City Limits
- Roads
- Parcels

Greenway Ph 4
PD Zoning
Location Map

City of Celina

7/15/2021

N
W E
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0 500 1,000
Feet

Attachment: Location Map (Greenway Ph. 4 - PD Zoning)

CITY OF CELINA, TEXAS

ORDINANCE 2021-____
GREENWAY PH. 4
PLANNED DEVELOPMENT #123

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 16 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NUMBER 167, AND IN THE I.C. WILLIAMSON SURVEY, ABSTRACT NUMBER 943, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED 1,650 FEET EAST OF CELINA PARKWAY (COUNTY ROAD 52) AND 300 FEET SOUTH OF GLENDENING PARKWAY; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NO. 123; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; 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, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the zoning is in conformance with the Development Agreement approved in August 2021 which outlined the annexation and zoning; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the Concept Plan and Development Regulations, set forth in Exhibit "C" and "D", respectively, attached hereto and incorporated herein, define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested

Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

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

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
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3

AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as "PD" Planned Development District No. 123; and is subject to the following PD regulations, which exhibits are incorporated as if fully set forth herein:

Exhibit B:	Depiction of Property
Exhibit C:	Concept Plan
Exhibit D:	Development Regulations

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein as PD No. 123, and incorporates the Concept Plan attached hereto as Exhibit "C" and the Development Regulations attached hereto as Exhibit "D."

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars ($2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

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. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

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

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 10th day of August, 2021.

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

_____
Vicki Tarrant, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

Exhibit A
Legal Description

BEING that certain tract of land situated in the Collin County School Land #14 Survey, Abstract Number 167, and in the I.C. Williamson Survey, Abstract Number 943, Collin County, Texas and being a portion of that tract of land described in deed to Boilermaker Investments recorded in Instrument Number 20210315000512020 of the County Records, Collin County, Texas (C.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped “Alliance” found for the most northerly northwest corner of said Boilermaker Tract, in Glendenning Parkway/ County Road 55 (a paved traveled roadway of undetermined width) and being the most easterly northeast corner of a tract of land to Cottage Hill Cemetery Association (Tract 3) recorded in Instrument Number 20141211001346860 of said C.R.C.C.T.;

THENCE N 89° 59' 35" E with the north line of said Boilermaker Tract and along said County Road 55 passing at a distance 315.89 feet a 5/8 inch iron rod with cap stamped “PELOTON” found for witness a total distance of 365.89 feet to the center of a creek;

THENCE departing the north line of said Boilermaker Tract and departing said County Road 55 along the center of said creek the following bearings and distances:

S 16° 24' 58" W, 215.78 feet;

S 44° 55' 22" W, 147.81 feet;

S 15° 45' 56" W, 40.94 feet;

S 46° 36' 53" W, 188.60 feet;

S 31° 33' 18" W, 97.75 feet;

S 04° 22' 50" E, 74.46 feet;

S 09° 28' 05" W, 161.93 feet;

S 03° 30' 23" E, 69.12 feet;

S 01° 51' 06" W, 123.37 feet to the south line of said Boilermaker Tract and the north line of a tract of land to W/J CR 55 recorded in Instrument Number 20210114000089930 of said C.R.C.C.T.;

THENCE S 89° 57' 10" W, departing said creek passing at a distance of 6.72 feet the northeast line of said W/J CR 55 Tract and the east line of a tract of land to M/I Homes of DFW recorded in Instrument Number 20201231002371680 of said C.R.C.C.T. passing at a distance of 50.00 feet, a 5/8 inch iron rod with cap stamped “PELOTON” found for witness, continuing for a total distance of 774.74 feet to a PK nail found in wall, being the southwest corner of said Boilermaker Tract, the northwest corner of said

Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

M/I Homes of DFW Tract and being in the east line of Greenway Phase 2 Addition recorded in Instrument Number 20210412010001190 of said C.R.C.C.T.;

THENCE N 00° 25' 06" W, 1.94 feet to a 5/8 inch iron rod with cap stamped “Peloton” found;

THENCE N 00° 11' 07" E, passing at 282.31 feet the northwest corner of said Greenway Phase 2 Addition, continuing for a total distance of 302.10 feet to a 1/2 inch iron rod found in the east line of Cottage Hill Cemetery Association (Tract 1);

THENCE S 80° 51' 17" E, 6.60 feet**,** to a 5/8 inch iron rod found;

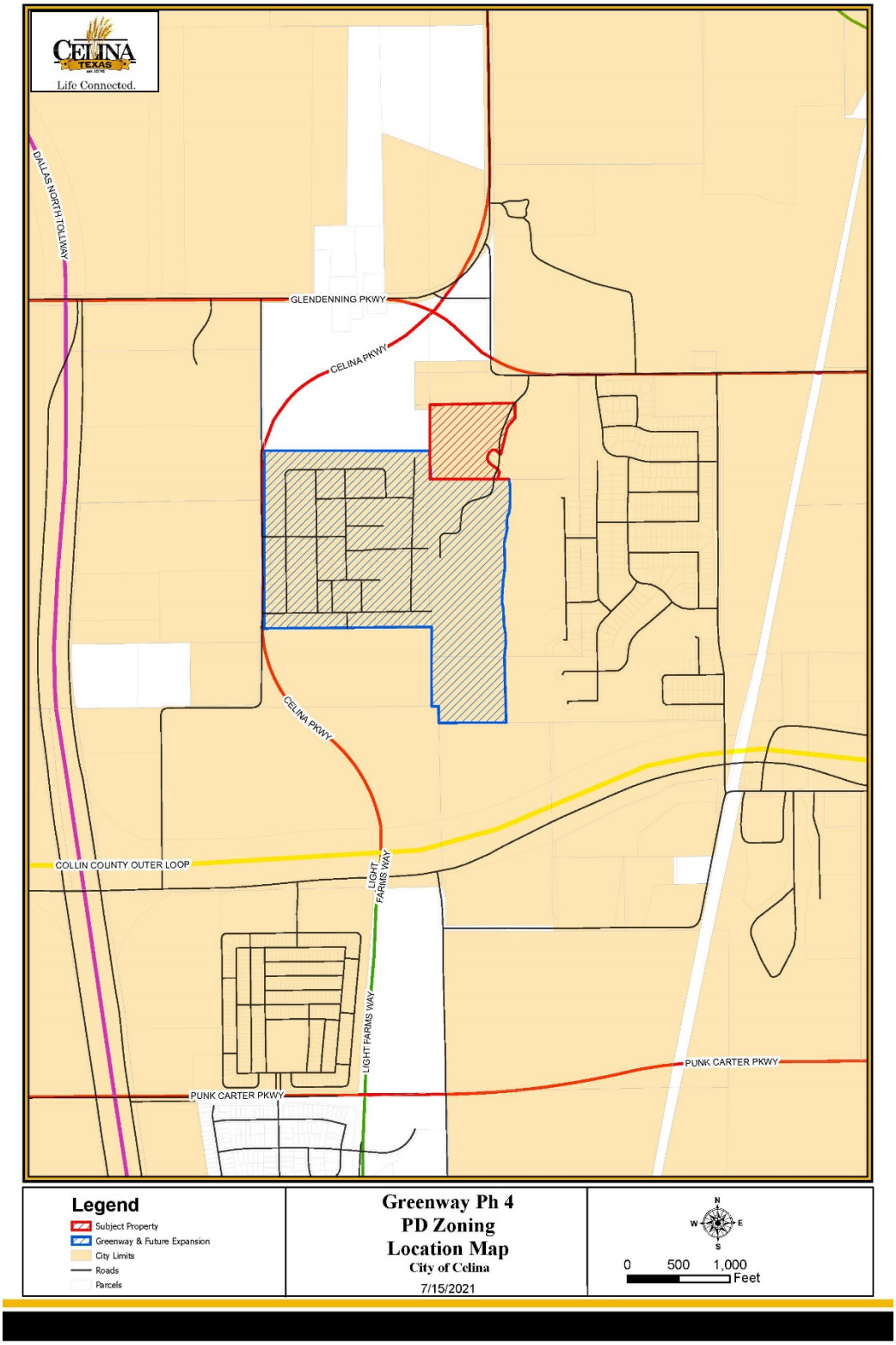
THENCE N 00° 44' 09" W, 422.89 feet**,** to a 1 inch iron rod found for the most westerly northwest corner of said Boilermaker Tract, the southwest corner of a tract of land Celina Cemetery recorded in Volume 912, Page 672 of said C.R.C.C.T. and being in the south line of said Cottage Hill Cemetery (Tract 3);

THENCE N 89° 36' 21" E, 796.36 feet**,** to a 1 inch iron rod found for the southeast corner of said Cottage Hill Cemetery (Tract 3) and the most southerly northwest corner of said Boilermaker Tract;

THENCE N 00° 54' 47" W, 259.45 feet to the POINT OF BEGINNING and containing 693,030 square feet or 15.910 acres of land more or less.

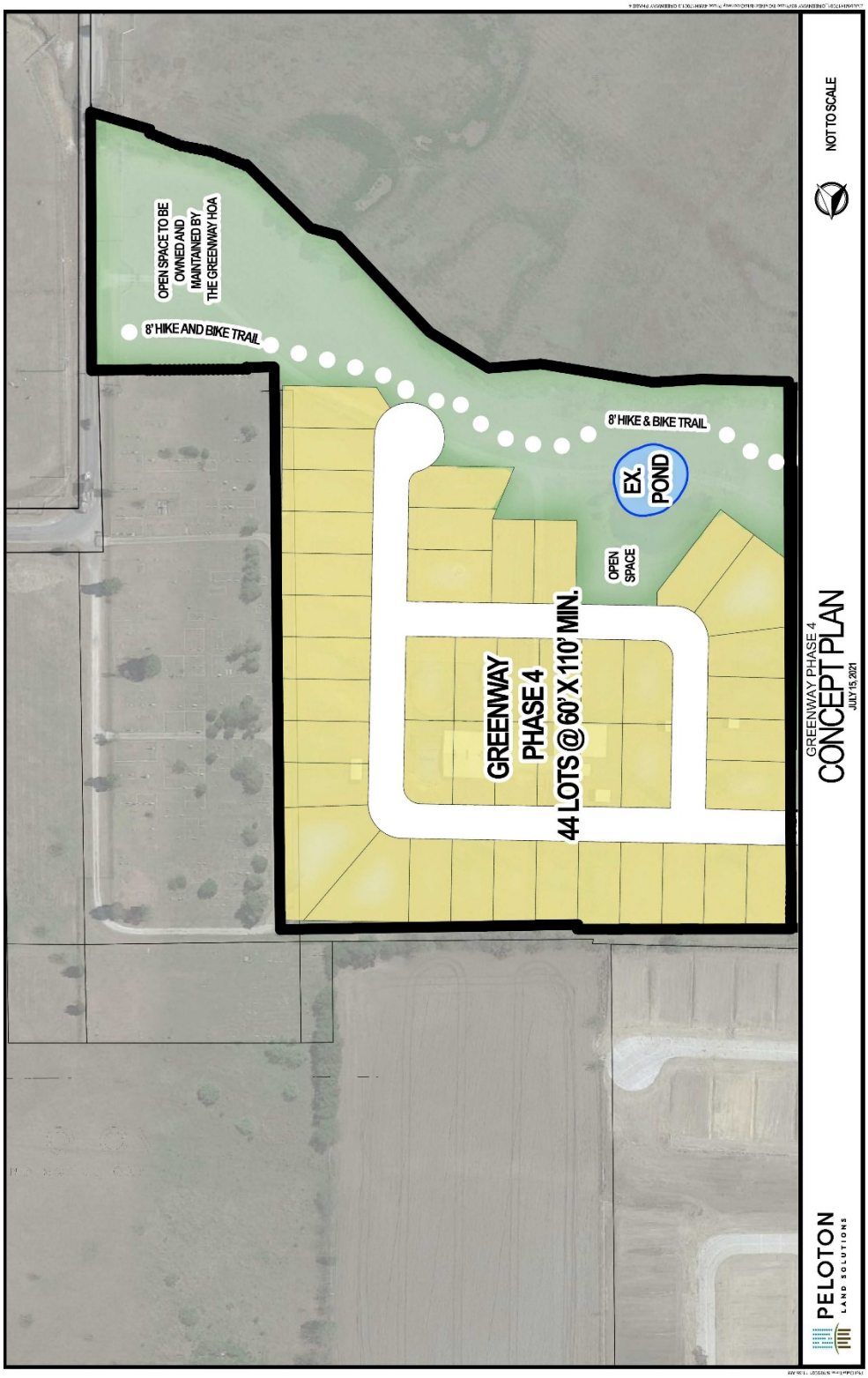
Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

Exhibit B
Depiction of Property



Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

Exhibit C
Concept Plan



Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

Exhibit D
Development Regulations

Base Zoning:
The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the residential portion of the Planned Development shall be SF-R, Single- Family Residential Detached District.

Concept Plan:
The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention.

Architecture:
The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Screening:
Lots adjacent to the cemetery tract along the northern property line shall be an eight-foot-tall (8') enhanced wooden fence (cedar, board-on-board with a decorative cap).

Amenities:
The existing pond is required to be amentized with trail and fountains.

Lot Regulations for SF-R
The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

1. Purpose: The proposed lot type is designed to allow single family detached dwellings on lots of not less than six thousand six hundred (6,600) square feet, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty-five feet (45') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Six thousand six hundred (6,600) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty-five percent (65%) excluding flatwork, ie sidewalks and driveways.
Minimum Floor Area:	The minimum square footage of a dwelling unit,

Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

	exclusive of garages, breezeways and porches, shall be eighteen hundred (1,800) square feet.
Front Yard:	Twenty feet (20') setback line in all instances, however, covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the main structure. Key lots have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum.
Lot Width:	Fifteen feet (15') minimum when adjacent to street. Sixty feet typical (60') at building line; twenty feet (20') minimum (@ right-of-way) on cul-de-sac lots and knuckle lots, flag lots are allowed.
Lot Depth:	One hundred ten feet (110') minimum. Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street. Front facing garages must be flush or setback to align with the front façade of the house. J-Swing garages are allowed. J-Swing garages can encroach the front setback up to five feet (5').

Attachment: Draft Ordinance (Greenway Ph. 4 - PD Zoning)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Madhuri Mohan AICP, Planning Manager
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Villages of Uptown - Annexation

Action Requested:
Conduct a public hearing and act upon an ordinance on the voluntary annexation of approximately 508 acres within the Extraterritorial Jurisdiction, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road. (Villages of Uptown – Annexation) (Mohan)

Applicant:
Rockhill Capital and Investments
9550 John W Elliott, Suite 106
Frisco, TX 75033

Background Information:
This item is for the annexation of the Villages of Uptown, a future master planned community with a mix of uses. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Ordinance

Staff Recommendation:
The staff recommends approval.

CELINA TEXAS EST. 1876
Life Connected.

O'BRIEN DR
LEGACY DR
COX LN
CR 994
J FRED SMITH PWKY
BUS 289
FM 455
WALNUT
FLORIDA
PECAN
LOUISIANA
OKLAHOMA
MOBBERLY RD
MOBBERLY CONNECTOR
ASH ST
CELINA PKWY
SUNSET BLVD
DALLAS NORTH TOLLWAY
PRESTON

Attachment: Location Map (Villages of Uptown – Annexation)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Uptown - Annexation Location Map

City of Celina

7/26/2021

N W E S

0 1,000 2,000 Feet

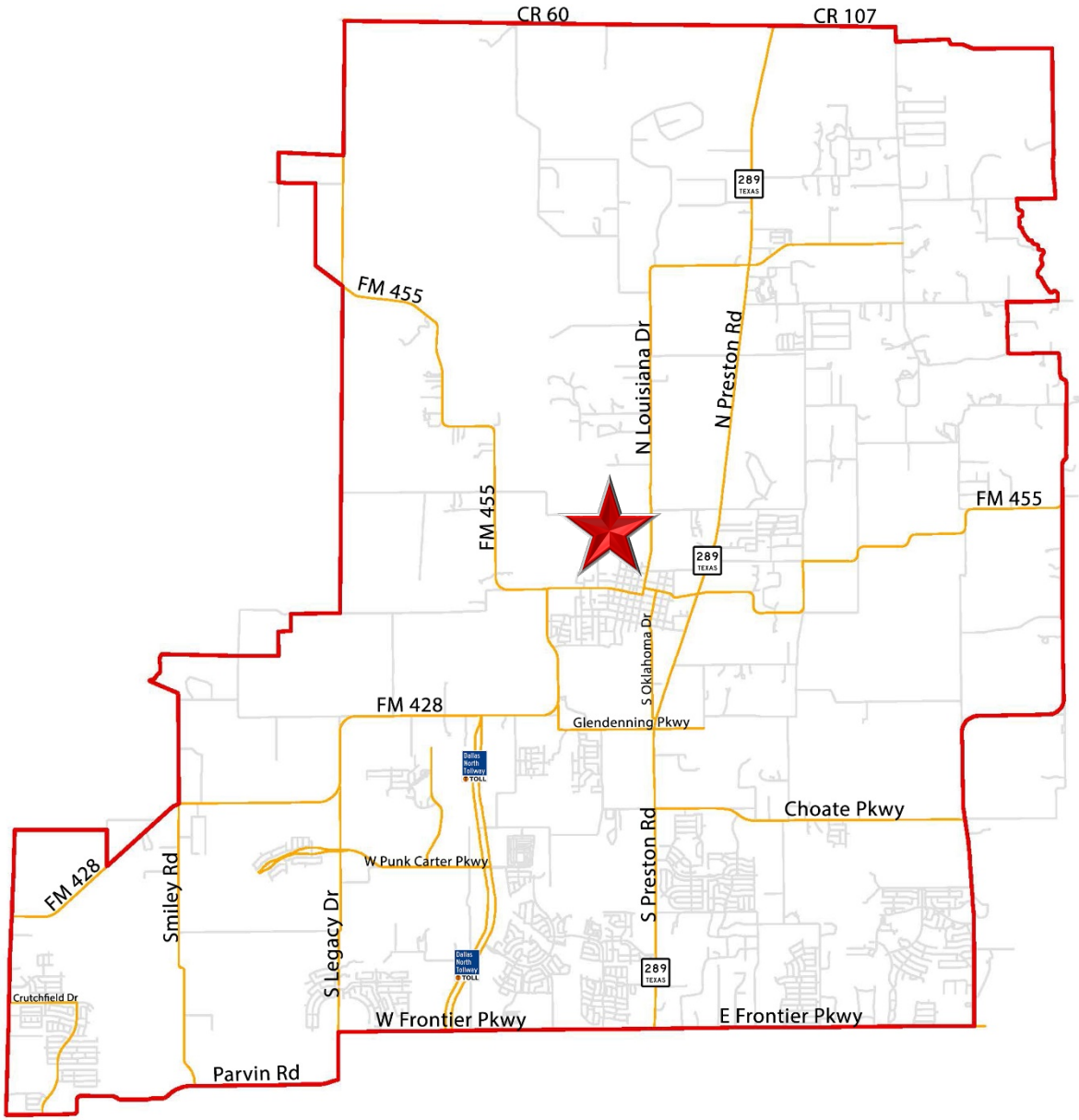
Uptown

Planned Development

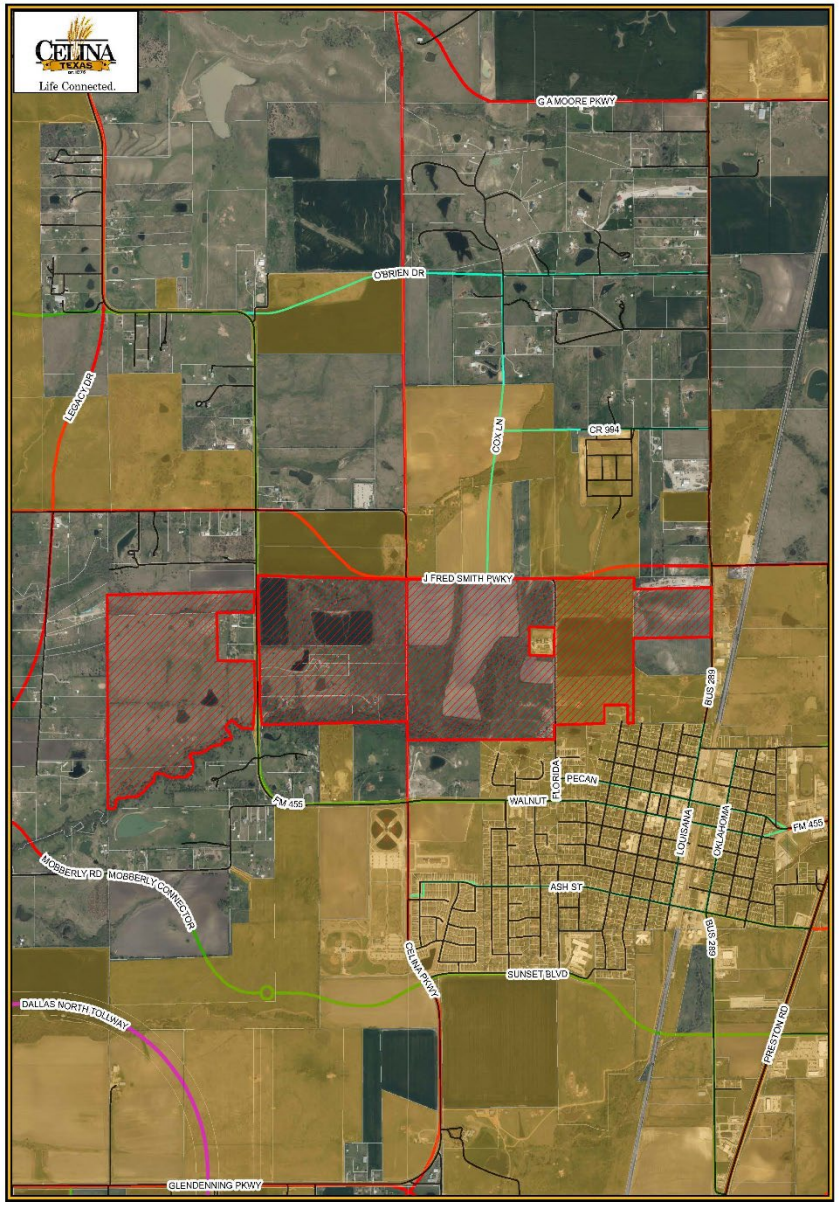
City Council

August 10, 2021

Attachment: Staff Presentation (Villages of Uptown – Annexation)



Attachment: Staff Presentation (Villages of Uptown – Annexation)



Location Map

The subject property is generally located northwest of downtown, along J Fred Smith Parkway, Louisiana Drive, FM 455, and future Celina Parkway

Attachment: Staff Presentation (Villages of Uptown – Annexation)

Background

- The subject property is approximately 564 acres, located in both the Extraterritorial Jurisdiction (ETJ) and the City Limits
- In January 2021, the City Council approved a Development Agreement that outlined the property's annexation and zoning
- The applicant's request is to create a Planned Development to establish the master planned community

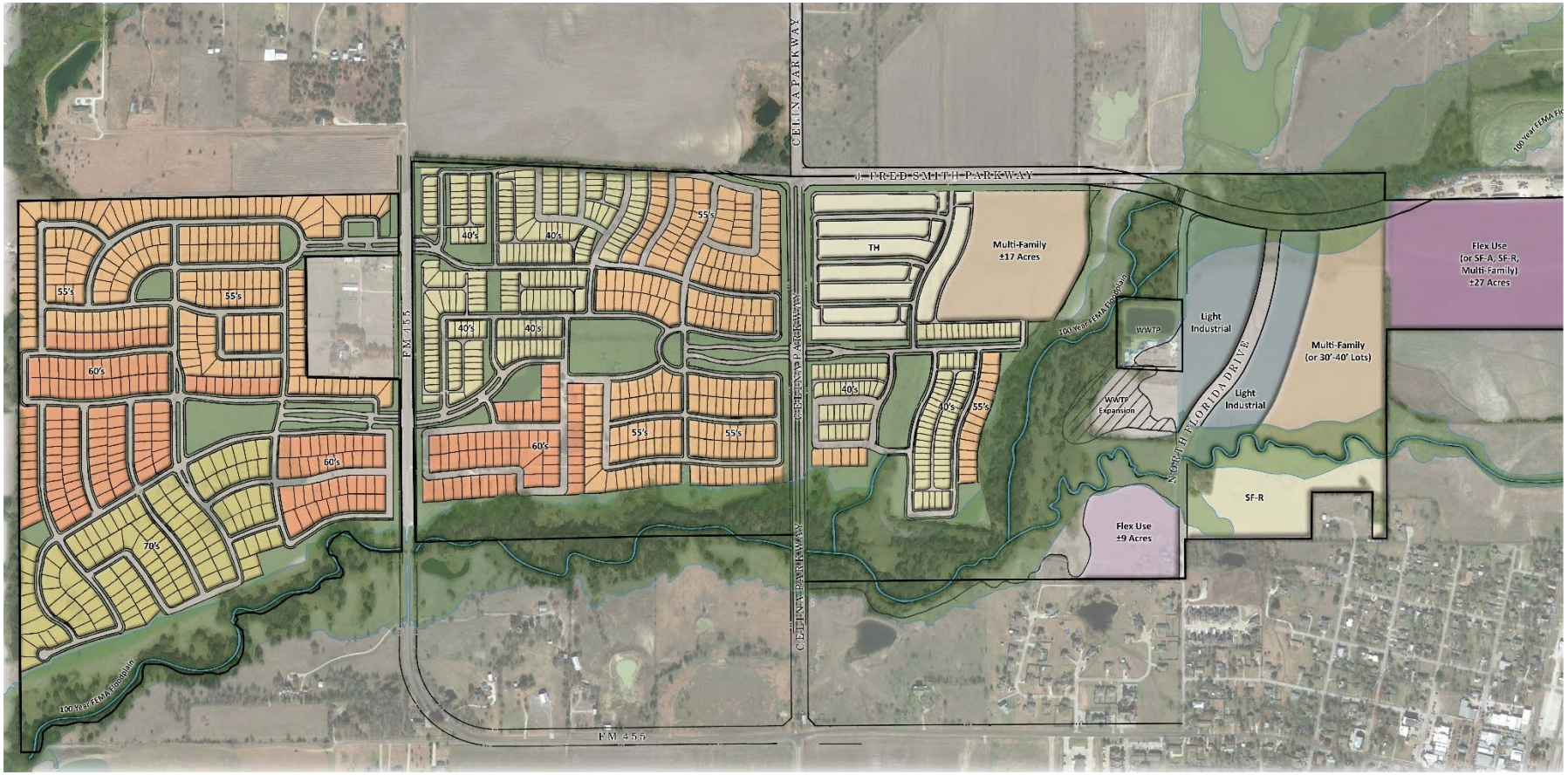
Attachment: Staff Presentation (Villages of Uptown – Annexation)

Project Overview

- The zoning is for 564 acres, with annexation for 508 acres, which is currently undeveloped land
- The project is a new master planned community with a wide range of land uses
- Extensive open space and trails in compliance with the Neighborhood Vision Book

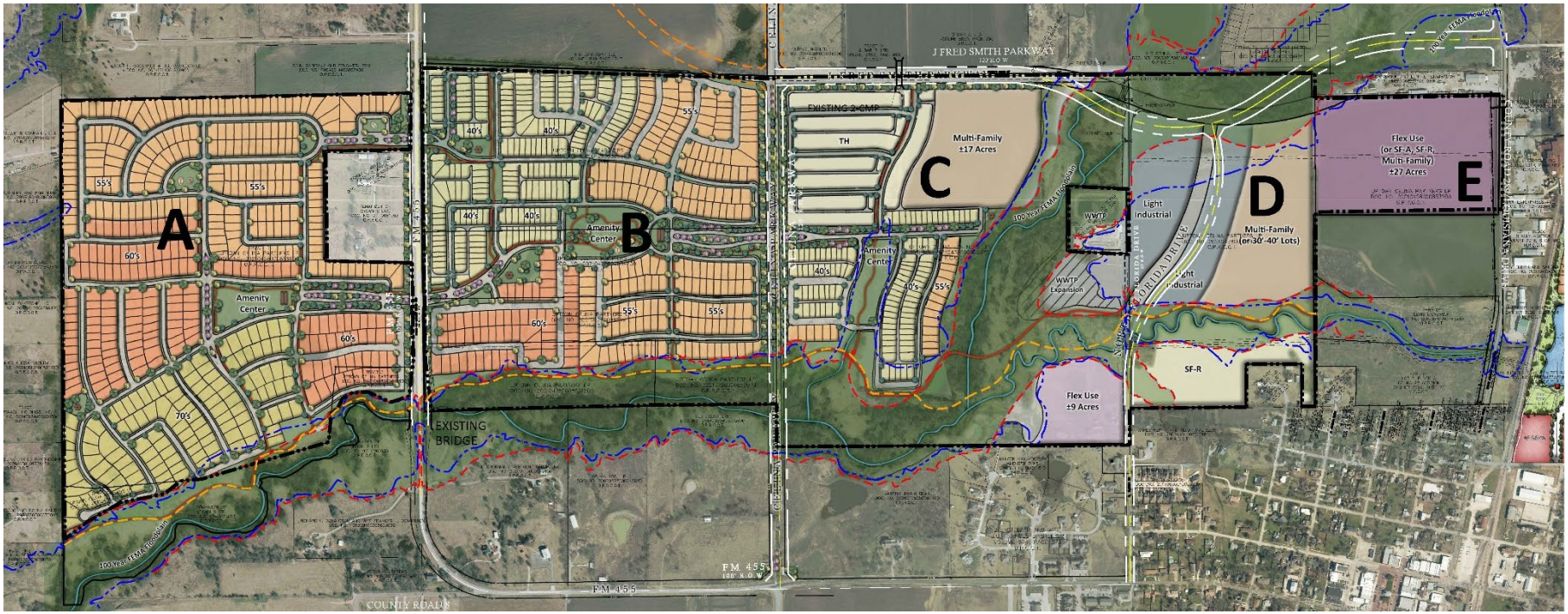
Attachment: Staff Presentation (Villages of Uptown – Annexation)

Concept Plan



Attachment: Staff Presentation (Villages of Uptown – Annexation)

Open Space Plan



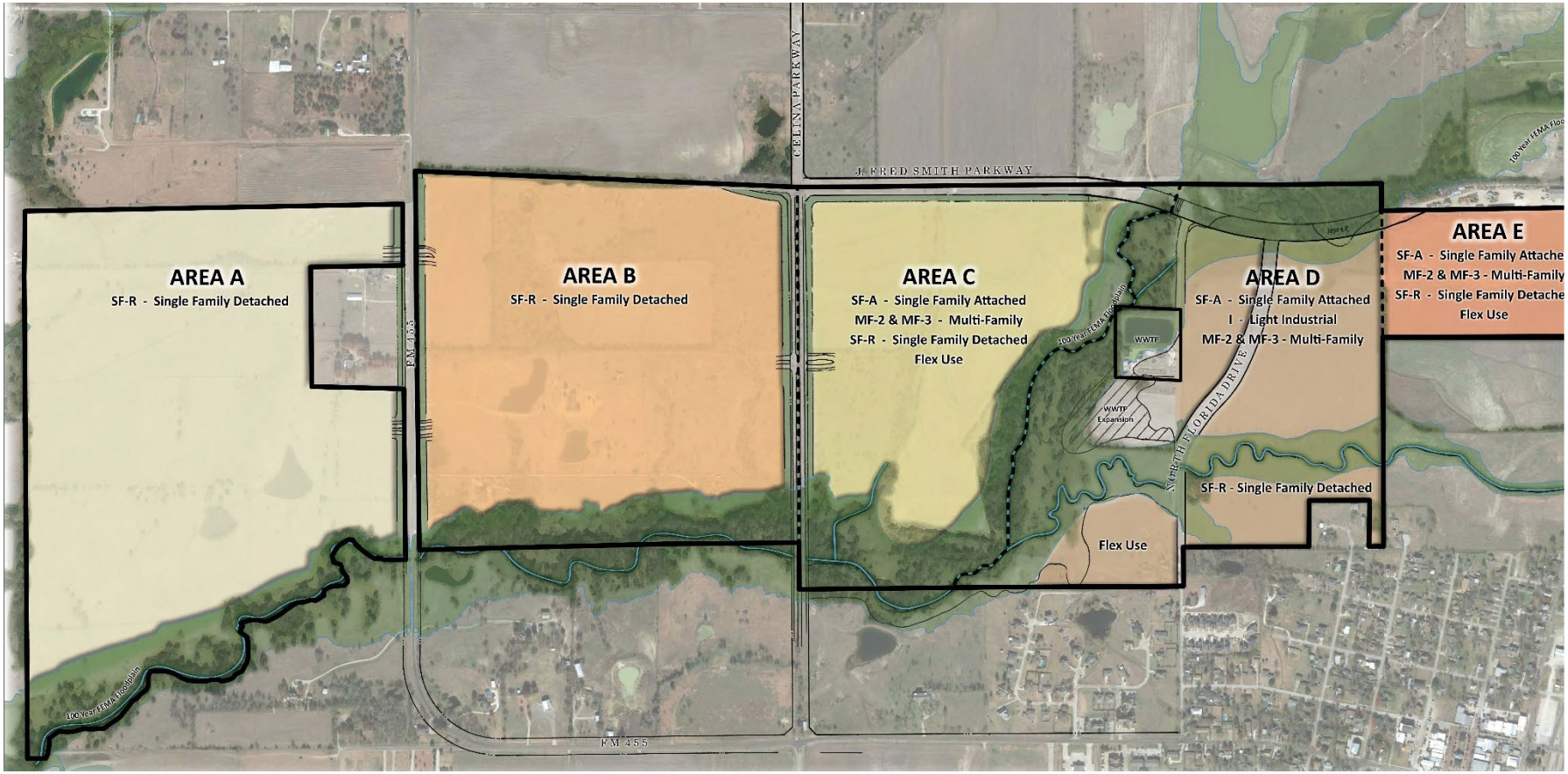
Attachment: Staff Presentation (Villages of Uptown – Annexation)

Open Space Plan

- Approximately 175 acres (28.8%) of the development is dedicated for open space
- A massive linear park along the creek is planned, including an extensive trail network throughout the development

Attachment: Staff Presentation (Villages of Uptown – Annexation)

Area Map



Attachment: Staff Presentation (Villages of Uptown – Annexation)

Area Map Overview

- Areas A & B: 100% SF-R
- Areas C: SF-R & SF-A
- Areas D & E: mixture of uses, including some ligh industrial options near the treatment plant
- Multi-Family – maximum 750 units across Areas C, D & E (none south of creek adjacent to downtown)
- City facilities are allowed anywhere

Attachment: Staff Presentation (Villages of Uptown – Annexation)

City Standards

- Enhanced trails, sidewalks, landscape buffers, and linear park provided
- Standard architecture, screening, and other development standards
- Alleys required on any lots smaller than 55’ in width

Attachment: Staff Presentation (Villages of Uptown – Annexation)

Policy Considerations

- The associated annexation brings an additional 508 acres into the City Limits
- The development will adhere to the Neighborhood Vision Book
- City standards apply (landscaping, architecture), with a few minor requests
- Additional housing near downtown supports the Downtown Master Plan
- The proposed zoning is appropriate for the location and is in conformance with the governing DA

Attachment: Staff Presentation (Villages of Uptown – Annexation)

P&Z Public Hearing

- One Prosper resident (in the process of moving to Celina) had general questions regarding the development, including the definition of flex space, increased traffic, and wanting more privacy.

Attachment: Staff Presentation (Villages of Uptown – Annexation)

Recommendation

- The Planning & Zoning Commission unanimously recommended approval of the zoning request at its July 20th regular meeting
- Staff recommends approval as presented

Attachment: Staff Presentation (Villages of Uptown – Annexation)

CITY OF CELINA, TEXAS
ORDINANCE NO. 2021-_____
VILLAGES OF UPTOWN C-3 ANNEXATION

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING APPROXIMATELY 508 ACRES OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED SOUTH OF J FRED SMITH PARKWAY, WEST OF LOUISIANA DRIVE, AND APPROXIMATELY 1,300 FEET EAST OF RAWHIDE ROAD AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING 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 CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; 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 (the ("City"); and

WHEREAS, following receipt of a request from each owner (the "Owners") of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 10th day of August, 2021, in the Council Chamber located at 112 N. Colorado in the City of Celina, to consider the annexation of the property being more particularly described and depicted in Exhibit "A", attached hereto and incorporated as if fully set forth herein (the "Property"); 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 notices of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, 26th day of July, 2021, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City's internet website; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is located in the extraterritorial jurisdiction of 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, the Owners and the City have entered into a written agreement, with a ten (20) year

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

term, regarding services to be provided for the Property prior to the effective date of annexation of the Property, the substantive body of which is attached hereto as Exhibit "B", attached hereto and incorporated as if fully set forth herein.

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 and any and all adjacent rights-of-way, 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
ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 4
FILING OF ORDINANCE REQUIRED

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, 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 Property and any and all adjacent rights-of-way shall be a part of the City of Celina, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 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

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

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. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

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 9
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 10th day of August, 2021.

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

_____
Vicki Tarrant, City Secretary
City of Celina, Texas

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

Exhibit "A"
Property Legal Description and Depiction
Including and any and all adjacent rights-of-way
Legal Description

PROJECT NO. 210038
CROWN TRACT 1
143.995 ACRES

Part of Property ID's 2143113 and 2055089

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804 AND THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 16, ABSTRACT NO. 168, COLLIN COUNTY, TEXAS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953 AND 20011214001614880, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE WEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (FM) 455, A 90-FOOT RIGHT-OF-WAY, AT THE NORTHEAST CORNER OF SAID CROWN S LTD. TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "METROPLEX 1849" FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RAJU GADIRAJU AND FENG-TZU TSAI, RECORDED IN INSTRUMENT NO. 20047061400086243O, O.P.R.C.C.T. BEARS NORTH 00°13'52" WEST, A DISTANCE OF 377.52 FEET;

THENCE SOUTH 00°13'52" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 417.67 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 88°50'14" WEST, LEAVING SAID WEST RIGHT-OF-WAY LINE, PASSING A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND AT A DISTANCE OF 450.82 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 633.77 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 00°44'11" EAST, A DISTANCE OF 817.09 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 88°45'30" EAST, PASSING A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND AT A DISTANCE OF 120.60 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 633.26 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER IN SAID WEST RIGHT-OF-WAY LINE OF FM 455;

THENCE SOUTH 00°44'52" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 719.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "TXDOT" FOUND AT THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20170403000416890, O.P.R.C.C.T.;

THENCE SOUTH 06°54'50" WEST, ALONG THE WEST LINE OF SAID STATE OF TEXAS TRACT, A DISTANCE OF 55.27 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89°46'59" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 572.10 FEET TO A METAL FENCE POST FOR CORNER;

THENCE SOUTH 05°25'46" WEST, A DISTANCE OF 562.38 FEET TO A METAL FENCE POST FOR CORNER;

THENCE SOUTH 73°46'03" WEST, A DISTANCE OF 982.15 FEET TO A 5 METAL FENCE POST FOR CORNER;

THENCE SOUTH 84°55'10" WEST, A DISTANCE OF 805.07 FEET TO A METAL FENCE POST FOR CORNER;

THENCE NORTH 85°05'29" WEST, A DISTANCE OF 223.69 FEET TO A 1/2-INCH IRON ROD WITH FOUND FOR CORNER IN THE WEST LINE OF SAID CROWN S LTD. TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CROWN S LTD. TRACT BEARS SOUTH 00°31'56" EAST, A DISTANCE OF 852.38 FEET;

THENCE NORTH 00°31'56" WEST, ALONG THE WEST LINE OF SAID CROWN S LTD. TRACT, A DISTANCE OF 691.03 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00°31'53" WEST, CONTINUING ALONG SAID WEST LINE, PASSING AT A DISTANCE OF 1733.98 FEET A 1-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GREG MIMS AND PAM MIMS, RECORDED IN INSTRUMENT NO. 20150604000659940, O.P.R.C.C.T. AND A TRACT OF LAND DESCRIBED IN DEED TO W.G. CULLUM & COMPANY, LTD., RECORDED IN INSTRUMENT NO. 20151215001560240, O.P.R.C.C.T., AND CONTINUING FOR A TOTAL DISTANCE OF 1,739.11 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

THENCE NORTH 00°31'46" EAST, A DISTANCE OF 434.69 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "METROPLEX 1849" FOUND AT THE NORTHWEST CORNER OF SAID CROWN S LTD. TRACT;

THENCE NORTH 88°46'41" EAST, ALONG THE NORTH LINE OF SAID CROWN S LTD. TRACT, A DISTANCE OF 2,597.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,272,411 SQUARE FEET OR 143.995 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

PROJECT NO. 210038
CROWN TRACT 2
3.205 ACRES

Part of Property ID's 2143113 and 2055089

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804 AND THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE WEST LINE OF SAID CROWN S LTD. TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CROWN S LTD. TRACT BEARS SOUTH 00°31'56" EAST, A DISTANCE OF 455.68 FEET;

THENCE NORTH 00°31'56" WEST, ALONG SAID WEST LINE, A DISTANCE OF 396.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE OF THE CROWN S LTD. TRACT BEARS NORTH 00°31'56" WEST, A DISTANCE OF 691.03 FEET;

THENCE SOUTH 85°05'29" EAST, A DISTANCE OF 223.69 FEET TO A METAL FENCE POST FOR CORNER FOR CORNER;

THENCE NORTH 84°55'10" EAST, A DISTANCE OF 644.73 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 50°38'02" WEST, A DISTANCE OF 154.60 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 79°14'54" WEST, A DISTANCE OF 331.44 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 59°43'30" WEST, A DISTANCE OF 287.68 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 52°17'38" WEST, A DISTANCE OF 212.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 139,590 SQUARE FEET OR 3.205 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

PROJECT NO. 210038
CROWN TRACT 3
3.003 ACRES

Part of Property ID's 2143113 and 2055089

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20170403000416890, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "TXDOT" FOUND AT THE NORTH CORNER OF SAID STATE OF TEXAS TRACT BEARS NORTH 06°54'50" WEST, A DISTANCE OF 55.27 FEET;

THENCE SOUTH 06°54'50" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 218.27 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 71°30'57" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 144.40 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 65°17'11" WEST, A DISTANCE OF 183.52 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 87°43'55" WEST, A DISTANCE OF 116.47 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 60°36'39" WEST, A DISTANCE OF 85.53 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 26°02'46" WEST, A DISTANCE OF 94.84 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 76°09'55" WEST, A DISTANCE OF 42.18 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 05°25'46" EAST, A DISTANCE OF 331.27 FEET TO A 5 METAL FENCE POST FOR CORNER;

THENCE SOUTH 89°46'59" EAST, A DISTANCE OF 572.10 FEET THE POINT OF BEGINNING AND CONTAINING 130,829 SQUARE FEET OR 3.003 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

PROJECT NO. 210018
MOODY TRACT
69.994 ACRES

Property ID's 2120490

BEING A TRACT OF LAND LOCATED IN THE BENJAMIN BREWTON SURVEY, ABSTRACT NO. 125, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO. 20140606000572850, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID MOODY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM WHICH A WOOD RIGHT-OF-WAY MARKER BEARS NORTH 58°16'44" WEST, A DISTANCE OF 1.45 FEET;

THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 498.59 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET FOR CORNER, FROM WHICH A WOOD RIGHT-OF-WAY MARKER BEARS NORTH 02°35'45" WEST, A DISTANCE OF 26.41 FEET;

THENCE NORTH 00°13'52" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 720.60 FEET TO A POINT FOR CORNER FROM WHICH A 3/4-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADY LEE, RECORDED IN VOLUME 4840, PAGE 1743, DEED RECORDS, COLLIN COUNTY, TEXAS, BEARS SOUTH 88°14'15" EAST, A DISTANCE OF 0.59 FEET AND FROM WHICH A 3/8-INCH IRON ROD FOUND NEAR THE NORTHWEST CORNER OF SAID MOODY TRACT BEARS SOUTH 01°58'05"WEST, A DISTANCE OF 8.20 FEET AND FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LEE TRACT BEARS NORTH 00°13'02" WEST, A DISTANCE OF 546.05 FEET;

THENCE SOUTH 88°14'15" EAST, ALONG THE SOUTH LINE OF SAID LEE TRACT, A DISTANCE OF 2,627.99 FEET TO A 3/4-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE SOUTHEAST CORNER OF SAID LEE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND NEAR THE NORTHEAST CORNER OF SAID MOODY TRACT BEARS NORTH 00°39'40" WEST, A DISTANCE OF 7.67 FEET AND FROM WHICH A 5/8-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND AT THE NORTHEAST CORNER OF SAID LEE TRACT BEARS NORTH 01°00'52" WEST, A DISTANCE OF 583.77 FEET;

THENCE SOUTH 00°07'00" WEST, ALONG THE COMMON LINE OF SAID MOODY TRACT AND SAID STELZER TRACT, A DISTANCE OF 1,107.25 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID MOODY TRACT AND SAID KIRAN TRACT;

THENCE SOUTH 89°21'36" WEST, ALONG THE COMMON LINE OF SAID MOODY TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,299.36 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 89°16'45" WEST, CONTINUING ALONG THE COMMON LINE OF SAID MOODY TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,315.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,048,952 SQUARE FEET OR 69.994 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

PROJECT NO. 210010
KIRAN TRACT
19.971 ACRES

Part of Property ID's 990510; 990529; 2027949; 990244

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MARK A. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 332.65 FEET TO THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND AT THE NORTHWEST CORNER OF SAID MATTHEW DILLON KIRAN TRACT BEARS NORTH 00°45'03" WEST, A DISTANCE OF 499.27 FEET;

THENCE NORTH 89°18'24" EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID KIRAN TRACTS, A DISTANCE OF 2,614.87 FEET TO A CALCULATED POINT FOR CORNER IN THE WEST LINE OF A TRACT OF LAND IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE EAST COMMON CORNER OF SAID KIRAN TRACTS;

THENCE SOUTH 00°42'34" EAST, ALONG THE COMMON LINE OF SAID KIRAN TRACT AND SAID STELZER TRACT, A DISTANCE OF 332.85 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T., FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID HACKNEY TRACT BEARS SOUTH 00°31'51" EAST, A DISTANCE OF 479.09 FEET;

THENCE SOUTH 89°19'06" WEST, ALONG THE COMMON LINE OF SAID KIRAN TRACT AND SAID HACKNEY TRACT, A DISTANCE OF 900.24 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID HACKNEY TRACT AND SAID JOHNSON TRACT;

THENCE SOUTH 89°18'26" WEST, ALONG THE COMMON LINE OF SAID KIRAN TRACT AND SAID JOHNSON TRACT, A DISTANCE OF 1,714.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 869.915 SQUARE FEET OR 19.971 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

PROJECT NO. 210010
KIRAN TRACT
29.983 ACRES

Part of Property ID's 990510; 990529; 2027949; 990244

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124 AND THE BENJAMIN BREWTON SURVEY, ABSTRACT NO. 125, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID MATTHEW D. KIRAN TRACT BEARS SOUTH 00°45'03" WEST, A DISTANCE OF 332.65 FEET;

THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 499.27 FEET TO A 5/8-INCH IRON WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE WEST COMMON CORNER OF SAID MATTHEW DILLON KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO. 20140606000572850, O.P.R.C.C.T., FROM WHICH A 3/4-INCH IRON ROD FOUND NEAR THE NORTHWEST CORNER OF SAID MOODY RHINOCEROS TRACT BEARS NORTH 00°24'57" WEST, A DISTANCE OF 1219.16 FEET;

THENCE NORTH 89°16'45" EAST, ALONG THE COMMON LINE OF SAID MATTHEW DILLON KIRAN TRACT AND SAID MOODY RHINOCEROS TRACT, A DISTANCE OF 1,315.87 FEET TO A 5/8-INCH IRON WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 89°21'36" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 1,299.36 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T., AT THE EAST COMMON CORNER OF SAID MATTHEW DILLON KIRAN TRACT AND SAID MOODY RHINOCEROS TRACT, FROM WHICH A 3/4-INCH IRON ROD FOUND NEAR THE NORTHEAST CORNER OF SAID MOODY RHINOCEROS TRACT BEARS NORTH 00°07'10" EAST, A DISTANCE OF 1107.23 FEET;

THENCE SOUTH 00°42'34" EAST, ALONG THE COMMON LINE OF SAID MATTHEW DILLON KIRAN TRACT AND SAID STELZER TRACT, A DISTANCE OF 498.69 FEET TO THE EAST COMMON CORNER OF SAID KIRAN TRACTS, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID MATTHEW D. KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T. BEARS SOUTH 00°42'34" EAST, A DISTANCE OF 332.85 FEET;

THENCE SOUTH 89°18'24" WEST, ALONG THE COMMON LINE OF SAID KIRAN TRACTS, A DISTANCE OF 2,614.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,306,067 SQUARE FEET OR 29.983 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

PROJECT NO. 210001
JOHNSON TRACT
18.954 ACRES

Property ID 2120484

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MARK S. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EXISTING EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (FM) 455, A VARIABLE WIDTH RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID JOHNSON TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.);

THENCE NORTH 89°18'26" EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,714.40 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID JOHNSON TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND SAID HACKNEY TRACT BEARS NORTH 89°19'06" EAST, A DISTANCE OF 900.24 FEET;

THENCE SOUTH 00°39'47" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID HACKNEY TRACT, A DISTANCE OF 476.67 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T., AT THE SOUTH COMMON CORNER OF SAID JOHNSON TRACT AND SAID HACKNEY TRACT, FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND SAID OLD CELINA TRACT BEARS NORTH 89°28'43" EAST, A DISTANCE OF 910.17 FEET;

THENCE SOUTH 87°38'51" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND THE OLD CELINA TRACT, A DISTANCE OF 58.03 FEET TO A 1/2-IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID OLD CELINA TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO CELINA 428, L.P., RECORDED IN INSTRUMENT NO. 20070222000245920, O.P.R.C.C.T.;

THENCE SOUTH 88°35'59" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID CELINA 428 TRACT, A DISTANCE OF 589.16 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW CAP (ILLEGIBLE) FOUND AT THE NORTH COMMON CORNER OF SAID CELINA 428 TRACT AND TRACT OF LAND DESCRIBED IN DEED TO JC GOODMA NINVESTMENT GROUP, INC., RECORDED IN INSTRUMENT NO. 20200115000063450, O.P.R.C.C.T.;

THENCE SOUTH 88°39'24" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID JC GOODMAN INVESTMENT GROUP TRACT, A DISTANCE OF 1,015.89 FEET TO A 5/8 INCH IRON ROD WITH A PINK PLASTIC CAP STAMPED "TXDOT" FOUND IN THE NEW EAST RIGHT-OF-WAY LINE OF SAID FM 455 AS ESTABLISHED BY DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2017013000470220, O.P.R.C.C.T.;

THENCE NORTH 06°44'04" WEST, ALONG SAID NEW EAST RIGHT-OF-WAY LINE, A DISTANCE OF 381.29 FEET TO A 5/8 INCH IRON ROD WITH A PINK PLASTIC CAP STAMPED "TXDOT" FOUND FOR CORNER IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID FM 544;

THENCE NORTH 00°43'02" WEST, ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE, A DISTANCE OF 117.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 825,624 SQUARE FEET OR 18.954 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

PROJECT NO. 210016
HACKNEY TRACT
9.929 ACRES

Property ID 990253 & 1976567

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, O.P.R.C.C.T., AT THE NORTH COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MARK A. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID JOHNSON TRACT AND AND SAID KIRAN TRACT BEARS SOUTH 89°18'26" WEST, A DISTANCE OF 1714.40 FEET;

THENCE NORTH 89°19'06" EAST, A DISTANCE OF 900.24 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND SAID KIRAN TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE KIRAN TRACT BEARS NORTH 00°42'34" WEST, A DISTANCE OF 831.54 FEET;

THENCE SOUTH 00°31'51" EAST, ALONG THE COMMON LINE OF SAID HACKNEY TRACT AND SAID STELZER TRACT, A DISTANCE OF 479.09 FEET TO A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T.;

THENCE SOUTH 89°28'43" WEST, A DISTANCE OF 910.17 FEET TO A 3/8-INCH IRON ROD FOUND AT THE WEST COMMON CORNER OF SAID HACKNEY TRACT AND SAID OLD CELINA TRACT, SAME BEING THE SOUTH COMMON CORNER OF SAID HACKENY TRACT AND SAID JOHNSON TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE OLD CELINA TRACT BEARS SOUTH 87°38'51" WEST, A DISTANCE OF 58.03 FEET;

THENCE NORTH 00°39'47" EAST, A DISTANCE OF 476.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 432,525 SQUARE FEET OR 9.929 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

PROJECT NO. 200100
STELZER REVOCABLE TRUST TRACT
161.383 ACRES

Property ID 997942

BEING A TRACT OF LAND LOCATED IN THE T. & P. RAILWAY CO. SURVEY, ABSTRACT NO. 932, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 20141006001089690, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 8-INCH WOOD FENCE POST FOUND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T., AT THE SOUTHWEST CORNER OF SAID STELZER TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JARRELL DWAIN GRAY, RECORDED IN INSTRUMENT NO. 20090105000007700, O.P.R.C.C.T.;

THENCE NORTH 00°04'16" WEST, A DISTANCE OF 319.32 FEET TO A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID OLD CELINA TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T.;

THENCE NORTH 00°31'51" WEST, A DISTANCE OF 479.09 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, O.P.R.C.C.T.;

THENCE NORTH 00°42'34" WEST, ALONG THE EAST LINE OF SAID KIRAN TRACT AND ANOTHER TRACT DESCRIBED IN DEED TO MATTHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., A DISTANCE OF 831.54 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO. 20140606000572850, D.R.C.C.T.;

THENCE NORTH 00°07'00" EAST, ALONG THE EAST LINE OF SAID MOODY RHINOCEROS TRACT, PASSING AT A DISTANCE OF 1,107.23 FEET A 3/4-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADY LEE, RECORDED IN VOLUME 4840, PAGE 1743, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND CONTINUING FOR A TOTAL DISTANCE OF 1,120.03 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET NEAR THE SOUTHWEST EDGE OF PAVING OF COUNTY ROAD 57 AT THE NORTHWEST CORNER OF SAID STELZER TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO. 20140501000426500, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LEE TRACT BEARS NORTH 01°02'23"WEST, A DISTANCE OF 570.99 FEET;

THENCE NORTH 89°35'24" EAST, ALONG SAID COUNTY ROAD 57 AND THE NORTH LINE OF SAID STELZER TRACT, A DISTANCE OF 2,631.96 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA , LTD., RECORDED IN INSTRUMENT NO. 20060815001168150, O.P.R.C.C.T., AT THE NORTH COMMON CORNER OF SAID STELZER TRACT AND A TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO G BAR 7, LTD., RECORDED IN VOLUME 5850, PAGE 990, D.R.C.C.T., FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID OLD CELINA TRACT BEARS NORTH 89°35'24" EAST, A DISTANCE OF 682.05 FEET;

THENCE SOUTH 00°12'44" EAST, LEAVING THE SOUTH LINE OF SAID OLD CELINA TRACT AND ALONG SAID COUNTY ROAD 57 AND THE EAST LINE OF SAID STELZER TRACT, A DISTANCE OF 852.17 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF CELINA, TEXAS, RECORDED IN VOLUME 481, PAGE 230, D.R.C.C.T.;

THENCE NORTH 87°15'44" WEST, LEAVING SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT, A DISTANCE OF 450.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE NORTHWEST CORNER OF SAID CITY OF CELINA TRACT;

THENCE SOUTH 00°12'44" EAST, A DISTANCE OF 485.30 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST CORNER OF SAID CITY OF CELINA TRACT;

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

THENCE SOUTH 87°15'44" EAST, A DISTANCE OF 450.00 FEET TO A MAG NAIL SET IN SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT AT THE SOUTHEAST CORNER OF SAID CITY OF CELINA TRACT;

THENCE SOUTH 00°12'44" EAST, ALONG SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT, A DISTANCE OF 1,420.00 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF SAID STELZER TRACT;

THENCE SOUTH 89°56'13" WEST, LEAVING SAID COUNTY ROAD 57, PASSING AT A DISTANCE OF 205.83 FEET A 5/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO J.B. STELZER AND WIFE FRANCES B. STELZER, RECORDED IN INSTRUMENT NO. 19710125077403730, D.R.C.C.T., AND LOT 23 OF WILLOCK HILL ADDITION AMENDED PLAT, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 160, MAP RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 605.83 FEET TO THE NORTH COMMON CORNER OF LOTS 11 AND 23 OF SAID ADDITION, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "RPLS 2818" BEARS SOUTH 09°19'53" EAST, A DISTANCE OF 0.46 FEET;

THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 358.80 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE NORTH COMMON CORNER OF LOTS 10 AND 11 OF SAID ADDITION;

THENCE SOUTH 89°41'02" WEST, A DISTANCE OF 380.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2818" FOUND AT THE NORTH COMMON CORNER OF SAID ADDITION AND SAID GRAY TRACT;

THENCE SOUTH 89°39'42" WEST, A DISTANCE OF 1,284.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,029,841 SQUARE FEET OR 161.383 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

Property ID 986320

LEGAL DESCRIPTION

BEING a tract of land situated in the Thomas Stayton Survey, Abstract No. 805 Collin county, Texas and being part of a called 54.809 acre tract conveyed to Lewis Dickerson as recorded in County Clerks No. 2010051000463340, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner in the west line of said 54.809 acre tract, said iron rod being S 00°02'11" W a distance of 185.72' from a 1/2" iron rod found for the northwest corner of said 54.809 acres;

THENCE N 89°04'55" E a distance of 1400.14' to a mag nail set for corner in the east line of said 54.809 acre tract, said nail being in Business No. 289;

THENCE S 00°44'54" W veering west from the road a distance of 1770.34' to a point for corner;

THENCE S 11°19'55" W a distance of 534.39' to a point for corner;

THENCE S 89°34'57" W a distance of 28.22' to a point for corner;

THENCE N 10°32'31" E a distance of 695.27' to a point for corner;

THENCE N 01°09'28" E a distance of 121.00' to a wood fence post found for corner;

THENCE S 89°10'28" W a distance of 1110.80' to a wood fence post found for corner;

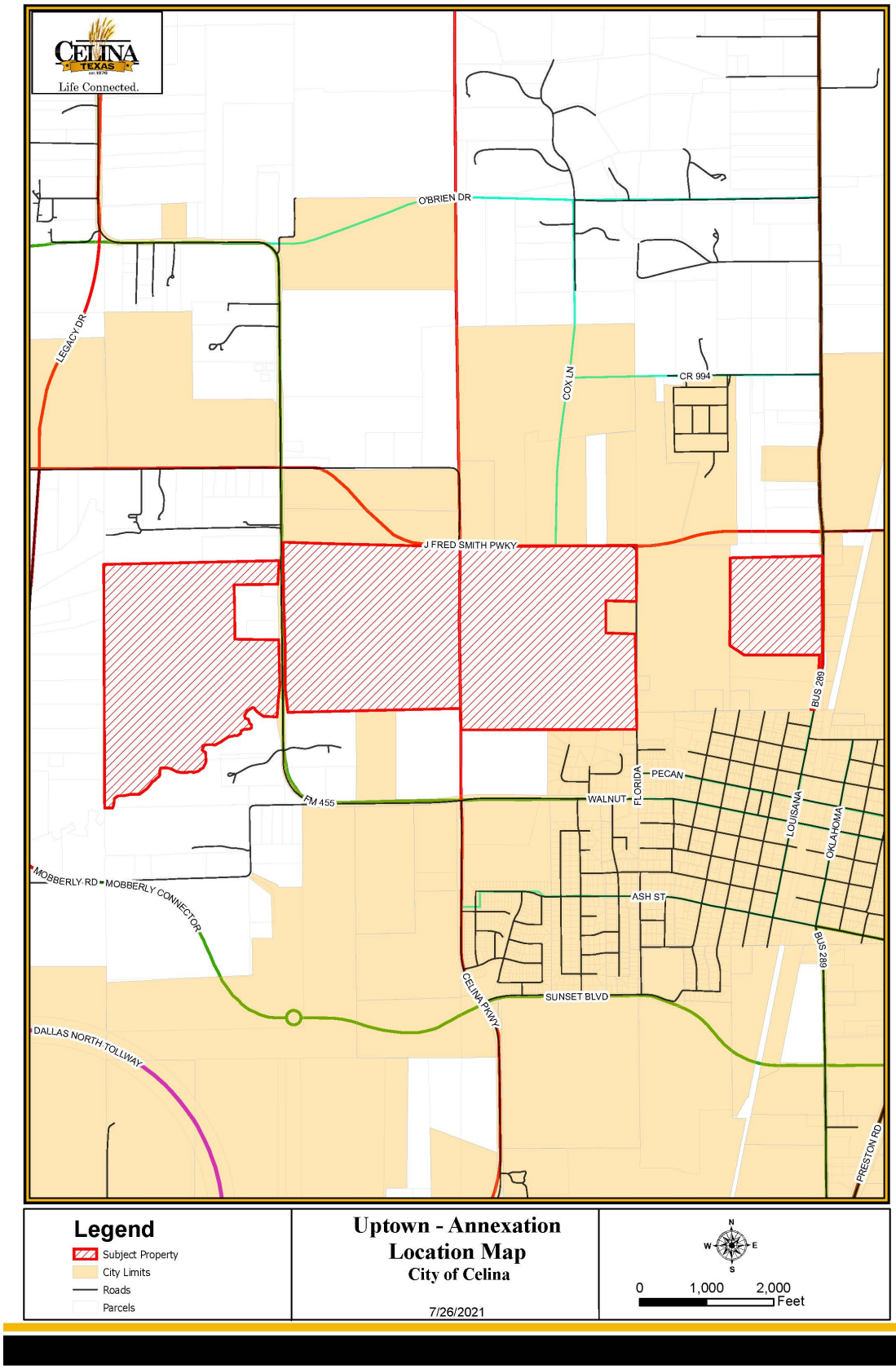
THENCE N 57°00'00" W a distance of 300.66' to a wood fence post found for corner;

THENCE N 00°10'07" W a distance of 262.10' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

THENCE N 00°39'54" W a distance of 843.67' to a wood fence post found for corner;

THENCE N 00°02'11" E a distance of 213.97' to the POINT OF BEGINNING and containing 2,060,807 Square Feet or 47.310 Acres of land.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)



Attachment: Draft Ordinance (Villages of Uptown – Annexation)

Exhibit "B"
Substance from body of executed Service Agreement for C-3 Annexed Property

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code, 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) Construction 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.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

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.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

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

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will 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.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

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.

Attachment: Draft Ordinance (Villages of Uptown – Annexation)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Madhuri Mohan AICP, Planning Manager
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Villages of Uptown - Planned Development

Action Requested:
Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 564 acres to Planned Development (PD) with various uses, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road. (Villages of Uptown – Planned Development) (Mohan)

Applicant:
Rockhill Capital and Investments
9550 John W Elliott, Suite 106
Frisco, TX 75033

Background Information:
This item is for the zoning of the Villages of Uptown, a future master planned community with a mix of uses. Please refer to the attached documents and the accompanying annexation agenda item for further information.

Supporting Documents:
- Location Map
- Draft Ordinance

Staff Recommendation:
The staff recommends approval.

CELINA TEXAS EST. 1876
Life Connected.

G A MOORE PKWY
O'BRIEN DR
LEGACY DR
COX LN
CR 994
J FRED SMITH PWKY
BUS 289
FLORIDA
PECAN
WALNUT
FM 455
LOUISIANA
OKLAHOMA
FM 45
MOBBERLY RD
MOBBERLY CONNECTOR
ASH ST
CELINA PKWY
SUNSET BLVD
BUS 289
DALLAS NORTH TOLLWAY
PRESTON RD
GLENDENNING PKWY

Attachment: Location Map (Villages of Uptown – Planned Development)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Uptown Location Map

City of Celina

7/26/2021

N W E S

0 1,250 2,500 Feet

CITY OF CELINA, TEXAS

ORDINANCE 2021-____
VILLAGES OF UPTOWN
PLANNED DEVELOPMENT #122

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 564 ACRES LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804, ABSTRACT NO. 805, & ABSTRACT NO. 124; THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 16, ABSTRACT NO. 168; HENRY BENTLEY SURVEY, ABSTRACT NO. 124, BENJAMIN BREWTON SURVEY, ABSTRACT NO. 125; T. & P. RAILWAY CO. SURVEY, ABSTRACT NO. 932, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED OF J FRED SMITH PARKWAY, WEST OF LOUISIANA DRIVE, AND APPROXIMATELY 1,300 FEET EAST OF RAWHIDE ROAD; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NO. 122; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; 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, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the zoning is in conformance with the existing Development Agreement approved in January 2021 which outlined the annexation and zoning; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the Area Map, Concept Plan, Open Space Plan, and Development Regulations, set forth in Exhibit "C", "D", "E", and "F", respectively, attached hereto and incorporated herein, define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

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

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
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3

AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as "PD" Planned Development District No. 122; and is subject to the following PD regulations, which exhibits are incorporated as if fully set forth herein:

Exhibit B:	Depiction of Property
Exhibit C:	Area Map
Exhibit D:	Concept Plan
Exhibit E:	Open Space Plan
Exhibit F:	Development Regulations

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein as PD No. 122, and incorporates the Area Map attached hereto as Exhibit "C", the Concept Plan attached hereto as Exhibit "D", the Open Space Plan attached hereto as Exhibit "E", and the Development Regulations attached hereto as Exhibit "F."

SECTION 5

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars ($2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

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. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

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

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 10th day of August, 2021.

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

_____
Vicki Tarrant, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

Exhibit A
Legal Description

PROJECT NO. 210038
CROWN TRACT 1
143.995 ACRES

Part of Property ID's 2143113 and 2055089

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804 AND THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 16, ABSTRACT NO. 168, COLLIN COUNTY, TEXAS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953 AND 20011214001614880, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE WEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (FM) 455, A 90-FOOT RIGHT-OF-WAY, AT THE NORTHEAST CORNER OF SAID CROWN S LTD. TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "METROPLEX 1849" FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RAJU GADIRAJU AND FENG-TZU TSAI, RECORDED IN INSTRUMENT NO. 20047061400086243O, O.P.R.C.C.T. BEARS NORTH 00°13'52" WEST, A DISTANCE OF 377.52 FEET;

THENCE SOUTH 00°13'52" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 417.67 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 88°50'14" WEST, LEAVING SAID WEST RIGHT-OF-WAY LINE, PASSING A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND AT A DISTANCE OF 450.82 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 633.77 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 00°44'11" EAST, A DISTANCE OF 817.09 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER;

THENCE SOUTH 88°45'30" EAST, PASSING A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND AT A DISTANCE OF 120.60 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 633.26 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "OWEN 5560" FOUND FOR CORNER IN SAID WEST RIGHT-OF-WAY LINE OF FM 455;

THENCE SOUTH 00°44'52" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 719.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "TXDOT" FOUND AT THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20170403000416890, O.P.R.C.C.T.;

THENCE SOUTH 06°54'50" WEST, ALONG THE WEST LINE OF SAID STATE OF TEXAS TRACT, A DISTANCE OF 55.27 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89°46'59" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 572.10 FEET TO A METAL FENCE POST FOR CORNER;

THENCE SOUTH 05°25'46" WEST, A DISTANCE OF 562.38 FEET TO A METAL FENCE POST FOR CORNER;

THENCE SOUTH 73°46'03" WEST, A DISTANCE OF 982.15 FEET TO A 5 METAL FENCE POST FOR CORNER;

THENCE SOUTH 84°55'10" WEST, A DISTANCE OF 805.07 FEET TO A METAL FENCE POST FOR CORNER;

THENCE NORTH 85°05'29" WEST, A DISTANCE OF 223.69 FEET TO A 1/2-INCH IRON ROD WITH FOUND FOR CORNER IN THE WEST LINE OF SAID CROWN S LTD. TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CROWN S LTD. TRACT BEARS SOUTH 00°31'56" EAST, A DISTANCE OF 852.38 FEET;

THENCE NORTH 00°31'56" WEST, ALONG THE WEST LINE OF SAID CROWN S LTD. TRACT, A DISTANCE OF 691.03 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00°31'53" WEST, CONTINUING ALONG SAID WEST LINE, PASSING AT A DISTANCE OF 1733.98 FEET A 1-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GREG MIMS AND PAM MIMS, RECORDED IN INSTRUMENT NO. 20150604000659940, O.P.R.C.C.T. AND A TRACT OF LAND DESCRIBED IN DEED TO W.G. CULLUM & COMPANY, LTD., RECORDED IN INSTRUMENT NO. 20151215001560240, O.P.R.C.C.T., AND CONTINUING FOR A TOTAL DISTANCE OF 1,739.11 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

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THENCE NORTH 00°31'46" EAST, A DISTANCE OF 434.69 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "METROPLEX 1849" FOUND AT THE NORTHWEST CORNER OF SAID CROWN S LTD. TRACT;

THENCE NORTH 88°46'41" EAST, ALONG THE NORTH LINE OF SAID CROWN S LTD. TRACT, A DISTANCE OF 2,597.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,272,411 SQUARE FEET OR 143.995 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

PROJECT NO. 210038
CROWN TRACT 2
3.205 ACRES

Part of Property ID's 2143113 and 2055089

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804 AND THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE WEST LINE OF SAID CROWN S LTD. TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CROWN S LTD. TRACT BEARS SOUTH 00°31'56" EAST, A DISTANCE OF 455.68 FEET;

THENCE NORTH 00°31'56" WEST, ALONG SAID WEST LINE, A DISTANCE OF 396.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE OF THE CROWN S LTD. TRACT BEARS NORTH 00°31'56" WEST, A DISTANCE OF 691.03 FEET;

THENCE SOUTH 85°05'29" EAST, A DISTANCE OF 223.69 FEET TO A METAL FENCE POST FOR CORNER FOR CORNER;

THENCE NORTH 84°55'10" EAST, A DISTANCE OF 644.73 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 50°38'02" WEST, A DISTANCE OF 154.60 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 79°14'54" WEST, A DISTANCE OF 331.44 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 59°43'30" WEST, A DISTANCE OF 287.68 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 52°17'38" WEST, A DISTANCE OF 212.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 139,590 SQUARE FEET OR 3.205 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

PROJECT NO. 210038
CROWN TRACT 3
3.003 ACRES

Part of Property ID's 2143113 and 2055089

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20170403000416890, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "TXDOT" FOUND AT THE NORTH CORNER OF SAID STATE OF TEXAS TRACT BEARS NORTH 06°54'50" WEST, A DISTANCE OF 55.27 FEET;

THENCE SOUTH 06°54'50" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 218.27 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 71°30'57" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 144.40 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 65°17'11" WEST, A DISTANCE OF 183.52 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 87°43'55" WEST, A DISTANCE OF 116.47 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 60°36'39" WEST, A DISTANCE OF 85.53 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 26°02'46" WEST, A DISTANCE OF 94.84 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 76°09'55" WEST, A DISTANCE OF 42.18 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 05°25'46" EAST, A DISTANCE OF 331.27 FEET TO A 5 METAL FENCE POST FOR CORNER;

THENCE SOUTH 89°46'59" EAST, A DISTANCE OF 572.10 FEET THE POINT OF BEGINNING AND CONTAINING 130,829 SQUARE FEET OR 3.003 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

PROJECT NO. 210018
MOODY TRACT
69.994 ACRES

Property ID's 2120490

BEING A TRACT OF LAND LOCATED IN THE BENJAMIN BREWTON SURVEY, ABSTRACT NO. 125, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO. 20140606000572850, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID MOODY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM WHICH A WOOD RIGHT-OF-WAY MARKER BEARS NORTH 58°16'44" WEST, A DISTANCE OF 1.45 FEET;

THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 498.59 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET FOR CORNER, FROM WHICH A WOOD RIGHT-OF-WAY MARKER BEARS NORTH 02°35'45" WEST, A DISTANCE OF 26.41 FEET;

THENCE NORTH 00°13'52" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 720.60 FEET TO A POINT FOR CORNER FROM WHICH A 3/4-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADY LEE, RECORDED IN VOLUME 4840, PAGE 1743, DEED RECORDS, COLLIN COUNTY, TEXAS, BEARS SOUTH 88°14'15" EAST, A DISTANCE OF 0.59 FEET AND FROM WHICH A 3/8-INCH IRON ROD FOUND NEAR THE NORTHWEST CORNER OF SAID MOODY TRACT BEARS SOUTH 01°58'05"WEST, A DISTANCE OF 8.20 FEET AND FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LEE TRACT BEARS NORTH 00°13'02" WEST, A DISTANCE OF 546.05 FEET;

THENCE SOUTH 88°14'15" EAST, ALONG THE SOUTH LINE OF SAID LEE TRACT, A DISTANCE OF 2,627.99 FEET TO A 3/4-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE SOUTHEAST CORNER OF SAID LEE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND NEAR THE NORTHEAST CORNER OF SAID MOODY TRACT BEARS NORTH 00°39'40" WEST, A DISTANCE OF 7.67 FEET AND FROM WHICH A 5/8-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND AT THE NORTHEAST CORNER OF SAID LEE TRACT BEARS NORTH 01°00'52" WEST, A DISTANCE OF 583.77 FEET;

THENCE SOUTH 00°07'00" WEST, ALONG THE COMMON LINE OF SAID MOODY TRACT AND SAID STELZER TRACT, A DISTANCE OF 1,107.25 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID MOODY TRACT AND SAID KIRAN TRACT;

THENCE SOUTH 89°21'36" WEST, ALONG THE COMMON LINE OF SAID MOODY TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,299.36 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

THENCE SOUTH 89°16'45" WEST, CONTINUING ALONG THE COMMON LINE OF SAID MOODY TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,315.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,048,952 SQUARE FEET OR 69.994 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

PROJECT NO. 210010
KIRAN TRACT
19.971 ACRES

Part of Property ID's 990510; 990529; 2027949; 990244

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MARK A. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 332.65 FEET TO THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND AT THE NORTHWEST CORNER OF SAID MATTHEW DILLON KIRAN TRACT BEARS NORTH 00°45'03" WEST, A DISTANCE OF 499.27 FEET;

THENCE NORTH 89°18'24" EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID KIRAN TRACTS, A DISTANCE OF 2,614.87 FEET TO A CALCULATED POINT FOR CORNER IN THE WEST LINE OF A TRACT OF LAND IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE EAST COMMON CORNER OF SAID KIRAN TRACTS;

THENCE SOUTH 00°42'34" EAST, ALONG THE COMMON LINE OF SAID KIRAN TRACT AND SAID STELZER TRACT, A DISTANCE OF 332.85 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T., FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID HACKNEY TRACT BEARS SOUTH 00°31'51" EAST, A DISTANCE OF 479.09 FEET;

THENCE SOUTH 89°19'06" WEST, ALONG THE COMMON LINE OF SAID KIRAN TRACT AND SAID HACKNEY TRACT, A DISTANCE OF 900.24 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID HACKNEY TRACT AND SAID JOHNSON TRACT;

THENCE SOUTH 89°18'26" WEST, ALONG THE COMMON LINE OF SAID KIRAN TRACT AND SAID JOHNSON TRACT, A DISTANCE OF 1,714.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 869.915 SQUARE FEET OR 19.971 ACRES OF LAND, MORE OR LESS.

U:\RCI - CELINA 500 - Moody - Kiran - G BAR 7 - Stelzer 156 - Johnson\8 - Easements, Exhibits, Surveys\Legal Descriptions\Kiran 200121-19.971AC.docx TBPELS FIRM #10194367

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PROJECT NO. 210010
KIRAN TRACT
29.983 ACRES

Part of Property ID's 990510; 990529; 2027949; 990244

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124 AND THE BENJAMIN BREWTON SURVEY, ABSTRACT NO. 125, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID MATTHEW D. KIRAN TRACT BEARS SOUTH 00°45'03" WEST, A DISTANCE OF 332.65 FEET;

THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 499.27 FEET TO A 5/8-INCH IRON WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE WEST COMMON CORNER OF SAID MATTHEW DILLON KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO. 20140606000572850, O.P.R.C.C.T., FROM WHICH A 3/4-INCH IRON ROD FOUND NEAR THE NORTHWEST CORNER OF SAID MOODY RHINOCEROS TRACT BEARS NORTH 00°24'57" WEST, A DISTANCE OF 1219.16 FEET;

THENCE NORTH 89°16'45" EAST, ALONG THE COMMON LINE OF SAID MATTHEW DILLON KIRAN TRACT AND SAID MOODY RHINOCEROS TRACT, A DISTANCE OF 1,315.87 FEET TO A 5/8-INCH IRON WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 89°21'36" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 1,299.36 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T., AT THE EAST COMMON CORNER OF SAID MATTHEW DILLON KIRAN TRACT AND SAID MOODY RHINOCEROS TRACT, FROM WHICH A 3/4-INCH IRON ROD FOUND NEAR THE NORTHEAST CORNER OF SAID MOODY RHINOCEROS TRACT BEARS NORTH 00°07'10" EAST, A DISTANCE OF 1107.23 FEET;

THENCE SOUTH 00°42'34" EAST, ALONG THE COMMON LINE OF SAID MATTHEW DILLON KIRAN TRACT AND SAID STELZER TRACT, A DISTANCE OF 498.69 FEET TO THE EAST COMMON CORNER OF SAID KIRAN TRACTS, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID MATTHEW D. KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T. BEARS SOUTH 00°42'34" EAST, A DISTANCE OF 332.85 FEET;

THENCE SOUTH 89°18'24" WEST, ALONG THE COMMON LINE OF SAID KIRAN TRACTS, A DISTANCE OF 2,614.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,306,067 SQUARE FEET OR 29.983 ACRES OF LAND, MORE OR LESS.

U:\RCI - CELINA 500 - Moody - Kiran - G BAR 7 - Stelzer 156 - Johnson\8 - Easements, Exhibits, Surveys\Legal Descriptions\Kiran 200121-29.983AC.docx TBPELS FIRM #10194367

Page 1 of 1

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

PROJECT NO. 210001
JOHNSON TRACT
18.954 ACRES

Property ID 2120484

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MARK S. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EXISTING EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (FM) 455, A VARIABLE WIDTH RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID JOHNSON TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.);

THENCE NORTH 89°18'26" EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,714.40 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID JOHNSON TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND SAID HACKNEY TRACT BEARS NORTH 89°19'06" EAST, A DISTANCE OF 900.24 FEET;

THENCE SOUTH 00°39'47" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID HACKNEY TRACT, A DISTANCE OF 476.67 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T., AT THE SOUTH COMMON CORNER OF SAID JOHNSON TRACT AND SAID HACKNEY TRACT, FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND SAID OLD CELINA TRACT BEARS NORTH 89°28'43" EAST, A DISTANCE OF 910.17 FEET;

THENCE SOUTH 87°38'51" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND THE OLD CELINA TRACT, A DISTANCE OF 58.03 FEET TO A 1/2-IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID OLD CELINA TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO CELINA 428, L.P., RECORDED IN INSTRUMENT NO. 20070222000245920, O.P.R.C.C.T.;

THENCE SOUTH 88°35'59" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID CELINA 428 TRACT, A DISTANCE OF 589.16 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW CAP (ILLEGIBLE) FOUND AT THE NORTH COMMON CORNER OF SAID CELINA 428 TRACT AND TRACT OF LAND DESCRIBED IN DEED TO JC GOODMA NINVESTMENT GROUP, INC., RECORDED IN INSTRUMENT NO. 20200115000063450, O.P.R.C.C.T.;

THENCE SOUTH 88°39'24" WEST, ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID JC GOODMAN INVESTMENT GROUP TRACT, A DISTANCE OF 1,015.89 FEET TO A 5/8 INCH IRON ROD WITH A PINK PLASTIC CAP STAMPED "TXDOT" FOUND IN THE NEW EAST RIGHT-OF-WAY LINE OF SAID FM 455 AS ESTABLISHED BY DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2017013000470220, O.P.R.C.C.T.;

THENCE NORTH 06°44'04" WEST, ALONG SAID NEW EAST RIGHT-OF-WAY LINE, A DISTANCE OF 381.29 FEET TO A 5/8 INCH IRON ROD WITH A PINK PLASTIC CAP STAMPED "TXDOT" FOUND FOR CORNER IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID FM 544;

THENCE NORTH 00°43'02" WEST, ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE, A DISTANCE OF 117.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 825,624 SQUARE FEET OR 18.954 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

PROJECT NO. 210016
HACKNEY TRACT
9.929 ACRES

Property ID 990253 & 1976567

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, O.P.R.C.C.T., AT THE NORTH COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MARK A. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID JOHNSON TRACT AND AND SAID KIRAN TRACT BEARS SOUTH 89°18'26" WEST, A DISTANCE OF 1714.40 FEET;

THENCE NORTH 89°19'06" EAST, A DISTANCE OF 900.24 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND SAID KIRAN TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE KIRAN TRACT BEARS NORTH 00°42'34" WEST, A DISTANCE OF 831.54 FEET;

THENCE SOUTH 00°31'51" EAST, ALONG THE COMMON LINE OF SAID HACKNEY TRACT AND SAID STELZER TRACT, A DISTANCE OF 479.09 FEET TO A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T.;

THENCE SOUTH 89°28'43" WEST, A DISTANCE OF 910.17 FEET TO A 3/8-INCH IRON ROD FOUND AT THE WEST COMMON CORNER OF SAID HACKNEY TRACT AND SAID OLD CELINA TRACT, SAME BEING THE SOUTH COMMON CORNER OF SAID HACKENY TRACT AND SAID JOHNSON TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE OLD CELINA TRACT BEARS SOUTH 87°38'51" WEST, A DISTANCE OF 58.03 FEET;

THENCE NORTH 00°39'47" EAST, A DISTANCE OF 476.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 432,525 SQUARE FEET OR 9.929 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

PROJECT NO. 200100
STELZER REVOCABLE TRUST TRACT
161.383 ACRES

Property ID 997942

BEING A TRACT OF LAND LOCATED IN THE T. & P. RAILWAY CO. SURVEY, ABSTRACT NO. 932, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 20141006001089690, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 8-INCH WOOD FENCE POST FOUND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T., AT THE SOUTHWEST CORNER OF SAID STELZER TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JARRELL DWAIN GRAY, RECORDED IN INSTRUMENT NO. 20090105000007700, O.P.R.C.C.T.;

THENCE NORTH 00°04'16" WEST, A DISTANCE OF 319.32 FEET TO A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID OLD CELINA TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, O.P.R.C.C.T.;

THENCE NORTH 00°31'51" WEST, A DISTANCE OF 479.09 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, O.P.R.C.C.T.;

THENCE NORTH 00°42'34" WEST, ALONG THE EAST LINE OF SAID KIRAN TRACT AND ANOTHER TRACT DESCRIBED IN DEED TO MATTHEW DILLON KIRAN, RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., A DISTANCE OF 831.54 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO. 20140606000572850, D.R.C.C.T.;

THENCE NORTH 00°07'00" EAST, ALONG THE EAST LINE OF SAID MOODY RHINOCEROS TRACT, PASSING AT A DISTANCE OF 1,107.23 FEET A 3/4-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADY LEE, RECORDED IN VOLUME 4840, PAGE 1743, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND CONTINUING FOR A TOTAL DISTANCE OF 1,120.03 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET NEAR THE SOUTHWEST EDGE OF PAVING OF COUNTY ROAD 57 AT THE NORTHWEST CORNER OF SAID STELZER TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO. 20140501000426500, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LEE TRACT BEARS NORTH 01°02'23"WEST, A DISTANCE OF 570.99 FEET;

THENCE NORTH 89°35'24" EAST, ALONG SAID COUNTY ROAD 57 AND THE NORTH LINE OF SAID STELZER TRACT, A DISTANCE OF 2,631.96 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA , LTD., RECORDED IN INSTRUMENT NO. 20060815001168150, O.P.R.C.C.T., AT THE NORTH COMMON CORNER OF SAID STELZER TRACT AND A TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO G BAR 7, LTD., RECORDED IN VOLUME 5850, PAGE 990, D.R.C.C.T., FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID OLD CELINA TRACT BEARS NORTH 89°35'24" EAST, A DISTANCE OF 682.05 FEET;

THENCE SOUTH 00°12'44" EAST, LEAVING THE SOUTH LINE OF SAID OLD CELINA TRACT AND ALONG SAID COUNTY ROAD 57 AND THE EAST LINE OF SAID STELZER TRACT, A DISTANCE OF 852.17 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF CELINA, TEXAS, RECORDED IN VOLUME 481, PAGE 230, D.R.C.C.T.;

THENCE NORTH 87°15'44" WEST, LEAVING SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT, A DISTANCE OF 450.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE NORTHWEST CORNER OF SAID CITY OF CELINA TRACT;

THENCE SOUTH 00°12'44" EAST, A DISTANCE OF 485.30 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST CORNER OF SAID CITY OF CELINA TRACT;

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

THENCE SOUTH 87°15'44" EAST, A DISTANCE OF 450.00 FEET TO A MAG NAIL SET IN SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT AT THE SOUTHEAST CORNER OF SAID CITY OF CELINA TRACT;

THENCE SOUTH 00°12'44" EAST, ALONG SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT, A DISTANCE OF 1,420.00 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF SAID STELZER TRACT;

THENCE SOUTH 89°56'13" WEST, LEAVING SAID COUNTY ROAD 57, PASSING AT A DISTANCE OF 205.83 FEET A 5/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO J.B. STELZER AND WIFE FRANCES B. STELZER, RECORDED IN INSTRUMENT NO. 19710125077403730, D.R.C.C.T., AND LOT 23 OF WILLOCK HILL ADDITION AMENDED PLAT, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 160, MAP RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 605.83 FEET TO THE NORTH COMMON CORNER OF LOTS 11 AND 23 OF SAID ADDITION, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "RPLS 2818" BEARS SOUTH 09°19'53" EAST, A DISTANCE OF 0.46 FEET;

THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 358.80 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE NORTH COMMON CORNER OF LOTS 10 AND 11 OF SAID ADDITION;

THENCE SOUTH 89°41'02" WEST, A DISTANCE OF 380.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 2818" FOUND AT THE NORTH COMMON CORNER OF SAID ADDITION AND SAID GRAY TRACT;

THENCE SOUTH 89°39'42" WEST, A DISTANCE OF 1,284.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,029,841 SQUARE FEET OR 161.383 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

Property ID 2529121 & 2529122

PROPERTY DESCRIPTION

Being a tract of land situated in the Thomas Stayton Survey, Abstract No. 805, Collin County, Texas and being the remainder of a called 79 acre tract of land (Tract III) described in Deed to G Bar 7, LTD. as recorded in Document No. 2005-0015684 of the Official Public Real Property Records of Collin County, Texas, and being more particularly described herein as follows:

BEGINNING at a "Mag" spike set in County Road 57 (a public road) and in the East line of a called 160 acres tract of land described in Deed to Billy Stelzer and Julia Stelzer as recorded in Instrument No. 20141006001089690 of the Official Public Records of Collin County, Texas for the Southwest corner of said Tract III;

THENCE North 00 degrees 01 minutes 22 seconds East, with the West line of said Tract III, along said County Road 57, passing the Southeast corner of a called 5.00 acres tract of land described in Deed to the City of Celina as recorded in Volume 481, Page 230 of said Deed Records, continuing with the West line of said Tract III and the East line of said City of Celina tract, passing the Northeast corner thereof and continuing for a total distance of 2,484.46 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) set on the Northeast side of a bend in said County Road 57 for the Northwest corner of said Tract III, and being in the South line of a called 52.039 acre tract of land described in Deed to Old Celina, LTD. as recorded in Instrument No. 20060815001168150 of said Official Public Records;

THENCE North 89 degrees 45 minutes 53 seconds East, with the North line of said Tract III, passing the Southeast corner of said 52.039 acre tract and the Southwest corner of a called 50.363 acres tract of land described in Deed to Celina 50, LLC as recorded in Instrument No. 20190610000659920 of said Official Public Records, and continuing for a total distance of 1,385.31 feet to a 3/8 inch iron rod found for the Northeast corner of said Tract III and the Northwest corner of a called 54.804 acres tract of land (Tract Two) described in Deed to Dorothy Stambaugh and Lewis Dickerson as recorded in Instrument No. 20100510000463340 of said Official Public Records;

THENCE with the East line of said Tract III and the West line of said Stambough tract, along and near an established fence line, the following courses and distances:

South 00 degrees 39 minutes 47 seconds East, a distance of 174.67 feet to a 5/8 inch iron rod set for corner;

South 02 degrees 33 minutes 05 seconds West, a distance of 145.60 feet to a 5/8 inch iron rod set for corner;

South 02 degrees 09 minutes 55 seconds East, a distance of 198.50 feet to a 5/8 inch iron rod set for corner;

South 00 degrees 24 minutes 55 seconds East, a distance of 725.00 feet to a 5/8 inch iron rod set for corner;

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

South 00 degrees 09 minutes 55 seconds East, a distance of 262.10 feet to a cross-tie fence corner post found for the Southwest corner of said Stambough tract and the Northwest corner of Lot 1, Block A of Celina 22 Addition recorded in Instrument 20200128010000450 of said Official Public Records;

THENCE South 00 degrees 01 minutes 02 seconds West, with the East line of said Tract III and the West line of Lot 1, passing the Southwest corner of said Lot 1 and the Northwest corner of Lot 2, Block A of said Celina 22 Addition, and continuing for a total distance of 672.08 feet to a 1/2 inch iron rod found for the Southwest corner of said Lot 2 and the Northwest corner of Lot 1, Block 1 of Snyder Addition as recorded in Instrument No. 20060511010001920 of said Official Public Records;

THENCE South 00 degrees 08 minutes 55 seconds West, with the East line of said Tract III and the West line of said Snyder Addition, a distance of 297.31 feet to a 1/2 inch iron rod found in the North line of a 30 foot alleyway for the Southeast corner of said Tract III and the Southwest corner of said Snyder Addition;

THENCE South 89 degrees 29 minutes 39 seconds West, with the South line of said Tract III and the North line of said 30 foot alleyway, a distance of 100.03 feet to a 1/2 inch iron rod found for the Southeast corner of a called 3.00 acres tract of land described in Deed to Whitney Elliot and Marc Elliot as recorded in Instrument No. 20181228001576130 of said Official Public Records;

THENCE North 00 degrees 31 minutes 41 seconds West, with the East line of said Elliot tract, a distance of 315.13 feet to a 1/2 inch capped iron rod found for the Northeast corner of said Elliot tract;

THENCE South 89 degrees 20 minutes 47 seconds West, with the North line of said Elliot tract, a distance of 414.83 feet to a 5/8 inch iron rod set for the Northwest corner of said Elliot tract;

THENCE South 00 degrees 31 minutes 41 seconds East, with the West line of said Elliot tract, a distance of 314.99 feet to a 5/8 inch iron rod set in the South line of said Tract III and the North line of said 30 foot alleyway for the Southwest corner of said Elliot tract;

THENCE South 89 degrees 21 minutes 57 seconds West, with the South line of said Tract III, a distance of 879.59 feet to the POINT OF BEGINNING and containing, within the metes and bounds herein recited, 76.224 acres of land, more or less.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

PROJECT NO. 210019
NORTH TRACT
27.086 ACRES

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 805, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LEWIS DICKERSON, RECORDED IN INSTRUMENT NO. 20100510000463340, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET NEAR THE APPROXIMATE CENTERLINE OF STATE HIGHWAY 289 BUSINESS (N. LOUISIANA DRIVE), A VARIABLE WIDTH RIGHT-OF-WAY, IN THE EAST LINE OF SAID DICKERSON TRACT, FROM WHICH A PK-NAIL FOUND AT THE NORTHEAST CORNER OF A 5-ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 4572, PAGE 4113, DEED RECORDS, COLLIN COUNTY, TEXAS BEARS NORTH 00°05'09" WEST, A DISTANCE OF 188.29 FEET;

THENCE SOUTH 00°05'09" WEST, ALONG SAID CENTERLINE AND SAID EAST LINE, A DISTANCE OF 844.51 FEET TO A MAG NAIL SET FOR CORNER;

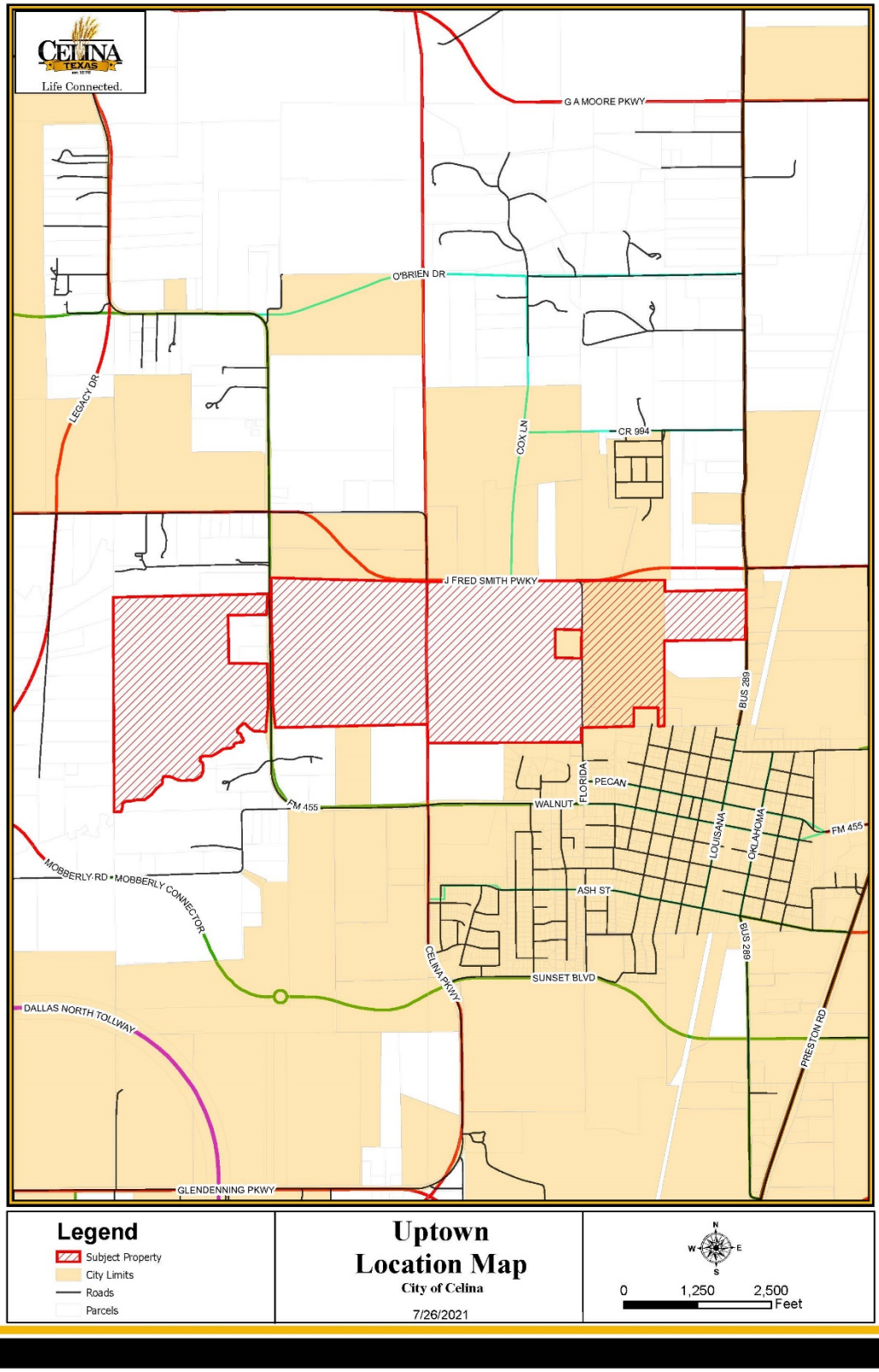
THENCE SOUTH 89°04'55" WEST, LEAVING SAID CENTERLINE AND SAID EAST LINE, A DISTANCE OF 1,394.42 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE WEST LINE OF SAID DICKERSON TRACT;

THENCE NORTH 00°18'24" WEST, ALONG THE WEST LINE OF SAID DICKERSON TRACT, A DISTANCE OF 844.43 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER, FROM WHICH A 1/4-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5-ACRE TRACT BEARS NORTH 00°36"21" WEST, A DISTANCE OF 185.72 FEET;

THENCE NORTH 89°04'55" EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,400.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,179,867 SQUARE FEET OR 27.086 ACRES OF LAND, MORE OR LESS.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

Exhibit B
Depiction of Property



Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

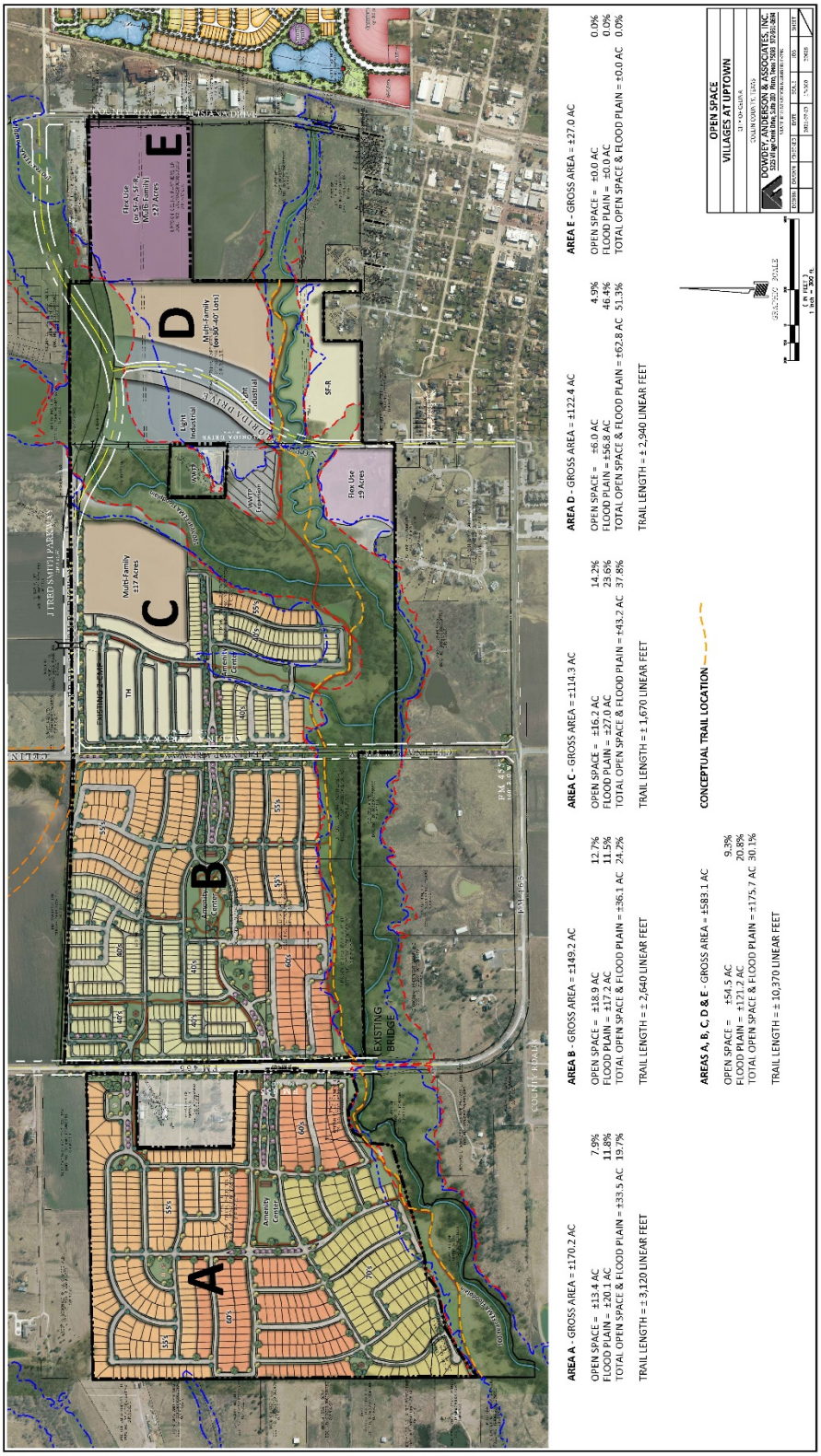
Exhibit C
Area Map

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

Exhibit D
Concept Plan

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

Exhibit E
Open Space Plan



Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

Exhibit F
Development Regulations

1. Parties will work together to create a Master Uptown Park Plan to satisfy Park Dedication requirements. Any project that does not meaningfully connect with the proposed linear park, along with associated amenity understandings and open space, shall abide by the Neighborhood Vision Book and open space regulations.
2. The Celina Code of Ordinances are amended for this Development to require alleys on lots less than 55' wide. Alleys are not required but allowed on lots 55' or greater.
3. The Celina Tree Ordinance shall not apply if the payments required by the Development Agreement have been made by Owner.
4. Zoning, generally to be per the Concept Plan (note that gross acreages are approximate)

    a. **Area A (170 acres):** 100% SF-R

    b. **Area B (149.5 acres):** 100% SF-R

    c. **Area C: (114 acres):** SF-R and SF- A allowed
    MF-0, MF-2, and/or MF-3 *

    d. **Area D: (123 acres):** Min 30% SF- A
    Max 40% I - Industrial
    MF-0, MF-2, and/or MF-3 *
    SF-R South of creek, east of Florida St
    Max 3 to 10 acres Flex Use – South of Creek, west of Florida St

    e. **Area E: (52 acres)** Allowed Uses - SF-A, SF-R
    MF-0, MF-2, and/or MF-3 *
    Max 20% - Flex Use

    * Areas C, D, and E to include a maximum of 750 units of MF-0, MF-2, and/or MF-3 (with a maximum of 250 units for MF-0)

"Flex Use" is defined as the following allowed uses per the City Zoning Districts:

- CF – Community Facilities
- C – Commercial, Office & Retail
- I - Industrial

Any modifications to the Districts must be mutually approved by property owner and City of Celina.

Any land dedicated to use for schools, City facilities (including WWTP, lift station, water tower fire station, police station, City buildings etc.) shall not be included in the percentages of allowed uses in each area.

Attachment: Draft Ordinance (Villages of Uptown – Planned Development)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Bella Lopez, Senior Planner
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Tuscany Estates Phase 2 DA Amendment

Action Requested:
Conduct a public hearing and act upon an amendment to the Tuscany Estates Development Agreement; generally located at the southeast corner of CR 87 (future Coit Road) and CR 90 (future Glendenning Parkway), within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Tuscany Estates Phase 2 DA Amendment) (Lopez)

Applicant:
KFM Engineering & Design
3501 Olympus Blvd. Suite 100
Dallas, TX 72019

Background:
The applicant's request is to amend the current Development Agreement to add additional acreage to the master planned community.

Please refer to the attachments for additional information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Agreement

Staff Recommendation:
Staff recommends approval as presented.

CELINA TEXAS EST. 1876
Life Connected.

COIT RD
SUNSET BLVD
GLENDENNING PKWY
ROSELAND PKWY
COLLIN COUNTY OUTER LOOP
CHOATE PKWY

Attachment: Location Map (Tuscany Estates Phase 2 DA Amendment)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Tuscany Phase 2
Location Map
City of Celina

6/29/2021

N W E S

0 500 1,000 Feet

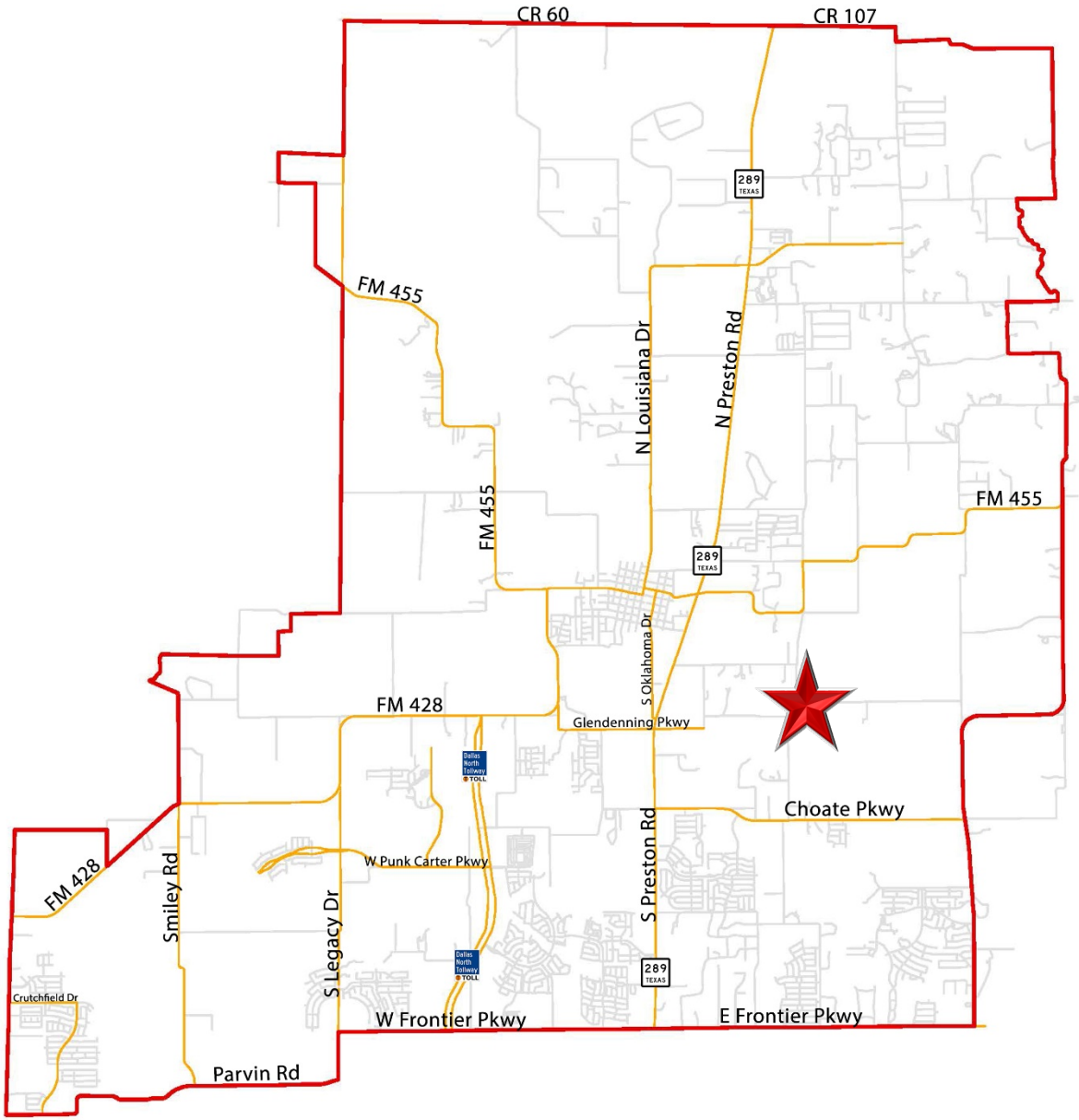
Tuscany Phase 2

Development Agreement

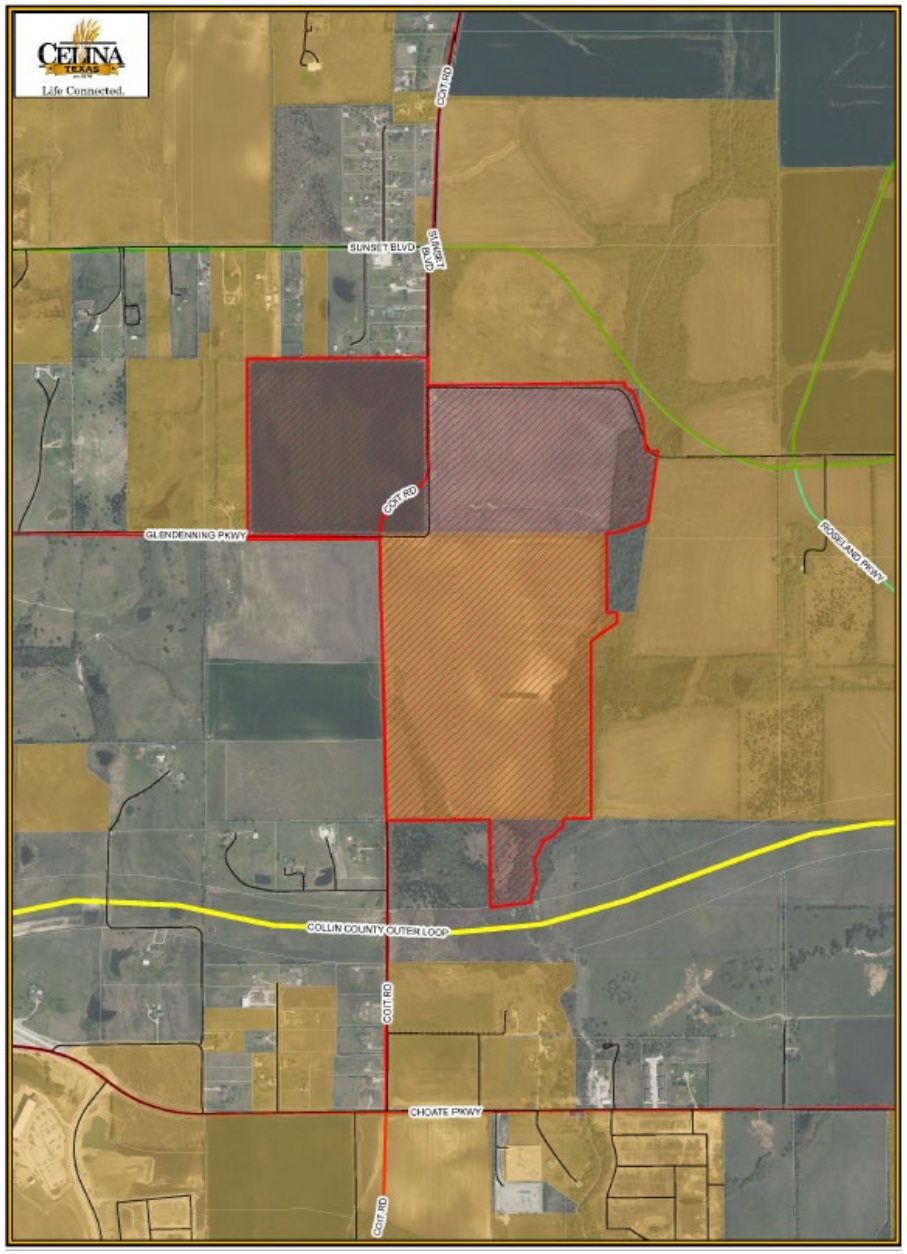
City Council

August 10, 2021

Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)



Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)



Location Map

The subject property is generally located at the intersection of Coit Road and Glendenning Parkway

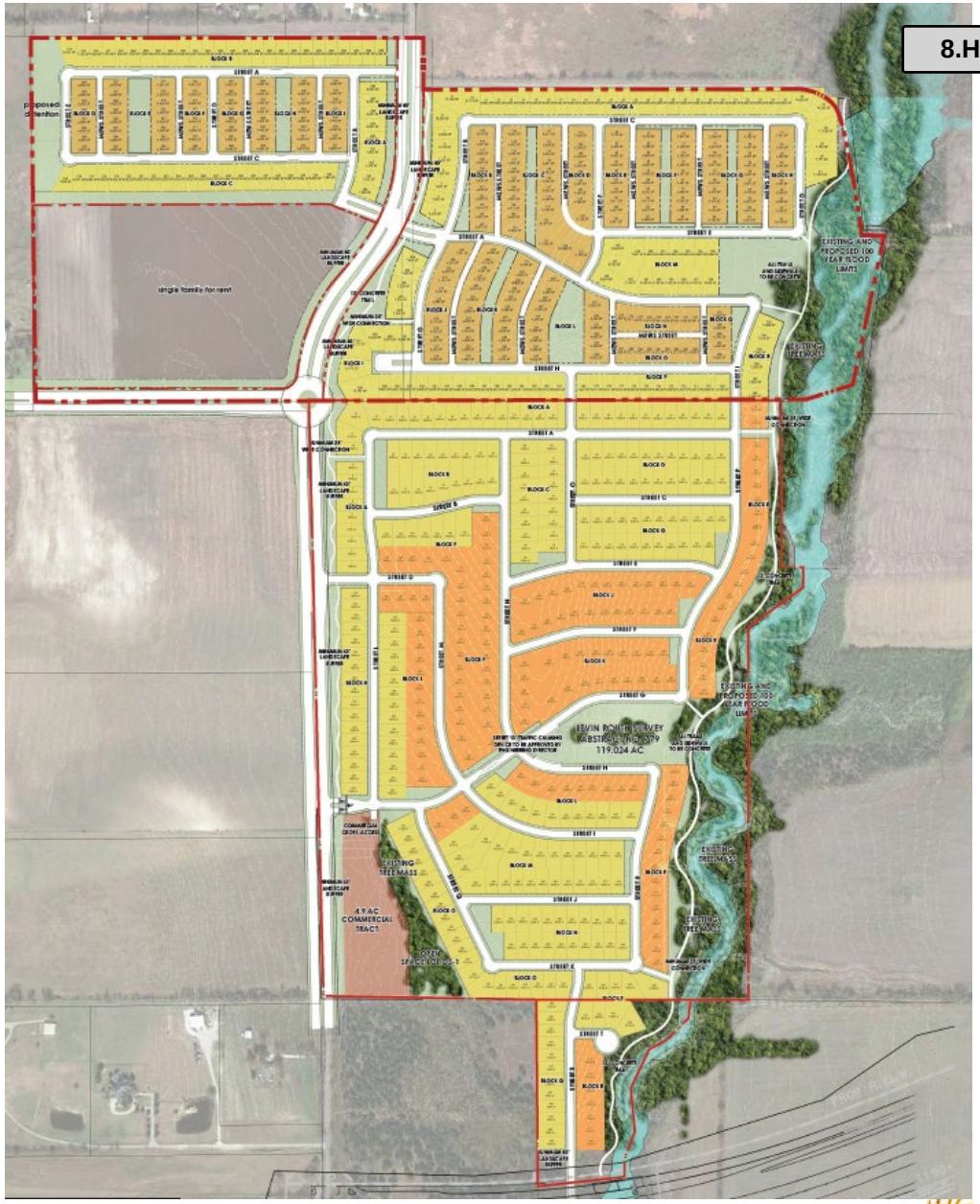
Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)

Background

- The subject property is approximately 252 acres and located in both the ETJ and the City Limits
- The applicant's request is to amend the current DA to add more acreage to the master planned community

Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)

Concept Plan



Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)

Project Overview

- Extensive open spaces and parks throughout community, an amenity center overlooking the creek, splash pad and a trail going north and south along the creek
- Compliance with Neighborhood Vision Book
- Proposed Lot Mix:
  - 40s: Maximum 35%
  - 55s: Flexible
  - 60s: Minimum 20%

Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)

Before & After

Current

- Lot Mix includes 55’ and 60’ lots
- Alleys not required on 55’ lots
- 20% open space; trails

Proposed

- Lot Mix includes 40’, 55’ and 60’ lots
- Alleys required on 40’ lots
- 20% open space; trails
- 25 acres of MF-0
- PID

Both require standard amenity package with timing mechanisms, trails, and open space

Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)

Policy Considerations

- The request for additional lot sizes is in alignment with the City's base zoning codes and long range plans, which call for a mixture of lot sizes
- The acreage has significantly increased by 133 acres. The total lot count is now 821
- Only 25 acres out of the 252 acres is set aside for single family for rent
- Follows city standards (extensive open space, architecture, etc.)

Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)

P&Z Public Hearing

- One resident spoke at the public hearing, asking questions about when alleys are required and about Single Family for rent
- The Commission voted (5-1) to recommend approval of the project
- The dissenting vote (Ousley) shared that he had concerns with the project evolving from its original acreage and size

Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)

Recommendation

- Staff recommends approval as presented

Attachment: Staff Presentation (Tuscany Estates Phase 2 DA Amendment)

AMENDED AND RESTATED
DEVELOPMENT AGREEMENT
(Tuscany Estates)

This **AMENDED AND RESTATED DEVELOPMENT AGREEMENT** (this "Agreement") is entered into by and between CCD – COIT LAND, LLC (the "Developer") and the City of Celina (the "City") to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement ("Effective Date"), and for the sole purpose of consenting to termination and replacement of the Original Agreement, C and C Land, LLC.

RECITALS

WHEREAS, certain terms used herein are defined in Article I; and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County and Collin County; and

WHEREAS, the Developer and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties") desire to enter into this Agreement; and

WHEREAS, Developer owns 118.884 acres of land, generally located at the southeast corner of County Road 87 and County Road 90, which lies within the corporate limits of the City, entirely within Collin County, Texas and described by metes and bounds on **Exhibit A-1** and depicted in **Exhibit B-1** (the "Original Property"); and

WHEREAS, Albertie Malone, Clifton V. McKnight, and Bryan J. McKnight ("McKnight") own tracts of land in Collin County, Texas, containing approximately 124.811 acres, located wholly in the City's extraterritorial jurisdiction ("ETJ") (the "McKnight Tract"); and

WHEREAS, Belknap, FP, Ltd. ("Belknap") owns a tract of land in Collin County, Texas, containing 8.339 acres, located wholly in the City's ETJ (the "Belknap Tract"); and

WHEREAS, the McKnight Tract and Belknap Tract are more particularly described by metes and bounds on **Exhibit A-2** and depicted in **Exhibit B-2** (the "Additional Property" and collectively with the Original Property the "Property"); and

WHEREAS, Developer's predecessor in interest, C and C Land, LLC, and City entered into that certain Development Agreement regarding the Original Property as of April 27, 2021, recorded as Instrument No. 20210602001116410 in the real property records of Collin County (the "Original Agreement"); and

WHEREAS, the Parties and C and C Land, LLC desire to replace, in its entirety, the Original Agreement with this Agreement; and

WHEREAS, the Developer intends to purchase the Additional Property from McKnight and Belknap (the "Additional Property Owner"), and the Developer intends to develop the Property pursuant to the terms of this Agreement; and

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

WHEREAS, the Developer intends to develop the Property as a planned development with residential and commercial uses (the "Development"); and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions and to impose certain commitments in connection with the development of the Property; and

WHEREAS, the Parties intend for the Property to be developed in a manner consistent with the City's zoning requirements, building material requirements and building code requirements, except as otherwise provided herein; and

WHEREAS, the Parties intend that the Property will be developed in accordance with the concept plan attached hereto as **Exhibit C** (the "Concept Plan"), the development standards attached hereto as **Exhibit D** (the "Development Standards"), and the open space standards attached herein as **Exhibit E**; and

WHEREAS, the Developer intends to construct and/or make financial contributions to certain onsite public improvements to serve the Development; and

WHEREAS, in consideration of the Developer's agreements contained herein to develop the Property as envisioned by the Parties, and to incentivize the development of the Property, the City has agreed to reduce the capital recovery fees for the development of the Property as specifically set forth in this Agreement; and

WHEREAS, Marilee Special Utility District ("Marilee SUD") currently holds the certificate of convenience and necessity (the "CCN") to provide retail water service to the Property; and

WHEREAS, upon request of the City to transfer the Marilee SUD CCN to the City, the Developer shall pay the reasonable costs associated with the transfer of the Marilee SUD CCN to the City that the City may incur from the Date of the Developer's request; and

WHEREAS, subject to any cost participation undertaken by the City for oversizing water or wastewater mains inside the Property to serve surrounding properties, the Development will require Developer to build certain onsite infrastructure, including streets and roads; drainage; water, sanitary sewer, and other utility systems; parks, open space, landscaping, and trail systems; and dedicate land for all of the onsite public improvements (collectively, "Onsite Public Improvements" and together with the Roadway Improvements (the "Public Infrastructure"); and

WHEREAS, the City has determined that full development of the Property as provided herein will promote local economic development within the City and will stimulate business and commercial activity within the City, which will drive infrastructure investment and job creation, and have a multiplier effect that increases both the City's tax base and utility revenues; and

WHEREAS, the Parties have determined that the Development will increase the quality of housing within the City; and

WHEREAS, the City and the Developer agree that the Development can best proceed pursuant to a development agreement such as this Agreement.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

WHEREAS, the Parties have the authority to enter into this Agreement pursuant to Section 212.171 *et seq* of the Texas Local Government Code and other applicable law; and

WHEREAS, the Parties contemplate that Developer execute and return a petition satisfying all legal requisites for annexation of the Property under Subchapter C-4 of Texas Local Government Code, Chapter 43, as forth in Article VI below.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I
GENERAL TERMS AND DEFINITIONS

1.1 Recitals. The recitals to this Agreement are incorporated herein for all purposes.

1.2 Definitions. Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Additional Property Owner is defined in the Recitals.

Additional Property is defined in the Recitals.

Agreement is defined in the introductory paragraph.

Bank Qualified Debt Fee is defined in Section 6.3(a).

CCNs mean certificates of convenience and necessity.

City is defined in the introductory paragraph.

City Assignee is defined in Section 8.2.

City Council means the city council of the City.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Development.

Claims is defined in Section 4.2(a).

Concept Plan means the concept plan as shown in **Exhibit C**, as amended in accordance with this Agreement.

Developer is defined in the introductory paragraph.

Developer Assignee is defined in Section 8.1(a).

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

Development is defined in the Recitals.

Development Standards means the development standards for the Property, which are set forth on **Exhibit D**.

Effective Date is the date in the introductory paragraph.

End-Buyer is defined in Section 9.1.

Glendenning Parkway Improvements is defined in Section 2.1(b)(3).

Indemnified Party is defined in Section 4.2(a).

Neighborhood Vision Book means the guide regarding open space and outdoor amenities adopted by City Resolution No. 2020-79R, as it may be subsequently amended.

Onsite Public Improvements is defined in the Recitals.

Open Space Improvements is defined in Section 4.1(c) and described in **Exhibit E**.

Original Agreement is defined in the Recitals.

Original Property is defined in the Recitals.

Parties means the Developer and the City.

Party means the Developer or the City.

Petition Property is defined in Section 6.1.

PID means a public improvement district created by the City for the benefit of the Property pursuant to the PID Act.

PID Act means Chapter 372, Texas Local Government Code, as amended.

PID Bonds means the assessment revenue bonds secured solely by PID assessments.

PID Projects is defined in Section 6.1(c).

PID Project Costs is defined in Section 6.1(d).

Property is the Original Property and Additional Property.

Public Infrastructure means water, wastewater, drainage, roadway, and other public infrastructure necessary to serve the full development of the Property, including the Onsite Public Improvements and the Roadway Improvements.

Roadway Improvements is defined in Section 2.1(b) and depicted in **Exhibits F**.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

Water and Wastewater Improvements is depicted in **Exhibit G**.

ARTICLE II
PUBLIC INFRASTRUCTURE

2.1 Public Infrastructure.

(a) Standards. Except as otherwise expressly provided for in this Agreement, all Public Infrastructure shall be designed, constructed and installed by the Developer in compliance with the City Regulations. Construction and/or installation of Public Infrastructure shall not begin until complete and accurate plans and specifications have been approved by the City. Each contract for construction of Public Infrastructure shall require a two-year maintenance bond following completion of such Public Infrastructure, which bond shall run in favor of the Party responsible for maintenance of the completed Public Infrastructure. To the extent easements or rights-of-way are needed within the Property and/or on the perimeter of the Property, they shall be dedicated by the Developer to the City at no cost to the City. The Public Infrastructure will be installed within easements granted to the City or in the public right-of-way, however utilities must be in an easement separate from the right-of-way. The size of the Public Infrastructure shall be as finally determined by the City's engineer, however, should the City's engineer determine oversizing is needed to serve property other than the Development, then the City shall pay its proportionate share of such oversizing costs as they become due and payable under the construction contract.

(b) Right-of-way and Roadway Improvements.

(1) ROW Dedication. The Developer shall, either by plat or by deed as requested by the City, dedicate the right-of-way for thoroughfares, roads, streets, and alleys for the Development, including but not limited to the Roadway Improvements.

(2) Coit Road. i). Prior to the acceptance of Phase I Tuscany lots (East of Coit/South of McKnight) the developer must deliver 2 concrete lanes of Coit Road improvements from the southern property line to south boundary of the future roundabout and must be designed, permitted and constructed at no cost to the City. As depicted in Exhibit F.

ii). Prior to acceptance of any Phase II Tuscany lots or final Occupancy of the MF-0 Parcel (North of Glendenning Parkway alignment, whether east or west of Coit) the developer must deliver 2 concrete lanes of Coit Road improvements north of Glendenning Parkway, as depicted in Exhibit F, including the roundabout and Coit South connection (item i.above) and must be designed, permitted and constructed at no cost to the city. If any Right-of-Way/Easement is needed for the proposed Roundabout, offsite to Tuscany land areas, the city retains the sole responsibility of acquisition.

iii). Developer shall, at its sole cost and expense, design, permit and construct 2 concrete lanes of Coit Road south from the southern property line of the development to the Outer Loop, as depicted on Exhibit F. The city retains the sole responsibility for any Rights-of-Way, Easements needed for the design and construction of such improvement. This roadway will be completed for public access within 30 months of City acquisition of

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

necessary Rights-of-Way/Easements, provided it will not have to be delivered prior to Phase II Coit improvements, as noted in item ii.) above.

(3) Old Glendenning Parkway. i). Prior to acceptance of any Phase II Tuscany lots or the final Occupancy of the MF-0 Parcel (North of Glendenning Parkway alignment, whether east of west of Coit), the developer must deliver 2 concrete lanes of Glendenning Parkway improvements, including the roundabout and Coit South connection (item i.) and must be designed, permitted and constructed at no cost to the city. These improvements will extend from Coit intersection to the western property line of the MF-0 parcel.

ii). The developer, as their sole cost and expense must deliver 2 concrete lanes of Glendenning Parkway (west of the MF-0 parcel) to the current Celina ISD boundary (south of Glendenning Parkway). The city retains the sole responsibility for any Rights-of-Way, Easements needed for the design and construction of such improvement. This roadway will be completed for public access within 30 months of City acquisition of necessary Rights-of-Way/Easements, provided it will not have to be delivered prior to Phase II Coit improvements, as noted in item ii.) above.

(c) Water Improvements. The Developer shall relocate the water line at Coit Road and Glendenning Parkway, as depicted in **Exhibit G**.

2.2 Inspections, Acceptance of Public Infrastructure.

(a) Roadway and Storm Infrastructure. The City shall have the right to inspect, at any time, the construction of all roadway and storm water Public Infrastructure, and any related Public Infrastructure necessary to support the proposed development within the Property, which shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations.

(b) Water and Wastewater Infrastructure. The City shall have the right to inspect the construction of all water and wastewater Public Infrastructure at any time, which water and wastewater shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations. The timing of construction of the various components of the water and wastewater Public Infrastructure shall be as required by the City Regulations.

(c) No Release. The City's inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, adequate Public Infrastructure in accordance with approved engineering plans, construction plans, and other approved plans related to the Development provided the City satisfies its obligations under this Agreement.

(d) City Owned. From and after the inspection and acceptance by the City of the Public Infrastructure and any other dedications required under this Agreement, such improvements and dedications shall be owned by the City.

(e) Approval of Plats/Plans. Approval of plats, permits, plans, designs or specifications by the City shall be in accordance with the City Regulations. Approval by the City, the City's engineer or other City employee or representative of any plats, permits, plans, designs or

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

specifications submitted pursuant to this Agreement or pursuant to the City Regulations shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, his engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the Developer or the Developer's engineer, or engineer's officers, agents, servants, or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed. All plats and plans of the Developer related to the Property shall meet the requirements of the applicable City Regulations.

2.3 Operation and Maintenance.

(a) Upon inspection, approval, and acceptance of the water and wastewater Public Infrastructure or any portion thereof, the City shall maintain and operate the accepted water and wastewater infrastructure or any accepted portion thereof and provide water and wastewater service to the Property.

(b) Upon inspection, approval, and acceptance of the roadway and storm water Public Infrastructure or any portion thereof, the City shall maintain and operate the roadways and storm water infrastructure or any accepted portion thereof.

(c) Maintenance and operation of open spaces, trails, common areas, right-of-way irrigation systems, right-of-way landscaping, screening walls, detention ponds and any other common improvements or appurtenances is addressed in the Development Standards, and to the extent not addressed shall be maintained and operated by a homeowner's association in accordance with the City Regulations.

2.4 Rights-of-Way and Easements for Public Infrastructure. The Developer will transfer to the City by final plat or separate instrument any onsite rights-of-way and onsite easements necessary for the Onsite Public Improvements.

ARTICLE III
DEVELOPMENT REGULATIONS

3.1 Full Compliance with City Standards.

(a) Development of the Property shall be subject to the applicable City Regulations.

(b) The Parties agree the Concept Plan was created by the Developer for illustrating the boundary, lot mix and general layout of the Development. Any amendment to the Concept Plan shall be considered an amendment to this Agreement and shall replace the attached Concept Plan and become a part of this Agreement. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his reasonable discretion to be minor in nature. If the City Manager deems an amendment to not be minor in nature, the Concept Plan may be amended as set forth in the City Regulations.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

(c) The City agrees to consider amendment of Ordinance No. 2020-25, Planned Development #106, to conform to the Development Standards and the Development Standards shall apply to the Property upon approval of said amendment.

3.2 Preliminary Plat. The Parties agree that the Concept Plan contains sufficient information to qualify as a preliminary plat, however all City Regulations concerning preliminary plats shall apply to the Concept Plan.

3.3 Replat. The Developer may submit a plat for all or any portion of the Property. Any plat shall be in general conformance with the Concept Plan, including any amendments.

3.4 Vested Rights. This Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code that is deemed filed with the City on the date upon which the last of all of the Parties has approved and duly executed this Agreement. The Developer does not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the Texas Local Government Code. Upon an administratively complete application for a final plat for any portion of the Property, Developer may claim vested rights as to the portion of the Property contained in the final plat based upon ordinances in effect at the time of final plat application, except to the extent such claim would cause the City's building material regulations in the zoning ordinance (as it existed on August 1, 2019) to be inapplicable.

3.5 Building Codes, Fire Codes and Building Materials. *As consideration for the capital recovery fees being reduced and impact fees being waived for the Property, Developer consents to, has requested and the Parties agree that* ***Exhibit D****, the City-adopted building codes and local amendments as subsequently amended, the City-adopted fire codes and local amendments as subsequently amended, and the City's building material regulations in the zoning ordinance (as it existed on August 1, 2019) and other city ordinances, as subsequently amended, to apply to the Property for forty-five (45) years, and voluntarily agrees to burden the Property with their applicability, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended.*

3.6 Internet and Gas Lines. Simultaneously with the construction of water Public Infrastructure, the Developer shall install within public rights-of-way or public easements high-speed internet infrastructure (either fiber or a future technology approved by the City) and gas lines to the perimeter of each lot. The high-speed internet infrastructure/fiber and gas lines shall be adequately sized to serve the intended use of the lot, with the high-speed internet infrastructure/fiber being capable of transmitting high-speed internet of at least 1 gig per second. Once installed, the Developer shall have no obligation to own, maintain or upgrade such high-speed internet infrastructure or gas lines.

3.7 Amenity Centers. Developer shall construct an amenity center with a swimming pool to be owned and operated by a property owners' association. The amenity center shall include those features described on **Exhibit E**. Completion of the amenity center by Developer shall be evidenced by a certificate of occupancy from the City. Developer agrees that the City may withhold final acceptance of the Phase 2 civil infrastructure until a certificate of occupancy is issued for the amenity center. Further, no building permits shall be issued for ~~more than~~ Phase 2 residential lots until Developer has completed the amenity center.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

3.8 Dedications for Public Parks. At least 20% of the Property shall be developed as open space. Open space shall be in conformance with the City's Neighborhood Vision Book. Within said open space, the Developer agrees to construct, donate and dedicate, at no cost to the City, the following, at mutually agreed upon locations:

(a) One location for an emergency siren; and
(b) Park and open space land that makes efficient use of open space, flood plains, and non-flood plains for the entire base area, and includes amenity items such as:
  (I) No less than 12-foot wide, concrete trails along creek;
  (II) Fire pits, grills, sitting areas, etc.;
  (III) Dog park;
  (IV) Playgrounds;
  (V) Homeowner Association/private linear park; and
  (V) Other popular uses as agreed with the City Parks Department; and
(c) Public walking trails.

ARTICLE IV
DEVELOPMENT PROCESS AND CHARGES

4.1 Capital Recovery Fees.

(a) Residential. Except as specifically described below, the Property shall be subject to those fees and charges due and payable to the City in connection with the Development that are charged pursuant to City Regulations to other developments located in the corporate limits of the City. Notwithstanding the foregoing, no capital recovery fees, including, but not limited to, pro rata fees, impact fees for water, sewer and roadways and other capital recovery fees shall be charged against the Property other than: (i) park fees in an amount not exceeding $1,500 per residential dwelling unit; (ii) technology fees in an amount not to exceed $500 per residential dwelling unit; (iii) water capital fees of $2,500 per residential dwelling unit; and (iv) wastewater capital fees of $2,500 per residential dwelling unit. No roadway capital fees shall be charged for single family dwellings. Water and wastewater capital fees shall each escalate by an additional $500 per residential dwelling unit upon reaching the five-year anniversary of the Effective Date, and again upon the next succeeding five-year anniversary. All capital recovery fees applicable to individual lots will be due and payable at the time building permits are issued for each lot.

(b) Open Space and Trails. Other than the open space and trails depicted in **Exhibit E**, no park land dedication shall be required.

(c) CCN Acquisition Costs. The Parties agree that the City will be the retail water and wastewater service provider to the Property. Before the City accepts the Phase 1 infrastructure, for any portion of the Property located in the water CCN of Marilee Special Utility District, the Developer shall (1) pay to the City the cost that will be owed by the City to Marilee Special Utility District pursuant to that certain Full and Final Settlement and Release dated April 24, 2001, as subsequently amended, or another amount negotiated by City, or (2) decertify the Property from Marilee's CCN, at the Developer's sole cost, so that the City may add the Property to a City CCN. The Parties agree that no final plat shall be recorded until the Developer has fulfilled the payment or decertification requirement in this paragraph.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

4.2 INDEMNIFICATION AND HOLD HARMLESS.

(a) THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE PUBLIC INFRASTRUCTURE ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PUBLIC INFRASTRUCTURE; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PUBLIC INFRASTRUCTURE OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC INFRASTRUCTURE, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.

(b) IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND DEVELOPER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNCIL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(c) THIS SECTION 4.2 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

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(d) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

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

(a) THE DEVELOPER ACKNOWLEDGES AND AGREES THAT, PROVIDED THERE ARE NO CITY DEFAULTS UNDER THIS AGREEMENT:

(I) THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT TO BE CONSTRUCTED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

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

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

(C) NUISANCE.

(II) THE AMOUNT OF THE DEVELOPER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE DEVELOPER'S ANTICIPATED IMPROVEMENTS AND DEVELOPER'S DEVELOPMENT OF THE PROPERTY PLACES ON THE CITY'S INFRASTRUCTURE.

(III) THE DEVELOPER HEREBY AGREES, STIPULATES AND ACKNOWLEDGES THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE DEVELOPER FOR SUCH LAND, AND THE DEVELOPER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. THE DEVELOPER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(b) THIS SECTION 4.3 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

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4.4 Public Education Support. Developer requests, and City agrees, that the City collect an additional One Hundred dollars ($100.00) with every building permit application submitted to the City for new construction on the Property. No less than annually, the City shall remit the funds collected in accordance with this paragraph to the Celina Education Foundation. Further, Developer agrees to cause the homeowner's association that Developer intends to create over all or some of the Property (which will initially be controlled by Developer) to approve the public educational support agreement, in a form substantially similar to the agreement attached hereto as **Exhibit H**, at the first/organization meeting of said association. In addition, when Developer creates the homeowner's association, the covenants, conditions and restrictions shall contain language substantially similar to Exhibit B of **Exhibit H**.

ARTICLE V
TERM

The term of this Agreement shall be for a period of thirty (30) years after the Effective Date, except that **Exhibit D** and Section 3.5, plus all provisions of this Agreement related to **Exhibit D** and Section 3.5 shall have a term of forty-five (45) years. The Parties may extend the term of this Agreement if they execute an agreement in writing. Notwithstanding anything to the contrary in this Agreement, this Agreement shall automatically terminate, be *void ab initio* and shall be of no further force or effect if the Developer does not purchase the Additional Property by December 31, 2021 or if Developer notifies the City in writing prior to December 31, 2021 that it will not purchase the Additional Property.

ARTICLE VI
ANNEXATION AND POST-ANNEXATION MATTERS

6.1 Annexation. Within thirty (30) days of being requested to do so by the City, which shall be after Developer's acquisition/closing, Developer agrees to (a) submit a voluntary annexation petition for the ETJ Property, or (b) if requested by the City, sign a petition for annexation presented to Developer by the City that may contain additional acres (collectively, the "Petition Property"). Developer agrees to execute and supply any and all instruments and/or other documentation necessary for the City to annex the ETJ Property into the City's corporate limits. This Agreement constitutes the service plan agreement for providing City services to the ETJ Property. If the City is unable to complete the annexation of the Petition Property for any reason, including but not limited to procedural error or legal challenge, Developer shall execute another voluntary annexation petition for the Petition Property and/or ETJ Property, within ten (10) days of being requested to do so. Prior to annexation of the ETJ Property, the City shall have considered this Agreement, shall have submitted to Developer, and Developer shall review and approve, and this annexation service plan shall be considered a binding, and mutually agreed upon, contractual obligation between the City and Developer. Developer acknowledges and agrees that this Section 6.1 was a material inducement for the City to enter into this Agreement with Developer and to create a PID.

6.2 Zoning of Property. While the Parties expressly acknowledge that the ETJ Property will be voluntarily annexed in accordance with Section 6.1 of this Agreement, the Parties agree that the Concept Plan, Development Standards and the applicable provisions of this Agreement memorialize the plan for development of the Property as provided for in Section 212.172 of the

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Texas Local Government Code and other applicable law. The City shall consider zoning the Property consistent with the Concept Plan, Development Standards and applicable provisions of this Agreement contemporaneously with the annexation of the ETJ Property. Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by this section. In the event of a conflict between this Agreement and the zoning of the Property, the Parties agree that this Agreement shall control. The Developer agrees that nothing in this Agreement shall prevent **Exhibit D,** Section 3.4 of this Agreement, and the City Regulations, including but not limited to zoning, from being enforced against an End-Buyer.

ARTICLE VII
INFRASTRUCTURE FINANCING

7.1 PID Financing. The City proposes to create the PID, to fund, in part, the Public Infrastructure that will confer a special benefit upon the Property. As soon as reasonably practicable following a request by the Developer, and provided the City's financial advisor confirms the bonds are credit worthy and marketable to third party institutional investors, the City agrees to issue PID Bonds.

(a) A PID creation petition will be submitted by the Developer to the City.

(b) PID funding of certain Public Infrastructure as authorized by the PID Act and approved by the City will include, to the maximum extent authorized by State law, one or more of the following: (i) annual payments by the City to the Developer of PID assessments not pledged to the repayment of PID Bonds; (ii) the issuance by the City of PID Bonds secured by PID assessments and/or other security, with a minimum value to lien ratio of 3 to 1; (iii) the issuance by the City or other issuer of other bonds secured by PID assessments and/or other security; or (iv) any other method approved by the Parties. The total amount of PID Bonds secured by assessments from the Property shall not exceed the amount stated in the PID creation petition which amount shall not exceed $40,000,000.00.

(c) The Public Infrastructure to be funded by the PID will be described in the PID Service and Assessment Plan, which Public Infrastructure is described in this Agreement and confers a special benefit on the Property (the "PID Projects").

(d) The total estimated cost of the PID Projects (the "PID Project Costs") will be as stated in the PID Service and Assessment Plan, as amended. The PID Project Costs will include the cost of two-year maintenance bonds for the PID Projects.

(e) The City and the Developer will jointly determine the PID Project Costs and prepare a Service and Assessment Plan for the PID. After the City approves the final PID Project Costs, prepares a proposed assessment roll based thereon, and files the Service and Assessment Plan and proposed assessment roll with the Secretary for the City for public inspection, the City will levy special assessments against the Property.

(f) The City shall review and update the Service and Assessment Plan consistent with the requirements of Section 372.013(b) of the PID Act. As needed for consistency with the updated Service and Assessment Plan and consistent with the requirements of Sections 372.019 and

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372.020 of the PID Act, the City shall make supplemental assessments, reassessments or new assessments such that assessments reflect the updated PID Project Costs. Concurrent with the levy of PID assessments and as needed to implement the Service and Assessment Plan, the City and the Developer will enter into a PID reimbursement agreement that provides for the Developer's construction of certain PID Projects and the City's reimbursement to the Developer of certain PID Project Costs.

(g) The City will use its reasonable efforts to issue one or more series of PID Bonds secured, in whole or in part, by assessments levied against benefited property within the PID. PID Bonds may also be secured by any other revenue authorized by the PID Act or other State law and approved by the City Council of the City. The net proceeds from the sale of PID Bonds (i.e., net of costs and expenses of issuance and amounts for debt service reserves and capitalized interest) will be used to pay PID Project Costs. Notwithstanding the foregoing, the obligation of the City to issue PID Bonds is conditioned upon there being a minimum value to lien ratio of 3 to 1 and the adequacy of the bond security and the financial obligation of the Developer to pay the amount, if any, by which PID Project Costs exceed the net proceeds from the sale of PID Bonds and the amount, if any, of cost overruns. The City may require the Developer to secure its obligation to pay such deficit by providing a performance bond, letter of credit, or other security acceptable to the City prior to the issuance of the PID Bonds. The net proceeds from the sale of the PID Bonds will be deposited in and disbursed from a construction fund created and administered pursuant to the indenture under which the PID Bonds are issued.

7.2 Payments for Public Facilities. In consideration for the City's assistance and cooperation in connection with the issuance by the City of PID Bonds for any part of the Development, the Developer agrees to pay the City simultaneous with the closing and funding of the first issuance of PID Bonds a fee in the amount of $50,000 to be used by the City to purchase and install one emergency warning siren; and

7.3 Costs for Non-Bank Qualified Bonds.

(a) If in any calendar year the City issues bonds, notes or other obligations as approved by the City Council for any given year in question that would constitute a qualified tax-exempt obligation but for the issuance of the PID Bonds or other bonds, notes or other obligations supporting public improvements for non-City owned development projects or City owned projects financed for a direct benefit to the non-City owned development projects, including either bonds authorized by Texas Tax Code Chapter 311 or bonds authorized by the PID Act, then the Developer shall pay to the City a fee (the "Bank Qualified Debt Fee") to compensate the City for the debt service savings the City would have achieved had the debt issued by the City been able to be classified as a qualified tax-exempt obligation provided that all other developers or owners benefitting from the City issuing debt are similarly burdened with an obligation to compensate the City. The Bank Qualified Debt Fee of the Developer and all other developers or owners on whose behalf the City issues debt, will be calculated as follows:

> The net present value (calculated based on the Internal Revenue Service bond yield) of the debt service savings that would have accrued to the City had it been able to issue qualified tax-exempt obligation debt multiplied by a fraction, the numerator of which is the amount of debt issued by the City for any particular owner or

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developer (including the Developer, as applicable) and the denominator of which is the total debt issued by the City for the benefit of all owners or developers (including the Developer, as applicable).

(b) To the extent any developer(s) or owner(s) (including the Developer, as applicable) has (have) paid the Bank Qualified Debt Fee for any particular calendar year, any such Bank Qualified Debt Fee paid subsequently by a developer or owner (including the Developer, as applicable) to the City applicable to the same calendar year shall be reimbursed by the City to the developer(s) or owner(s) (including the Developer, as applicable) as necessary so as to put all developers and owners so paying for the same calendar year in the required payment proportion as set forth above, said reimbursement to be made by the City within ten (10) business days after its receipt of such subsequent payments of the Bank Qualified Debt Fee.

(c) If in any calendar year the City issues PID Bonds on its own account that exceed the amount that would otherwise qualify the City for the issuance of bank qualified debt, or if the City fails to charge the Bank Qualified Debt Fee to any other developer or owner on whose behalf the City has issued debt and fails to cure such oversight, then no Bank Qualified Debt Fee shall be due under this provision and if any Bank Qualified Debt Fee had already been paid to the City under this provision, then such Bank Qualified Debt Fee shall be reimbursed promptly to the Developer from lawfully available and otherwise unencumbered funds.

7.4 PID Notices. When selling any of the Property after the PID is created, the Developer shall provide notices in a form required by Section 5.014 of the Texas Property Code, as amended, to anyone who purchases property within the PID notifying the purchaser: (a) that the property is located in the PID; (b) that the City has issued or may issue PID bonds; (c) that the City has levied or may levy PID assessments; (d) of the unpaid reimbursement amount of the PID assessment against the Property; (e) of the estimated annual installments if PID assessments are not paid in full; and (f) of the estimated duration of the PID assessment and annual installments. Further, the Developer shall contractually require builders selling homes to continuously post a notice of the PID assessments in a conspicuous location in each model home and provide an explanation of the PID assessments in written brochures and promotional materials given to each prospective purchaser. This section applies to all owners of all or any portion of the Property.

ARTICLE VIII
EVENTS OF DEFAULT; REMEDIES

8.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 30 days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

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8.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT.

ARTICLE IX
ASSIGNMENT AND ENCUMBRANCE

9.1 Assignment by Developer to Successors.

(a) The Developer has the right (from time to time without the consent of the City, but upon prior written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Developer Assignee") that (i) is or will become an owner of any portion of the Property or (ii) is controlled by or under common control by the Developer and becomes an owner of any portion of the Property, provided that the Developer is not in breach of this Agreement at the time of such assignment. A Developer Assignee is considered the "Developer" and a "Party," under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Developer Assignee. Notice of each proposed assignment to a Developer Assignee shall be provided to the City at least fifteen (15) days prior to the effective date of the assignment, which notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address (if available) of a contact person representing the Developer Assignee.

(b) Each assignment shall be in writing executed by the Developer and the Developer Assignee and shall obligate the Developer Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a Developer Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, the City agrees to look solely to the Developer Assignee for the performance of all obligations assigned to the Developer Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Developer Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within 15 days after execution, Developer shall not be released until the City receives such copy of the assignment.

(c) No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) The Developer shall maintain written records of all assignments made to Developer Assignees, including a copy of each executed assignment and the Developer Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

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9.2 Assignment by the City. The City has the right (from time to time without the consent of another Party, but upon prior written Notice to each other Party) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, to any agency, authority, or political subdivision of the state (a "City Assignee"). Notice of each proposed assignment to a City Assignee shall be provided to each other Party at least 15 days prior to the effective date of the assignment, which Notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address of a contact person representing the City Assignee who the other Party may contact for additional information. Each assignment shall be in writing executed by the City and the City Assignee and shall obligate the City Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a City Assignee shall be provided to all Parties within 15 days after execution. From and after such assignment, all Parties agrees to look solely to the City Assignee for the performance of all obligations assigned to the City Assignee and agrees that the City shall be released from subsequently performing the assigned obligations and from any liability that results from the City Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the other Parties within 15 days after execution, the City shall not be released until the other Parties receive such copy of the assignment. No assignment by the City shall release the City from any liability that resulted from an act or omission by the City that occurred prior to the effective date of the assignment unless the other Parties approve the release in writing. The City shall maintain written records of all assignments made by the City to City Assignees, including a copy of each executed assignment and the City Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

9.3 Collateral Assignments. The Developer and Developer Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written Notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice (hereinafter defined) information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

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9.4 Transfer of Warranties. Any Public Infrastructure that are transferred to the City shall be accompanied by all applicable third-party bonds and warranties related to construction and maintenance of such Public Infrastructure.

9.5 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of the End-Buyer of a lot within the Property, any person or entity upon becoming an owner of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be a "Developer" and have all of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

9.6 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

ARTICLE X
RECORDATION AND ESTOPPEL CERTIFICATES

10.1 Binding Obligations. This Agreement and all amendments hereto (including amendments to the Concept Plan as allowed in this Agreement) and assignments hereof shall be recorded in the deed records of Collin County. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for Development within the Property. This Agreement, when recorded on or after the Effective Date, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any end-buyer/homebuyer of a fully developed and improved lot (an "End-Buyer") and shall not negate the End-Buyer's obligation to comply with the City's Regulations, including but not limited to zoning ordinances, as they currently exist or may be amended.

10.2 Estoppel Certificates. From time to time upon written request of the Developer, if needed to facilitate a sale of all or a portion of the Property or a loan secured by all or a portion of the Property, the City will execute a written estoppel certificate in a form and substance satisfactory to the City, to its reasonable knowledge and belief, identifying any obligations of the Developer under this Agreement that are in default. The Developer shall pay the City $1,000 at the time of the Developer's request for an estoppel certificate for each request in excess of one per calendar year.

ARTICLE XI
ADDITIONAL PROVISIONS

11.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final

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intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

11.2 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or transmitted by telecopy or facsimile transmission (which shall be immediately confirmed by telephone and shall be followed by mailing an original of the same within 24 hours after such transmission) or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City:	Attn: City Manager City of Celina 142 North Ohio Celina, TX 75009 E-mail: jlaumer@celina-tx.gov TEL: (972) 382-2682 FAX: (972) 382-3736
With a copy to:	Attn: Julie Fort Messer, Fort, & McDonald PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034 E-mail: Julie@txmunicipallaw.com TEL: (972) 668-6400
To the Developer:	CCD-COIT LAND, LLC 4925 Greenville Ave., #604 Dallas, TX 75206 Attn: Mr. Brian Cramer Mr. Larry Corson Email: bcramer@ccdevtx.com lcorson@ccdevtx.com
With a copy to:	Watson Law Group, PLLC 4925 Greenville Ave., #604 Dallas, TX 75206 Attn: Monty Watson Phyllis Bevel Email: monty@mmwatson.com phyllis@mmwatson.com

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Any party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other party.

11.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

11.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

11.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

11.6 Entire Agreement. This Agreement, and any agreement related to fees to eb charged by a homeowner's association to support public education, constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties.

11.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

11.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Collin County. Exclusive venue for any action to enforce or construe this Agreement shall be in the Collin County District Court.

11.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

11.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

11.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

11.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A-1	Legal Description of Original Property
Exhibit A-2	Legal Description of Additional Property
Exhibit B-1	Depiction of Original Property
Exhibit B-2	Depiction of Additional Property
Exhibit C	Concept Plan
Exhibit D	Development Standards
Exhibit D-1	Splash Pad Area Depiction
Exhibit E	Trails and Open Space Exhibit
Exhibit F	Roadway Improvements
Exhibit G	Water and Wastewater Improvements
Exhibit H	Public Support Agreement

11.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement. This is an agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code.

11.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

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11.15 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and the Developer expressly amending the terms of this Agreement.

11.16 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

11.17 Replacement of Original Agreement. The Parties and C and C Land, LLC agree that (a) upon the execution of this Agreement by all the signatories below, the Original Agreement shall be *void ab initio*, wholly ineffective and completely replaced by this Agreement, and (b) no vested rights shall have accrued or been created by or under the Original Agreement.

[signatures on following pages]

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXECUTED by the City and the Developer on the respective dates stated below after approval of the City Council of the City on _____, 2021.

Date: _____ **CITY OF CELINA**

By: _____
Sean Terry, Mayor

ATTEST:

_____
Vicki Tarrant, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2021, by Sean Terry, the Mayor of the City of Celina, Texas, on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

DEVELOPER:

CCD-COIT LAND, LLC
a Texas limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2021, personally appeared _____, _____ of _____, a Texas limited liability company and acknowledged that he executed the foregoing document on behalf of said limited liability company.

_____
Notary Public in and for the State of Texas

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

Termination of the Original Agreement and Section 10.17 of this Agreement are expressly agreed to and accepted by C and C Land, LLC.

C and C Land, LLC
a Texas limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2021, personally appeared _____, _____ of _____, a Texas limited liability company and acknowledged that he executed the foregoing document on behalf of said limited liability company.

_____
Notary Public in and for the State of Texas

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT A-1
DESCRIPTION OF ORIGINAL PROPERTY

BEING a 118.9044 acre tract or parcel of land situated in the LEVIN ROUTH SURVEY, Abstract No. 779, Collin County, Texas, and being that certain tract of land described in Special Warranty Deed to Celina Land Development LLC, recorded in Instrument Number. 2019111000037300, Official Public Records, Collin County, Texas (O.P.R.C.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a found PK nail for the southwest corner of said Celina Land Development tract located in the approximate center of County Road 87; said found PK nail also being the northwest corner of that certain tract of land described in Special Warranty Deed to Celina Stone, LLC, recorded in Instrument Number 2016916001237420, O.P.R.C.C.T.;

THENCE North 01 degrees 21 minutes 14 seconds West, along the west line of said Celina Land Development tract and the approximate centerline of said County Road 87, and along the east line of those certain tracts described in documents to Balaji Texas Properties, LLC, recorded in Instrument Number 20160610000729930, O.P.R.C.C.T. and to Richard Weber et ux, recorded in Instrument Number 97-0040053, O.P.R.C.C.T. and Robert Pickens, recorded in Volume 1772, Page 229, Deed Records, Collin County, Texas (D.R.C.C.T.), a distance of 2632.39 feet to a found PK nail for the northwest comer of said Celina Land Development tract and the northeast corner of said Pickens tract; said found PK nail also being on the south line of that certain tract described in document to A. J. Malone, recorded in Volume 256, Page 340, D.R.C.C.T.;

THENCE South 89 degrees 57 minutes 04 seconds East, along the north line of said Celina Land Development tract and the south line of said Malone tract and along the south line of that certain tract described in document to A. J. McKnight, recorded in Instrument Number 2003-02311730, O.P.R.C.C.T., a distance of 2086.84 feet to a found 3/8 inch iron rod for the northeast comer of said Celina Land Development tract;

THENCE South 00 degrees 18 minutes 20 seconds East, along the east line of said Celina Land Development tract, a distance of 722.83 feet to a found 3/4 inch iron rod;

THENCE South 88 degrees 22 minutes 20 seconds East, along the east line of said Celina Land Development tract, a distance of 85.28 feet to a point being the north end of a Boundary Line Agreement by and between Celina/Coit Road, LLC and The Parks at Wilson Creek, L.P., recorded in Instrument Number 20190111000037290, O.P.R.C.C.T.;

THENCE South 01 degrees 59 minutes 21 seconds West, along said Boundary Line Agreement, a distance of 96.45 feet to a found capped iron rod;

THENCE South 54 degrees 1'4 minutes 20 seconds West, along said Boundary Line Agreement, a distance of 296.98 feet to a found 1/2 inch iron rod;

THENCE South 00 degrees 38 minutes 09 seconds East, along said Boundary Line Agreement, a distance of 1641.53 feet to a found 1/2 inch capped iron rod for the southeast corner of said Celina Land Development tract as determined by said Boundary Line Agreement; said found 5/8
inch iron rod also being located on the north line of that certain tract described in document to Belknap FP, Ltd., recorded in Volume 4288, Page 162, D.R.C.C.T.;

THENCE North 89 degrees 47 minutes 44 seconds West, along the south line of said Celina Land Development tract, the north line of said Belknap FP Ltd. tract, and continuing along the north line of the aforementioned Celina Stone, LLC tract, a distance of 1887.64 feet to the Point of Beginning, and containing 118.9044 Acres (5,179,477 square feet) of land.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT A-2
LEGAL DESCRIPTION OF ADDITIONAL PROPERTY

62.671 acre tract:

Being all that certain tract or parcel of land situated in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas, being a part of that certain called 62.671 acre tract described as a part of the Fifth Tract of a called 103.44 acre tract conveyed to Albertie Malone by deed of record in Volume 423, PAge 402 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds and follows:

BEGINNING at a 1/4" Iron Rod Found at the northwest corner of said Fifth Tract of the called 103.44 acre tract, same being the northeast corner of a called 41.549 acre tract conveyed to Joseph A Miller, by instrument No. 20160506000552620 of the Official Public Records of Collin County, Texas, from which a 1/2" Iron Rod Found bears N89°56'42"W a distance of 458.95 feet;

THENCE with the north line of the Fifth Tract of the called 103.44 acre tract the following two (2) bearing and distances:

1. S89°48'38"E a distance of 517.04 feet to a 1/2" Iron Rod Found at the southeast corner of a called 1.95 acre tract conveyed to Cary T. Carroll by instrument of record in Document No. 20120831010002200 of the Official Public Records of Collin County, Texas;

2. S89°58'46"E a distance of 1151.28 feet to a 5/8" Iron Rod Set with plastic cap which reads "LANDPOINT" in County Road 90 and the west line of a called 517.454 acre tract conveyed to The Parks At Wilson Creek, L.P. by instrument of record Document No. 20130830001229380 of the Official Public Records of Collin County, Texas, for the northeast corner of the Fifth Tract of the called 103.44 acre tract, from which a Mag Nail Found bears North 89°16'35" East, a distance of 9.17 feet;

THENCE S00°19'11"E, along the centerline of County Road 90, same being the east line of the Fifth Tract of the called 103.44 acre tract, same being the west line of said 517.454 acre tract, a distance of 270.54 feet to an Iron Rod Set at a southeast corner of said 517.454 acre tract, same being the northwest corner of a called 62.700 acre tract of land conveyed to Clifton McKnight and Bryan Jeffrey McKnight by instrument of recorded in Document No. 20181116001414940 of the Official Public Records of Collin County, Texas, and being at the apparent intersection of the centerline of County Road 92 running east and west and the centerline County Road 90 running north and south.

THENCE S00°03'56"E, continuing along the centerline of County Road 90, the east line of the Fifth Tract of the called 103.44 acre tract, and the west line of said 62.700 acre tract, a distance of 1373.17 feet to an Iron Rod Set at southeast corner of the Fifth Part of the called 103.44 acre tract, same being the southwest corner of said 62.700 acre tract, the north line of a called 119.024 acre tract of land conveyed to Celina Land Development LLC by instrument of record in Document No. 20190111000397300 of the Official Public Records of Collin County, Texas, and being at the apparent intersection of the centerline of County Road 90 running east and west and the centerline County Road 90 running north and south.

THENCE with the south line of the Fifth Tract of the called 103.44 acre tract and the centerline of County Road 90, the following two (2) bearing and distances:

1. N89°55'09"W a distance of 442.77 feet to a Mag Nail Found at the northwest corner of said 119.024 acre tract, same being the northeast corner of a called 44.25 acre tract conveyed to Celina Independent School District by instrument of record in Document No. 2019092331175910 of the Official Public Records of Collin County, Texas;

2. S89°57'13"W a distance of 1208.90 feet to a 1/4" Iron Rod Found at the southwest corner of the Fifth Tract of the called 103.44 acre tract, same being the southeast corner of said 41.549 acre tract;

3. THENCE N00°41'13"W along the west line of the Fifth Tract of the called 103.44 acre tract, same being the east line of 41.549 acre tract, a distance of 1646.29 feet to the POINT OF BEGINNING and containing 62.671 acres of land.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

62.140 acre tract:

BEING all that certain tract of land situated in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas, and being all of a called 62.700 acre tract of land described in the deed to Clifton Van McKnight and Bryan Jeffery McKnight, recorded in Instrument No. 20181116001414940, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found at the intersection of County Road 90 and County Road 92 and in the easterly line of a called 103.44 acre tract of land described as Fifth Tract in the deed to Albertie Malone, recorded in Volume 423, Page 402, Deed Records of Collin County, Texas for the northeast corner of said 62.700 acre tract, common to the western-most southwest corner of a called 517.454 acre tract of land described in the deed to The Parks at Wilson Creek, L.P., recorded in Instrument No. 20130830001229380, said Official Public Records;

THENCE South 89°54'49" East, in said County Road 92 with the northerly line of said 62.700 acre tract and a southerly line of said 517.454 acre tract, a distance of 1742.37 feet to a mag nail set for the northeast corner of said 62.700 acre tract;

THENCE South 49°40'37" East, continuing in said County Road 92 and with the easterly line of said 62.700 acre tract, a distance of 131.83 feet to a mag nail set for corner;

THENCE South 21°16'13" East, continuing in said County Road 92 and the easterly line of said 62.700 acre tract, a distance of 308.25 feet to a mag nail set for corner in a westerly line of said 517.454 acre tract;

THENCE with the common line of said 62.700 acre tract and said 517.454 acre tract the following three (3) courses:

1. South 06°18'48" East, a distance of 258.73 feet;
2. South 89°12'47" East, a distance of 106.69 feet to a mag nail found in said County Road 92 for a salient corner of said 62.700 acre tract, common to a re-entrant corner of said 517.454 acre tract;
3. South 07°36'21" West, a distance of 644.65 feet to a 5/8-inch iron rod with a cap stamped "Landpoint" set (hereinafter referred to as capped iron rod set) for the southeast corner of said 62.700 acre tract;

THENCE South 69°28'40" West, with the southerly line of said 62.700 acre tract, a distance of 293.24 feet to capped iron rod set for corner from which a 1/2-inch iron rod found for reference bears North 00°03'23" East, a distance of 1.47 feet;

THENCE North 89°55'09" West, continuing with the southerly line of said 62.700 acre tract, passing at a distance of 86.35 feet a 1/2-inch iron rod found for the northeast corner of a called 119.024 acre tract of land described in the deed to Celina Land Development LC, recorded in Instrument No. 20190111000397300, said Official Public Records, continuing on said course with the northerly line of said 119.024 acre tract, a total distance of 1728.31 feet to a capped iron rod set at a bend in said County Road 90 for the southwest corner of said 62.700 acre tract, common to the southeast corner of said 103.44 acre tract, from which a mag nail found for the northwest corner of said 119.024 acre tract bears North 89°55'09" West, a distance of 442.77 feet;

THENCE North 00°03'56" West, in said County Road 90 with the westerly line of said 62.700 acre tract and the easterly line of said 103.44 acre tract, a distance of 1373.17 feet to the POINT OF BEGINNING and enclosing 62.140 acres of land, more or less.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

8.339 acre tract

Being 8.339 acres in the Levin Routh Survey, Abstract No. 779, being a part of a called 317.729 acre tract of land described in the deed to Belknap FP, LTD, recorded in Instrument No. 98-0123881, Real Property Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the southerly line of a called 119.024 acre tract of land described in the deed to Celina Land Development LLC, recorded in Instrument No. 201901110000397300, said Official Public Records of Collin County, Texas for the northwest corner of said 317.729 acre tract, common to the northeast corner of a called 28.731 acre tract of land described in the deed to Celina Stone, LLC, recorded in Instrument No. 20160916001237420, said Official Public Records, from which a 1/2-inch iron rod found for reference bears S00°44'32"E, a distance of 2.47 feet;

THENCE S89°47'43"E, with the northerly line of said 317.729 acre tract and the southerly line of said 119.024 acre tract, a distance of 667.88 feet to a point in or near the approximate center of Wilson Creek;

THENCE with the meanders of said creek, traversing through said 317.729 acre tract of land, the following Thirteen (13) courses and distances:

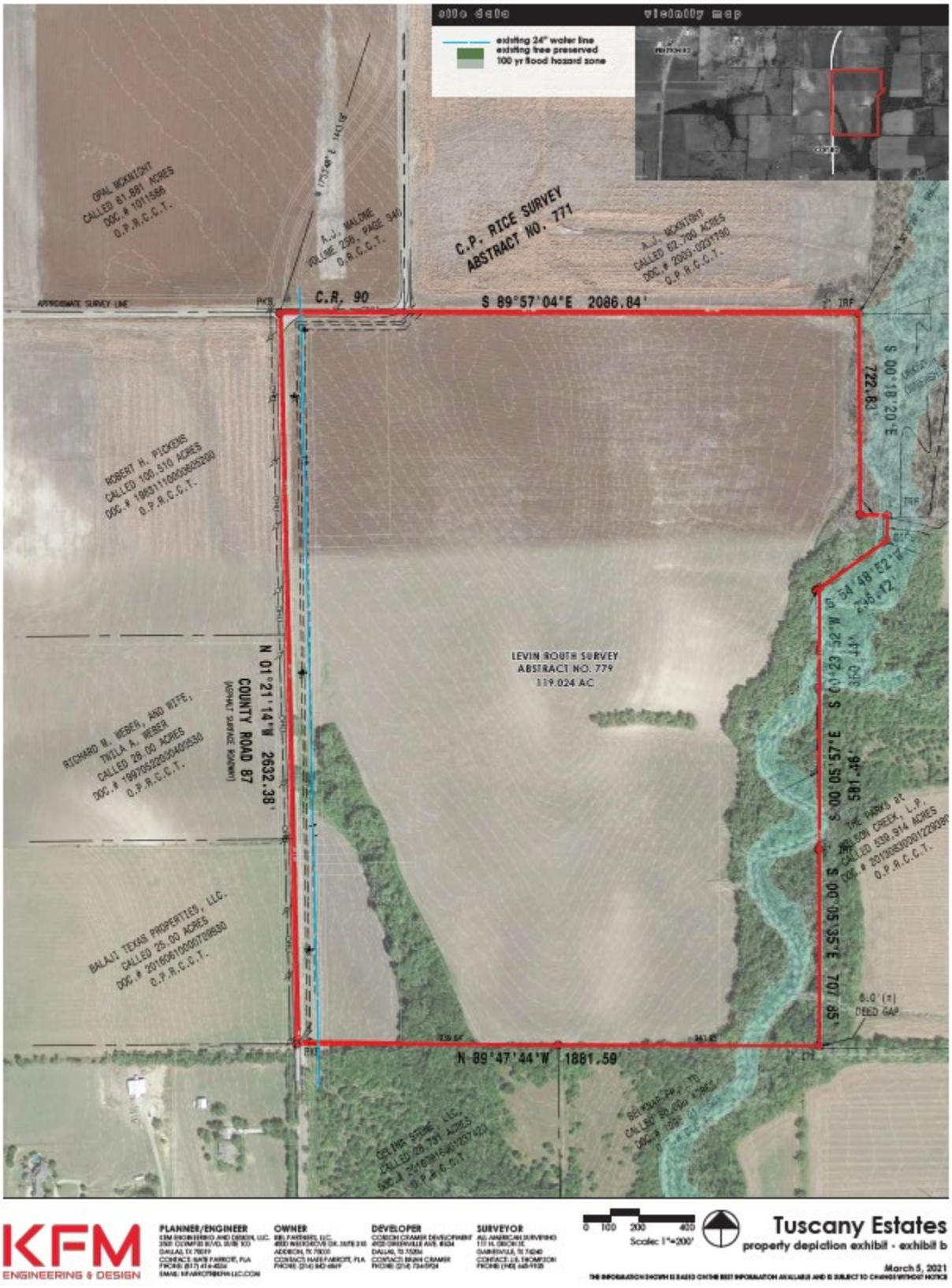
1. S06°02'26" W, a distance of 53.86 feet;
2. S19°07'11" W, a distance of 64.03 feet;
3. S33°39'52" W, a distance of 58.70 feet;
4. S48°50'02" W, a distance of 49.50 feet;
5. S61°18'45" W, a distance of 140.62 feet;
6. S21°47'28" W, a distance of 37.63 feet;
7. S41°58'57" W, a distance of 62.56 feet;
8. S05°20'22" W, a distance of 100.51 feet;
9. S17°57'34" E, a distance of 83.17 feet;
10. S26°30'46" E, a distance of 72.88 feet;
11. S06°00'09" W, a distance of 44.42 feet;
12. S40°01'05" W, a distance of 76.01 feet;
13. S13°39'27"E, a distance of 59.01 feet to a point in the North right-of-way line of Collin County Outer Loop (500 foot width right-of-way), as described in deed to Collin County, recorded in Instrument Number 20191003001242980, Official Public Records of Collin County, Texas, said point being the beginning of a curve to the right;

THENCE, with the North right-of-way line of said Collin County Loop, along said curve to the right an arc distance of 366.44 feet, having a radius of 4720.50 feet, a central angle of 04°26'52", and a chord which bears S82°50'06"W, a distance of 366.35 feet to a point, being in the West line of said 317.729 acre tract of land, same being the East line of that certain called 28.731 acre tract of land described in the deed to Celina Stone, LLC, recorded in Instrument No. 20160916001237420, Official Public Records of Collin County, Texas;

THENCE N00°43'46"W, with the West line of said 317.729 acre tract of land, same being the East line of said 28.713 acre tract of land, a distance of 796.73 feet to the POINT OF BEGINNING and containing 8.339 acres of land.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

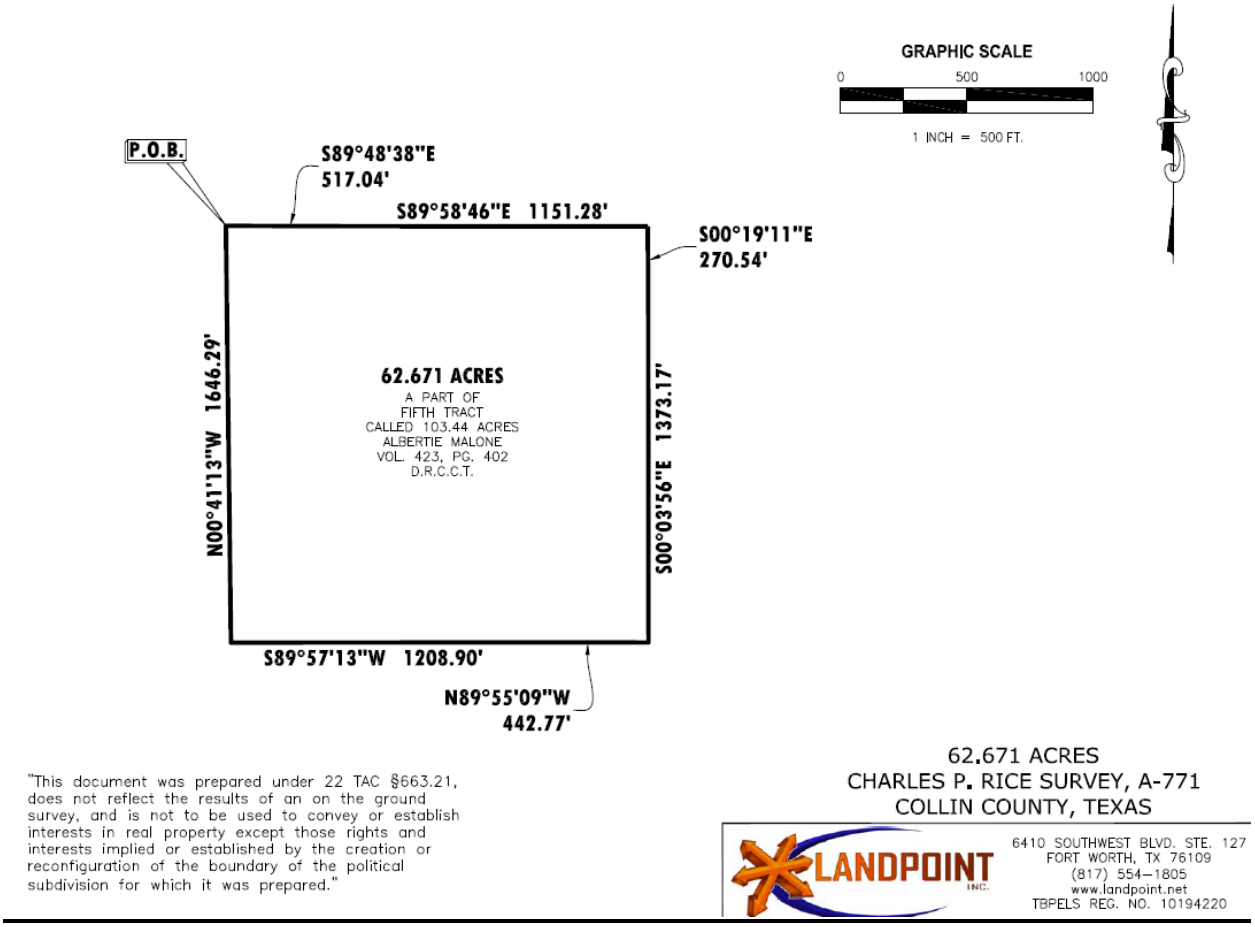
EXHIBIT B-1
DEPICTION OF ORIGINAL PROPERTY



Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT B-2
DEPICTION OF ADDITIONAL PROPERTY

62.671 acre tract



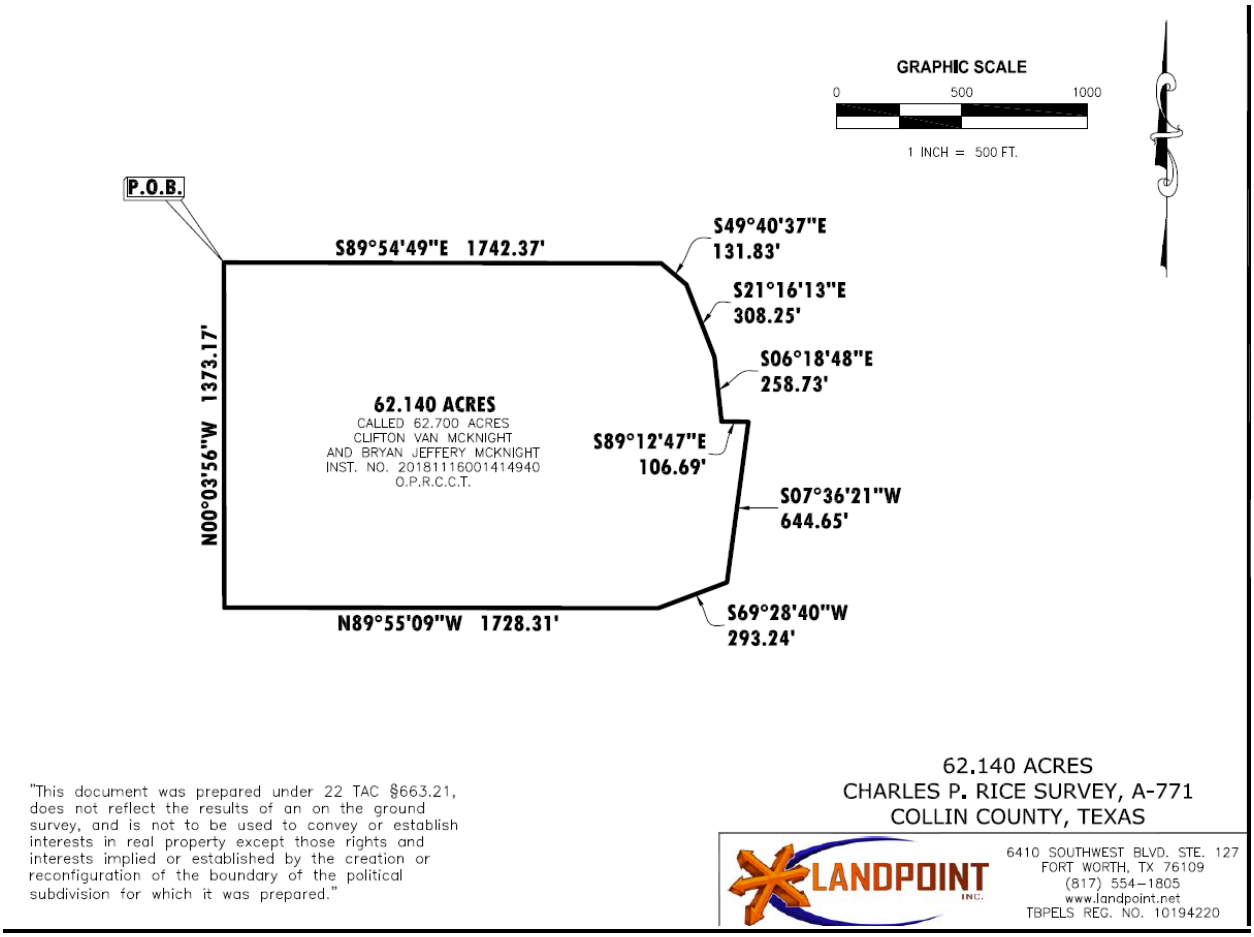
"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

62.671 ACRES
CHARLES P. RICE SURVEY, A-771
COLLIN COUNTY, TEXAS

LANDPOINT INC.
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

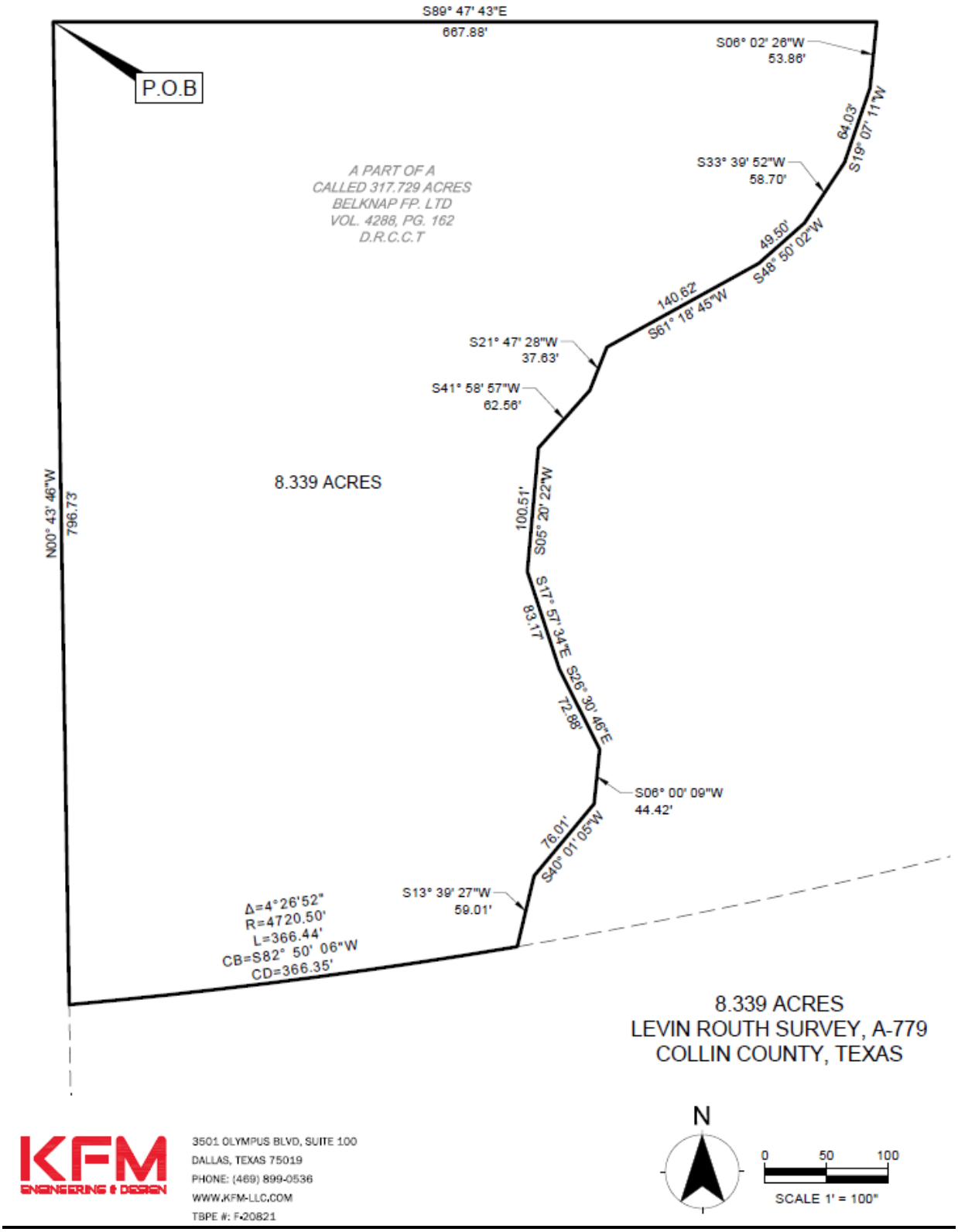
Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

62.140 acre tract



Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

8.339 acre tract



Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT C
CONCEPT PLAN

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT D
DEVELOPMENT STANDARDS

Base Zoning:
The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the residential portion of the Planned Development shall be SF-R, Single- Family Residential Detached District. The base zoning for the commercial portion of the Planned Development shall be C, Commercial, Office, & Retail District, and a MF-0 (Horizontal Multi-Family) tract is also proposed.

Concept Plan:
The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention.

Architecture:
The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a principal regional waterway and along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Amenities:
In addition to the base zoning regulations, the SF-R tracts' amenity package will include:

- 12' concrete trail per the Trails Master Plan, as shown on Concept Plan. The 12' concrete trail for each development phase must be constructed before the next development phase begins.
- The trail shall maintain multiple trail connections into the adjacent street's sidewalks, in addition to view corridors along Wilson Creek, generally as shown on the Concept Plan.
- Located east of Coit Road will be one large Amenity Center to have a large open air shade structure, swimming pool, bathrooms, fire pits, dog park, and playground.
- The clubhouse and swimming pool must start construction before the 2nd phase begins.
- Located west of Coit Road will be a community splash pad, small shade structure, and playground (as depicted in **Exhibit D-1**). MF-0 amenities cannot count toward this requirement.
- The northeastern open space area, located east of Coit and along Wilson Creek, should include a small shade structure and playground. Remaining open space areas shall be amenitized per the NVB.

Open Space:
The City agrees that the development is abiding by the vision outlined in the Neighborhood Vision Book (NVB), per the attached Concept Plan, which contains the following elements:

- Linear trail along Wilson Creek
- Large, centralized amenity center overlooking Wilson Creek, in addition to other open space areas that are large enough to be amenitized.
- Meaningful incorporation of open space throughout the neighborhood. Green areas on the Concept Plan shall be retained and of sufficient size to meet the NVB.
- The wooded area east of the commercial tract may count toward the 20% open space requirement if it remains a wooded environment. Not more than 50% of tree count can be removed to meet these criteria. Undergrowth and lower branches can be cleared for safety, visibility, and drainage.

Lot Regulations for SF-R
The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Single Family density can be allowed to maximum overall density of 4.0 units per acre. With the proposed

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

re-alignment of Coit Roadway between the tracts, the lot mix might slightly adjust, but the intent, per Concept Plan, is as follows:

- West Tract: 64 – 40' lots, 57 – 55' lots.
- East Tract: 177 – 40' lots, 356 – 55' lots, 167 – 60' lots.

- 55' and 60' lot sizes shall be front loaded. 40' lots require alleys.
- Minimum lot size variation is 5.0'.
- Smallest lot size maximum percentage is 35%, measured overall for the site per Concept Plan. If any conflicts arise, the Concept Plan will govern.
- Front and rear year setbacks shall be the following:
  - Front/rear yards for 55' and 60' lot sizes shall total at least 40'.
  - Front/rear yards for 40' lot size shall total at least 30'.
- For all residential types, the following general area regulations apply:
  - The lot widths are measured along the arc of the front building line.
  - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.

Regulations for MF–0 (Horizontal Multi-Family):
The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

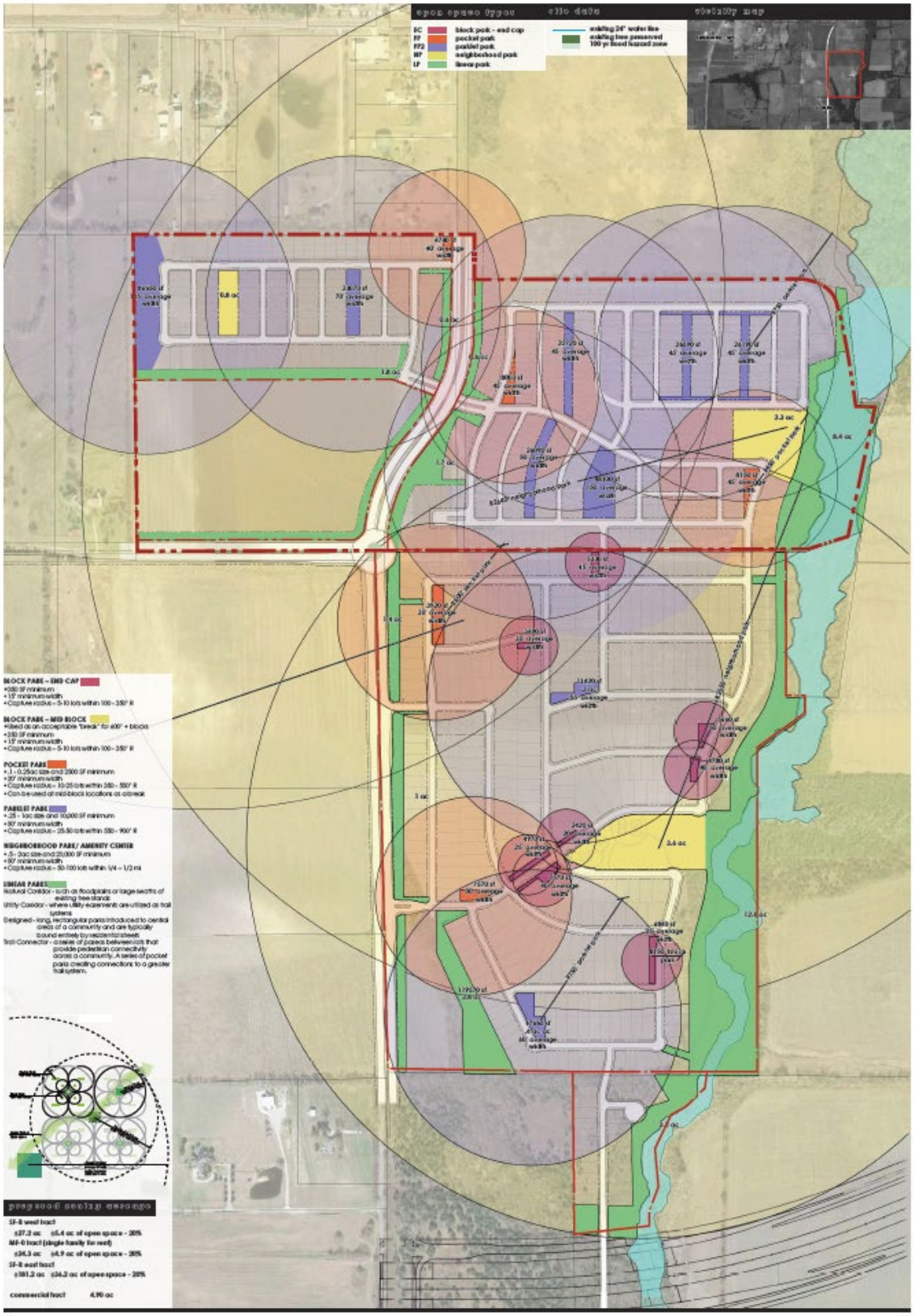
- Maximum gross density of 12 units/per acre.
- Maximum building height is 36' and two (2) stories.
- A 6' masonry wall is required along all perimeters. Per the Concept Plan, if a wide landscape buffer is installed, effectively separating the MF-0 and SF-R tracts, then a wall along the shared boundary may instead be replaced by the landscape buffer, so long as the adjacent fencing (on each product type) is open decorative metal, with associated landscaping and a minimum 6' wide concrete sidewalk.
- No gates crossing the fire lanes are allowed.
- At least one vehicular cross access point shall be provided between the MF-0 and SF-R tract, along with associated pedestrian connections. This shall be the only pedestrian connection required between the MF-0 and SF-R tracts.
- Wooden privacy residential fences are allowed within the 10' landscape setback. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. wooden fences.
- Parking shall be a minimum of 1.5 per unit.
- Percent of enclosed parking (garages) shall meet the MF-1 standards of 10% minimum.
- Covered parking and garage parking spaces count toward the minimum required off-street parking.
- Roof pitch shall be a minimum of 5:12.
- Carports shall contain spaces for 4 to 10 vehicles. Building materials may be metal or combination of building materials.
- The required masonry wall may be installed along the western property line, with the private residential fence returns connecting into the wall, so long as the private back yards are a minimum 10' deep and install the required perimeter trees within the yard.
- Distance between residential structures (face to face) shall be a minimum of 10 feet.
- Repetition of building elevations is allowed with the use of a minimum of three different building
  - elevations per building type and at least 3 different color schemes for the development.
- A neighborhood pool and amenity area will be provided for residents, per the amenity requirements found in the Zoning Ordinance.
- All units shall abide by the City's single-family architectural design standards for masonry materials, which is 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board, on all facades.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT D-1
SPLASH PAD AREA DEPICTION

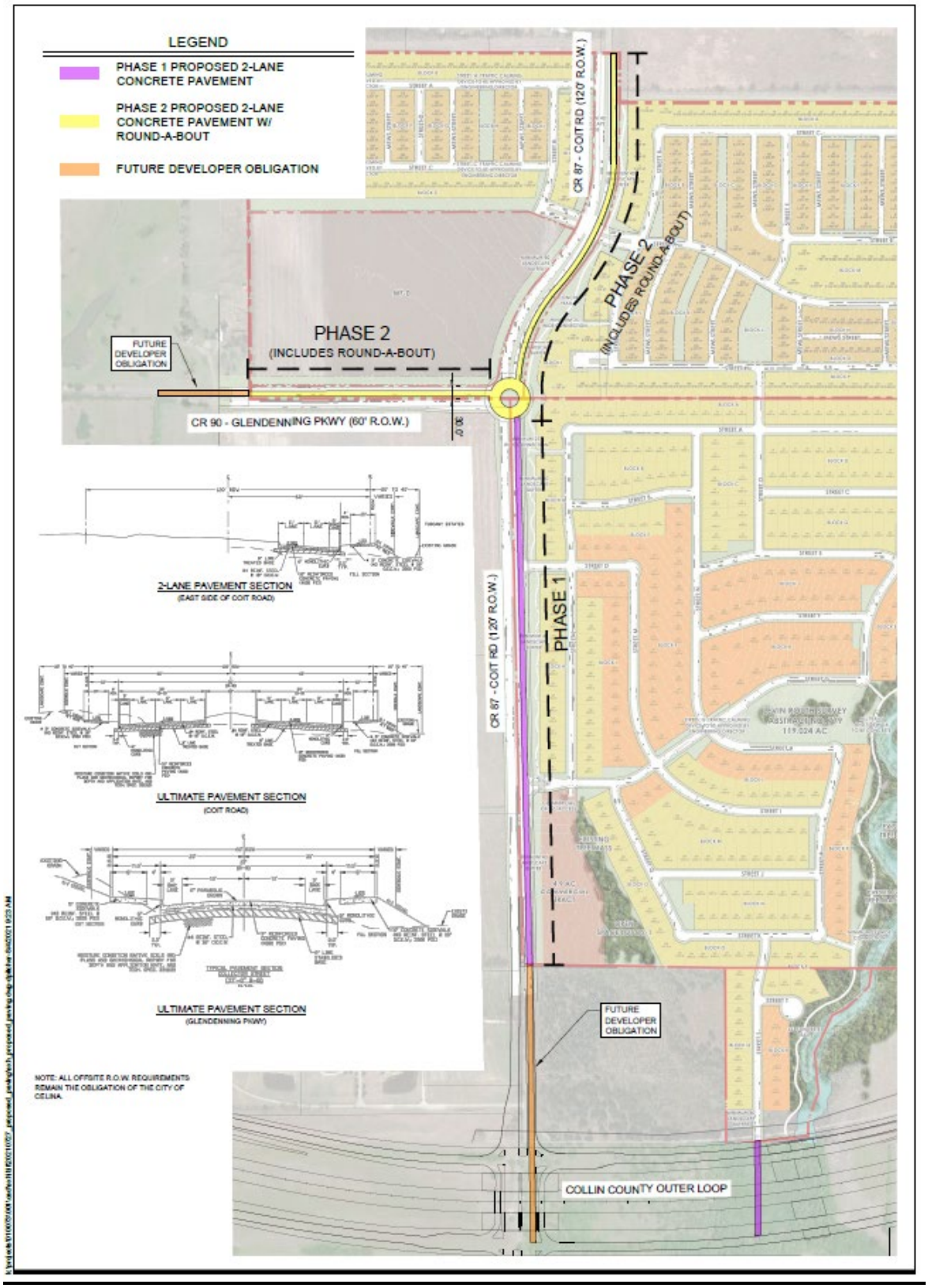
Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT E
TRAILS AND OPEN SPACE IMPROVEMENTS



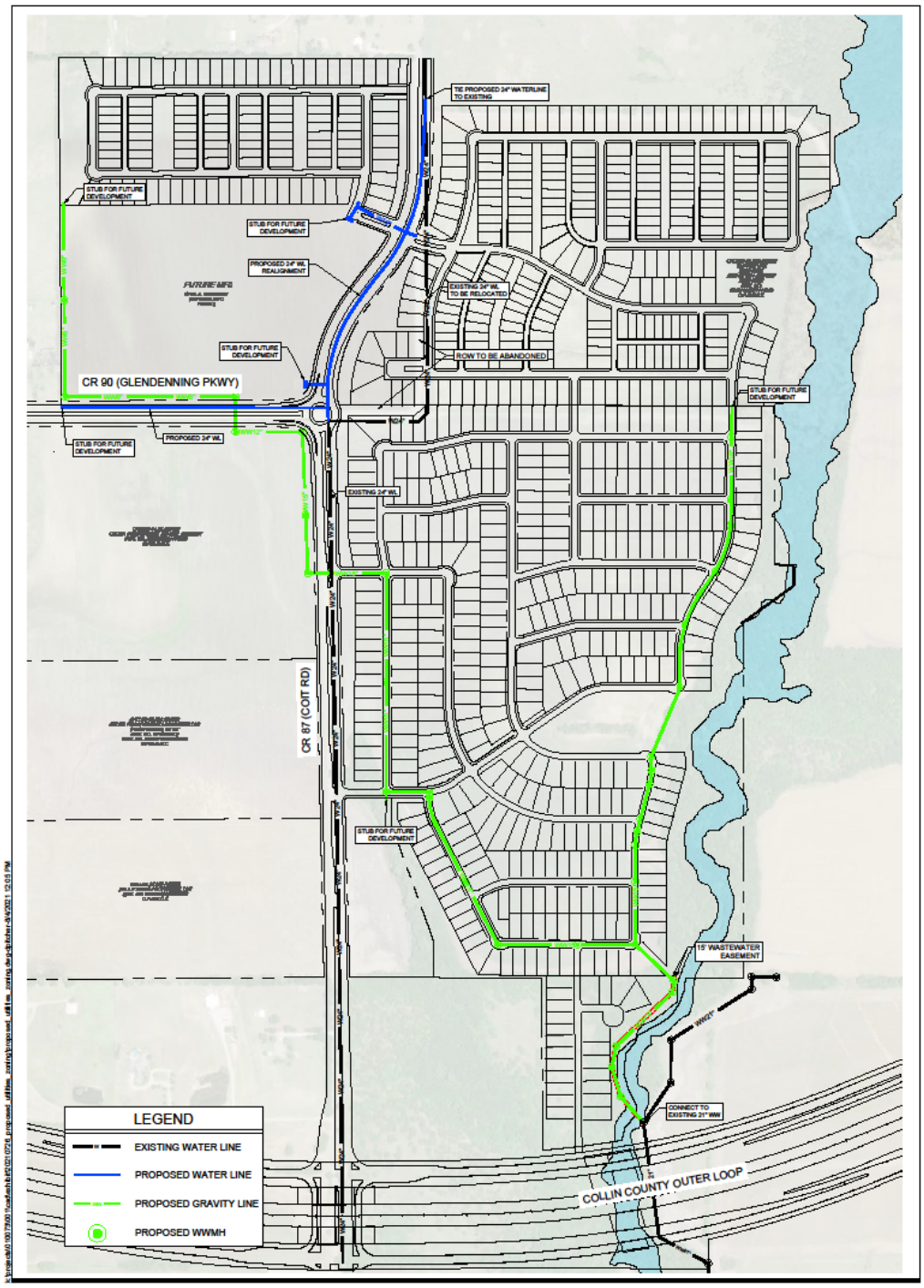
Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT F
ROADWAY IMPROVEMENTS



Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT G
WATER AND WASTEWATER IMPROVEMENTS



KFM

TITLE
EXHIBIT G
PROPOSED UTILITIES

PROJECT
TUSCANY ESTATES
CELINA, TEXAS

N

0 200 400
SCALE 1" = 400'

DATE
2021/07/27

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EXHIBIT H
EDUCATION FUND AGREEMENT
[INSERT NAME OF DEVELOPMENT]

This EDUCATION FUND AGREEMENT (this "Agreement") is made between (INSERT NAME OF HOA) (the "HOA") and the Celina Association of Renaissance Excellence ("CARE"), a 501(c)(3) nonprofit corporation registered in the State of Texas. The HOA and CARE may be referred to herein individually as a "Party" or collectively as the "Parties". The effective date of this Agreement (the "Effective Date") shall be the latest date on which this Agreement is fully executed by the HOA and CARE.

RECITALS

WHEREAS, HOA is the homeowners' association of a master planned community located in (INSERT COUNTY NAME) County, Texas, containing approximately (INSERT NUMBER OF ACRES) acres of property, as described in **Exhibit A** hereto, known as "_____" (the "Community"), which shall be governed by the HOA in accordance with the terms and provisions of a master covenant, as the same may be amended from time to time (the "Master Covenant"); and

WHEREAS, the Parties desire to enter into a written agreement to memorialize the terms obligating the HOA to establish a continuing education fund (the "Fund"), described hereunder, to directly benefit the Community and each residential lot within the Community by providing educational, charitable and recreational activities and/or infrastructure to support quality of life ("Community Benefits"); and

WHEREAS, CARE is a corporation exempt from federal taxation under Section 501(c)(3), Internal Revenue Code of 1986 and was established to benefit Celina, Texas student academic improvement and achievement and to encourage students within the Celina Independent School District ("CISD") to pursue academic excellence; and

WHEREAS, the Parties agree that CARE shall be the sole beneficiary of the Fund and that all Fund balances shall be donated to CARE (the "Donations"); and

WHEREAS, CARE herby promises and agrees to use all Donations exclusively for the benefit of the Community and each residential lot within the Community by providing Community Benefits; and

WHEREAS, the Parties intend this Agreement to fully satisfy the requirement of Texas Property Code Chapter 5, Subchapter G, and agree that the contribution covenant described hereunder does not create a "private transfer fee" and that all Fund contributions

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arising from the sale and resale of homes within the Community (the "Contributions") qualify under Texas Property Code Section 5.202(b)(9)(C) as permissible.

NOW THEREFORE, for and in consideration of the mutual promises of the Parties as set forth in this Agreement and for other good and valuable consideration the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I.
EDUCATION FUND CONTRIBUTION

1.1 Community Contribution Covenant. HOA shall cause to be recorded that certain Community Contribution Covenant, in the Official Public Records of each county in which said property is located (the "CCC"). The terms and provisions of the CCC shall be administered by the HOA and be substantially and functionally similar as the sample attached hereto as **Exhibit B**.

1.2 Continuing Education Fund. The CCC shall provide (a) that the HOA is required to collect a Contribution at the closing of each conveyance of a residential lot with a completed residence thereon (each a "Home"); (b) that said Contribution shall be in an amount equal to the sales price of the Home multiplied by .001, e.g., a house sale of $400,000 would generate a $400 contribution; (c) that all Contributions shall be deposited into the Fund's account and kept separate from all other HOA collections; and (d) that all Contributions shall be used in compliance with Texas Property Code Section 5.202(b)(9)(C) for the benefit of the Community and each Home within the Community. The HOA shall deliver Donations to CARE biannually, with payments being made on or before June 30th and December 31st of each calendar year. Donations must be made in amounts that represent the total of all Contributions actually collected and deposited into the Fund since the date of the last payment.

1.3 Use of Contributions by CARE. CARE shall only use Contributions to support educational, charitable, and recreational activities within CISD and hereby promises and agrees not to use Contributions for operational expenses, including but not limited to rent and utilities, wages and salaries, accounting and legal fees, interest expense, business travel, other overhead costs, and general and administrative expenses. CARE further promises and agrees to not grant CISD Contributions for operational expenses.

1.4 Right of Audit. CARE shall deliver an accounting of expenditures to the HOA on June 30th and December 31st of each calendar year detailing how Contribution payments have been spent since the date of last payment.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

1.5 (INCUDE ONLY FOR COMMUNITIES IN DENTON COUNTY)Encumbered Property**.** The property described in **Exhibit A** is located in a public school attendance zone within a county with a population over 650,000, which is adjacent to both Dallas County and Tarrant County, each with a population over 1.8 million.

ARTICLE II.
ADDITIONAL PROVISIONS

2.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; and (c) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

2.2 Severability. If any provision of this Agreement is determined by the final judgment of any court to be unenforceable, then such unenforceable provision shall be deleted from this Agreement, and the remainder of this Agreement shall be enforceable and shall be interpreted to give effect to the purposes and intent of the Parties represented by the remainder of this Agreement.

2.3 Term. The term of this Agreement shall begin on the Effective Date and shall continue until either the HOA or CARE dissolves, ceases to exist, or when all obligations of HOA, and CARE under this Agreement have been fulfilled.

2.4 Default and Remedies. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has had a reasonable time to cure the alleged failure (such reasonable time shall be determined based on the nature of the alleged failure and shall not to exceed thirty (30) days). In addition, no Party shall be in default under this Agreement if, within the applicable reasonable cure period, the Party to whom the default notice was given begins performance and thereafter uses its best efforts to diligently and continuously pursue performance until the alleged failure has been cured. If a Party is in default under this Agreement, then the non-defaulting Party shall be entitled to all remedies available under applicable law. The failure of either Party to insist, in one or more instances, upon performance by the other Party of any provision of this Agreement shall not be construed as a waiver of future performance of such provision.

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2.5 Notices. Any notice required or contemplated by this Agreement shall be deemed given: (a) if mailed via U.S. Mail, Certified mail Return Receipt Requested, on the date actually received at the delivery address: or (b) if deposited with a private delivery service (such as UPS or FedEx), when delivered, as evidenced by a receipt signed by a person at the delivery address. All notices shall be addressed as set forth below; however, any Party may change its address for purposes of this Agreement by giving notice of such change, as provided by this Section 2.6.

If to CARE:

_____
_____
_____

With a Copy to:

_____
_____
_____

If to HOA:

_____
_____
_____

With a Copy to:

_____
_____
_____

2.6 Applicable Law. This Agreement shall be interpreted in accordance with the Laws of the State of Texas and venue for any action in connection with this Agreement and shall be Collin County, Texas.

2.7 Benefited Parties. This Agreement is for the benefit of the HOA and its members, the Community and each Home within the Community, CISD students in the Community and the CISD community, and CARE. This Agreement shall not be construed as conferring any right on or to any other party.

2.8 Entire Agreement. This Agreement constitutes the entire agreement and

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

understanding of the Parties with regard to the subject matter of this Agreement and supersedes and replaces any and all prior understandings and agreements, whether written or oral. This Agreement shall not be amended except in writing signed by the Parties.

2.9 Good Faith Cooperation. The Parties agree to use good faith in the performance of their respective duties and obligations under this Agreement such that the intent of the Parties shall be fulfilled. The Parties further agree to take such additional actions, from time to time, as may be necessary to fully carry out the purposes and intent of this Agreement including, but not limited to, the execution of further documentation.

2.10 Representations and Warranties. Each Party represents and warrants that: (a) the execution of this Agreement has been approved and authorized by such Party; (b) this Agreement is binding upon and enforceable against such Party in accordance with the provisions hereof; (c) such Party has the ability to perform its duties and obligations under this Agreement; and (d) that the performance by such Party of its duties and obligations under this Agreement will not violate any other agreement by which such Party is bound. Should any provision of this Agreement be held by a court of competent jurisdiction to be void, invalid or unenforceable, the Parties agree to amend this Agreement in a manner that is lawful but still satisfies the intent of the Parties.

2.11 Attorney's Fees. In the event either Party files a lawsuit in connection with the enforcement of this Agreement, each Party shall be responsible for its own attorney's fees, whether or not such Party is the prevailing Party and might otherwise be entitled to recover all reasonable costs and expenses paid or incurred as the prevailing Party in connection with such lawsuit.

2.12 Miscellaneous. This Agreement may be executed in the multiple separate counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures on counterparts of this Agreement that are transmitted electronically shall be deemed effective for all purposes. If, pursuant to this Agreement, any date indicated herein falls on a holiday or a Saturday or Sunday, the date so indicated shall mean the next business day following such date. The term "holiday" shall mean any day on which state or national banks are not open for business in the State of Texas or public schools of CISD are not open for classes.

[Signature Pages Follow]

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

HOA:

_____

_____

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2021, personally appeared _____, _____ of _____, a Texas limited liability company and acknowledged that he executed the foregoing document on behalf of said limited liability company.

_____

Notary Public in and for the State of Texas

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

CELINA ASSOCIATION OF RENAISSANCE EXCELLENCE:

_____

_____

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2021, personally appeared _____, _____ of _____, a Texas limited liability company and acknowledged that he executed the foregoing document on behalf of said limited liability company.

_____

Notary Public in and for the State of Texas

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT A—PROPERTY DESCRIPTION

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

EXHIBIT B—SAMPLE CCC

ARTICLE XX
DEFINITIONS

Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Covenant. Additionally, unless the context otherwise specifies or requires, the following words and phrases when used in this Covenant will have the meanings hereinafter specified.

"**Association**" means (insert HOA name and Secretary of State Registry) created under the Master Covenant to administer and govern the Community. The Association acts through a Majority vote of the Board.

"**Board**" means the Board of Directors of the Association. All acts of the Board hereunder shall be deemed an act of the Association when taken by a Majority vote of the Board.

"**Community**" refers to all or any portion of the Property made subject to the Master Covenant, and therefore this Covenant, which is described in the Notice of Applicability recorded pursuant to *Section XX* of the Master Covenant.

"**Community Enhancement Fee**" means a fee equal to the Transfer Price (as defined herein) multiplied by .001, e.g., a house sale of $400,000 would generate a $400 fee, unless the Transfer in question is excluded under this Covenant, which is payable to the Association upon the Transfer of any Lot or Condominium Unit with the Community.

"**Community Investment Fund**" means the account designated pursuant to this Covenant to receive the Community Enhancement Fee.

"**Condominium Unit**" means an individual unit, including any common element assigned thereto, within a condominium regime, if any, established within the Community. A Condominium Unit may be intended and designated in any Development Area Declaration for residential, commercial or live/work purposes.

"**Lot**" means any portion of the Community designated by Declarant in a Recorded written instrument or as shown as a subdivided lot on a plat other than Common Area, Special Common Area, or Lot on which a condominium regime has been established, and shall include both Commercial Lots and Residential Lots.

"**Majority**" means more than half.

"**Transfer**" means, for the purposes of the Community Enhancement Fee, any conveyance, assignment, or other grant or transfer of beneficial ownership of a Lot or Condominium Unit, whether occurring in one transaction or a series of related transactions, including but not limited to: (a) the conveyance of fee simple title to any Lot or Condominium Unit; (b) the transfer of more than fifty percent (50%) of the outstanding shares of the voting stock of a corporation which, directly, or indirectly, owns one or more Lots or Condominium Units; and (c) the transfer of more than fifty percent (50%) of the interests in net profits or net losses of any partnership, limited liability company, joint venture or other entity which, directly or indirectly, owns one or more Lots or Condominium Units; but "Transfer" shall not mean or include grants or conveyances expressly excluded under this Covenant.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

"**Transferred Price**" means the greater of: (a) the price paid by the Transferee for the Lot or Condominium Unit; or (b) the value of the Lot or Condominium Unit, including any improvements or betterments constructed thereon, as determined by the Central Appraisal District of the county in which the Lot or Condominium Unit is located in their most recent valuation, excluding any reductions or exemptions, of such Lot or Condominium Unit for ad valorem tax purposes. For purposes of subparagraph (b) of the immediately preceding sentence, "valuation" means the appraised value without giving effect to any applicable tax exemptions.

"**Transferee**" means all parties to whom any interest passes by a Transfer, and each party included in the term Transferee shall have joint and several liability for all obligations of that transfer, as provided for in this Covenant.

"**Transferor**" means all parties who pass or convey any interest by a Transfer, and each party included in the term Transferor shall have joint and several liability for all obligations of that Transfer as provided for in this Covenant.

ARTICLE XX
COMMUNITY ENHANCEMENT FEE

Community Enhancement Fee. The Board, acting on behalf of the Association shall levy and collect the Community Enhancement Fee, as further set forth below.

Community Activities, Services and Programs. The Community Enhancement Fee shall be used to directly benefit the members of the Association and each Lot and Condominium Unit within the Association by providing the Community Enhancement Fee to entities which are exempt from federal income taxes under Sections 501(c)(3) or 501(c)(4), as the Internal Revenue Code may be amended from time to time, that support the educational, charitable and recreational purposes of Celina Independent School District, in accordance with this Covenant, provided the recipient of the Community Enhancement Fee uses the funds for such stated purposes, in accordance with its bylaws, and not for operations or administration of the receiving entity.

Community Enhancement Fee Obligations. The covenants, conditions and restrictions set forth below are hereby impressed upon the Property.

(a) Obligation to Pay Community Enhancement Fee. Upon the Transfer of any Lot or Condominium Unit within the Community, the Transferor thereof shall be obligated to pay a **Community Enhancement Fee** to the Association equal to the **Transfer Price multiplied .001** (for example, the Community Enhancement Fee shall be $400 for the Transfer of a $400,000 Lot or Condominium Unit), unless the Transfer in question is excluded under this Covenant. The Community Enhancement Fee is imposed not as a penalty and not as a tax but as a means to provide additional funding to fulfill the goals set forth in the Master Covenant and this Covenant for the betterment of the Community. As such, the Community Enhancement Fee shall be deemed an assessment imposed by and subject to all rights, obligations and provisions set forth in the Master Covenant and this Covenant.

(b) Liability for the Community Enhancement Fee. If the Transferor does not pay the Community Enhancement Fee as required by this section, the Community Enhancement Fee

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

payment shall become the personal obligation of the Transferee under the Transfer in question and there shall be a lien against the applicable Lot or Condominium Unit for the amount of the Community Enhancement Fee and any fees or sums associated with collection of same, and, if unpaid, shall be handled in accordance with the Master Covenant.

(c) Deposit of Community Enhancement Fee into Community Investment Fund. On behalf of the Association, the Board will establish a Community Investment Fund with a reputable financial institution for purposes of depositing, receiving and distributing the proceeds of the Community Enhancement Fee. No other funds will be deposited or held in the Community Investment Fund other than the proceeds of the Community Enhancement Fee and any interest earned thereon. Within sixty (60) days after the end of each calendar year, the Board shall cause to be prepared a Community Enhancement Fee receipts and disbursements schedule which may be in form which may be reviewed, on an annual basis, by a Certified Public Accountant.

(d) Due on Closing and Method for Payment. Payment of the Community Enhancement Fee shall be made upon the closing of the Transfer in cash or cash equivalent funds to the Association, at the address and account number specified by the Board from time to time. With such payment, the Transferor shall provide, or cause to be provided by the title company, a written report in a form approved by the Board (the "**Community Enhancement Fee Report**") which: (i) describes the Transfer and the Lot or Condominium Unit; (ii) sets forth the Transfer Price for the Transfer and the names and addresses of Transferor and Transferee; and (iii) provides such other information as the Board may reasonably require. The Board, at its own expense, shall have the right at any time during regular business hours to inspect and copy all records of a property closing of any owner or Transferor which are reasonably related to the payment of the Community Enhancement Fee.

(e) Disbursements. Upon majority vote, the Board may, from time to time, but no less frequently than bi-annually on June 30th and December 31st of each calendar year, make disbursements from the Community Investment Fund to entities which are exempt from federal income taxes under Sections 501(c)(3) or 501(c)(4), as the Internal Revenue Code may be amended from time to time, that support the educational, charitable and recreational purposes of Celina Independent School District or to pay costs to administer this Covenant or the Community Investment Fund. The Association waives its statutory right to control a qualified recipient of disbursements hereunder.

(f) Community Enhancement Fee Lien and Foreclosure. Each owner, by accepting an interest in or title to a Lot or Condominium Unit, whether or not it is so expressed in the instrument of conveyance, covenants and agrees to pay the Community Enhancement Fee to the Association. Each Community Enhancement Fee is a charge on the Lot or Condominium Unit and is secured by a continuing lien on the Lot or Condominium Unit in the same manner as an assessment lien arising under the Master Covenant. Each owner, and each prospective owner, is placed on notice that the owner's title may be subject to the continuing lien for the Community Enhancement Fee attributable to a period prior to the date that the owner purchased a Lot or Condominium Unit. An express lien on each Lot or Condominium Unit is hereby granted and conveyed by Declarant to the Association to secure the payment of the Community Enhancement Fee which shall be enforced as an assessment lien in accordance with the terms and provisions set forth in the Master Covenant. The Community Enhancement Fee lien is superior to all other liens and encumbrances on a Lot or Condominium Unit, except only for: (i) tax and governmental assessment liens; (ii) all sums secured by a first Recorded deed of trust lien, to the extent such lien secures sums borrowed for the acquisition or improvement of the Lot or Condominium Unit in question; and (iii) home

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equity loans or home equity lines of credit which are secured by a Recorded second deed of trust lien; provided that, in the case of subparagraphs (ii) and (iii) above, such deed of trust lien was Recorded before the Community Enhancement Fee lien. The Community Enhancement Fee lien is superior to a lien arising from the construction of improvements to the Lot or Condominium Unit regardless of when recorded or perfected. It is also superior to any recorded assignment of the right to insurance proceeds on the Lot unless the assignment is part of a superior deed of trust lien. Foreclosure of a superior lien extinguishes the Association's claim against the Lot or Condominium Unit for an unpaid Community Enhancement Fee that became due before the sale, but does not extinguish the Association's claim against the former owner personally for the payment of such Community Enhancement Fee. The Association's lien for the Community Enhancement Fee is created by recordation of this Covenant, which constitutes record notice and perfection of the lien. No other recordation of a lien or notice of lien is required. However, the Association may record a notice of the lien in the Official Public Records of the county in which the property is located. If the debt is cured after a notice has been recorded, the Association will record a release of the notice of lien at the expense of the curing owner and may require reimbursement of its costs of preparing and recording the notice of lien before granting the release. By accepting an interest in or title to a Lot or Condominium Unit, each owner grants to the Association a power of sale in connection with the Community Enhancement Fee lien, which may be exercised in the same manner as all other assessment liens as further set forth in the Master Covenant.

(g) Reporting Required for Exclusions from Community Enhancement Fee. If a Transferor is involved in a Transfer that Transferor believes is excluded from the requirement to pay the Community Enhancement Fee under this Covenant, the Transferor shall provide written notice (the "Notice of Claim of Exclusion") to the Board a minimum of five (5) business days prior to the Transfer in question. The Notice of Claim of Exclusion shall include the Transfer details and the reason the Transferor believes such Transfer should be excluded. If, after review of the Notice of Claim of Exclusion, the Board does not concur that the Transfer in question should be excluded from the Community Enhancement Fee, (i) the Board will notify the Transferor or the Transferor's title company of its obligation to pay the Community Enhancement Fee to the Association and (ii) the Transferor shall pay the applicable Community Enhancement Fee. Prior to its decision on any Notice of Claim of Exclusion, the Board may request additional information or clarification from the Transferor submitting a Notice of Claim of Exclusion, and the Transferor shall promptly provide the Board with the additional information being requested by the Board. Copies of all notices and correspondence between the Transferor and the Board under this section shall be provided to the Transferee by the Transferor.

(h) Exclusions from the Community Enhancement Fee. The Community Enhancement Fee shall not apply to the following, except to the extent any of the following Transfers (set forth below in subparagraphs i – xiii) are used for the purpose of avoiding the Community Enhancement Fee.

i. Transfers to Certain Governmental Agencies. Any Transfer to the United States, or any agency or instrumentality thereof, the State of Texas, or any county, city, county, municipality, district or other political subdivision thereof.
ii. Transfer to the Association. Any Transfer to the property owner association created pursuant to the Master Covenant, or it respective successors or assignees.
iii. Transfer to Declarant. Any Transfer to Declarant, any affiliate of Declarant or

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

their successors or assignees.

iv. Transfer from Declarant. Any Transfer from Declarant, any affiliate of Declarant or their successors or assignees.

v. Transfer to Development Owner. Any Transfer from Declarant, or its successors, assignees or affiliates to Development Owner. For purposes of this subparagraph, "**Development Owner**" means any owner who acquires a Lot for the purpose of resale to a Homebuilder; and "**Homebuilder**" means any owner who is in the business of constructing residences for resale to third parties and intends to construct a residence on a Lot or Condominium Unit for resale to a third party.

vi. Exempt Family or Related Transfers. Any Transfer, whether outright or in trust that is for the benefit of the Transferor or his or her relatives, but only if there is no more than nominal consideration for the Transfer. For the purposes of this exclusion, the relatives of a Transferor shall include all lineal descendants of any grandparent of the Transferor, and the spouses of the descendants. Any person's stepchildren and adopted children shall be recognized as descendants of that person for all purposes of this exclusion.

vii. Exemption for Transfers on Death. Any Transfer or change of interest by reason of death, whether provided for in a will, trust or decree of distribution.

viii. Exempt Technical Transfers. Any Transfer made solely for the purpose of confirming, correcting, modifying or supplementing a Transfer previously recorded, making minor boundary adjustments, removing clouds on titles, or granting easements, rights-of-way or licenses.

ix. Exempt Court Ordered Transfers. Any Transfer pursuant to any decree or order of a court of record determining or vesting title, including a final order awarding title pursuant to a divorce or condemnation proceeding.

x. Exempt Transfers on Conveyance to Satisfy Certain Debts. Any Transfer to secure a debt or other obligation or to release property which is security for a debt or other obligation, including Transfers in connection with foreclosure of a deed of trust or Transfers in connection with a deed given in lieu of foreclosure.

xi. Holding Company Exception. Any Transfer made by a corporation or other entity, for consideration (i) to any other corporation or entity which owns one-hundred percent (100%) of its equity securities (a **"Holding Company"),** or (ii) to a corporation or entity whose stock or other equity securities are owned, directly or indirectly, one-hundred percent (100%) by such Holding Company.

xii. Subsidiary Conveyance Exemption. Any Transfer from a partially owned direct or indirect subsidiary corporation to its direct or indirect parent corporation where consideration is paid for, or in connection with such transfer.

xiii. Exemption for Certain Conveyances of Convenience. The consecutive Transfer of a Lot or Condominium Unit wherein the interim owner acquires such Lot or Condominium Unit for the sole purpose of immediately re-conveying such Lot or Condominium Unit to the ultimate owner and such interim owner receives no right to use or enjoyment of such Lot or Condominium Unit, provided the Board specifically approves such exemption in each particular case.

Attachment: Draft DA (Tuscany Estates Phase 2 DA Amendment)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dusty McAfee AICP, Director of Development Services
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Legacy Hills (Dynavest) - Planned Development Amendment

Action Requested:
Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Development Regulations of Planned Development (PD) No. 117 on approximately 3,237 acres, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within the City Limits. (Legacy Hills (Dynavest) – Planned Development Amendment) (McAfee)

Applicant:
Dynavest Joint Venture
24 Devonstone Place
Dallas, TX 75248-7910

Background Information:
This Planned Development Amendment request is for the Dynavest development. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Ordinance

Staff Recommendation:
Staff recommends approval as presented.

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dusty McAfee AICP, Director of Development Services
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Sutton Fields East - Development Agreement

Action Requested:
Conduct a public hearing and act upon a Development Agreement for approximately 109 acres of land, generally located north of Parvin Road and 3,000 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction. (Sutton Fields East – Development Agreement) (McAfee)

Applicant:
Centurion American
1800 Valley View Lane
Farmers Branch, TX

Background Information:
The 110-acre property is currently in the Extraterritorial Jurisdiction (ETJ). The applicant's request is for a development agreement for a master planned community, as an extension of the existing Sutton Fields neighborhood. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Development Agreement

Staff Recommendation:
Staff recommends approval as presented.

CELINA TEXAS EST. 1876

Life Connected.

CRUTCHFIELD DR

BOTHWELL BLVD

FRONTIER PKWY

Attachment: Location Map (Sutton Fields East – Development Agreement)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Sutton Fields East DA
Location Map
City of Celina

7/9/2021

N W E S

0 500 1,000 Feet

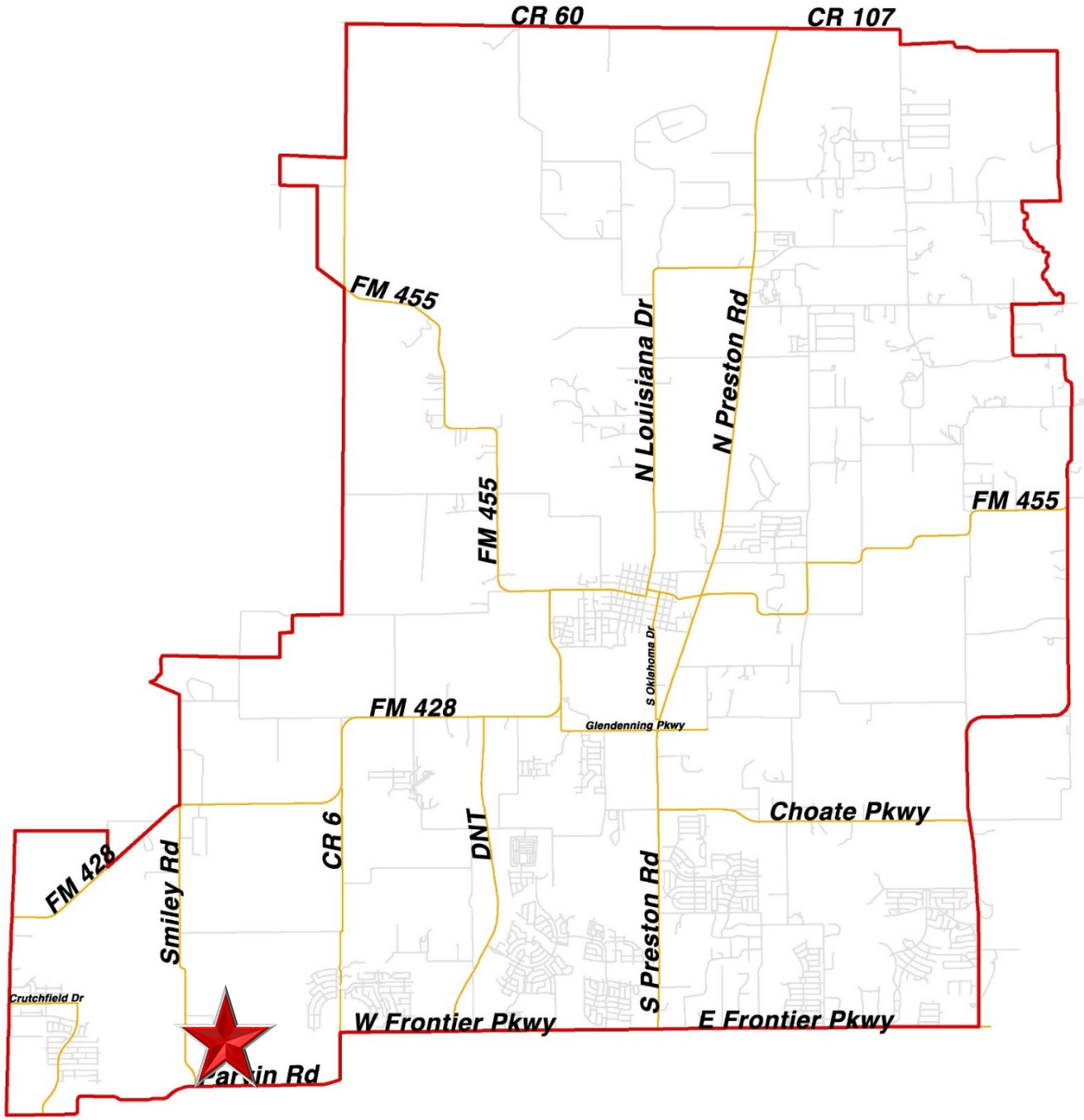
Sutton Fields East

Development Agreement

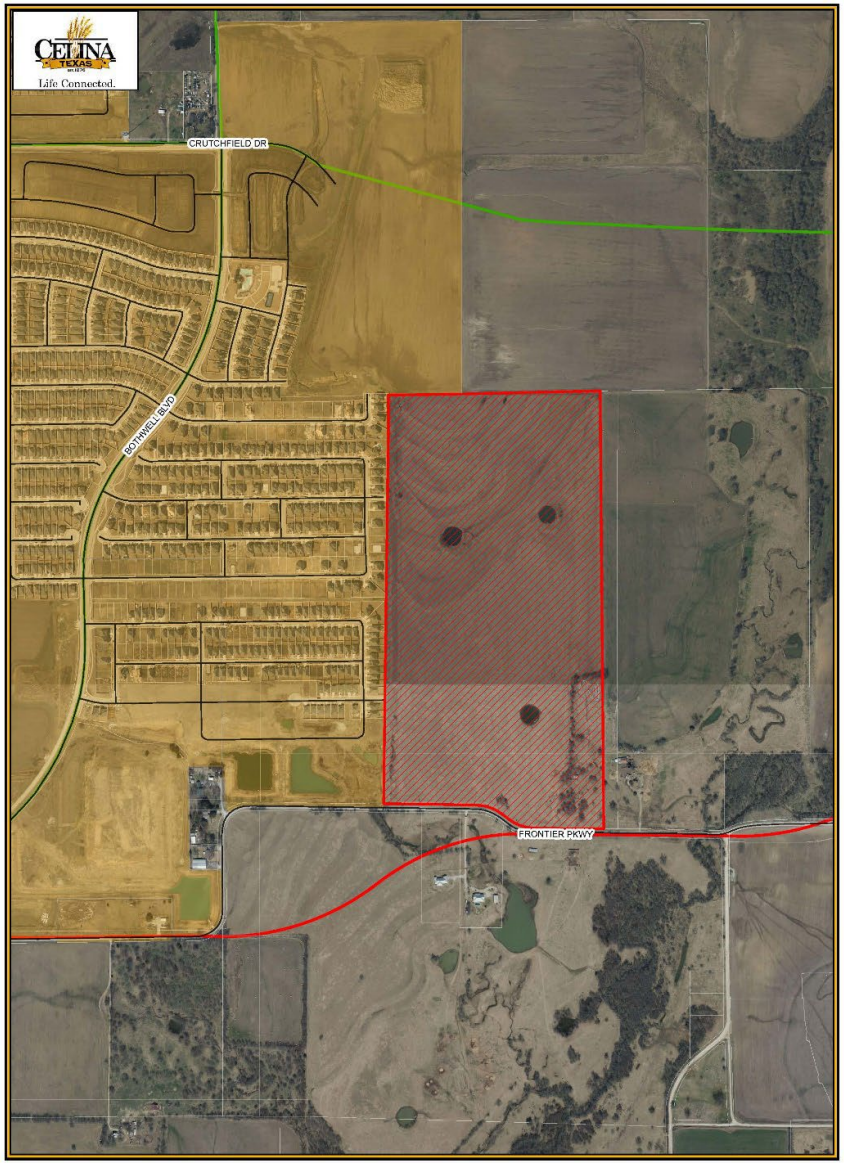
City Council

August 10, 2021

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)



Attachment: Staff Presentation (Sutton Fields East – Development Agreement)



Location Map

The subject property is generally located north of Parvin Road and approximately 2,550 feet east of Bothwell Boulevard

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)

Background

- The subject property is approximately 110 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning (as an extension of the Sutton Fields subdivision) that will apply to the tracts through a Development Agreement with the City
- The Development Agreement would replace a pre-annexation agreement on a portion of the property that would not have otherwise expired until 2034

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)

Agreement Overview

- The Development Agreement proposes annexation and zoning for the 110 acres, which is currently undeveloped land
- The agreement contemplates a master planned community, with 50’ and 60’ single-family lot widths (total of 450 lots)
- The development agreement also requires right-of-way dedication from the property owner either at time of development, or when the City requests for the ROW

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)

Lot Mix

- Lot Types
  - 60’ (Min. 15%)
  - 50’ (Max. 85%)
- Matches existing Sutton Fields pattern

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)

Project Overview

- Inclusion of pocket parks and a minimum of 10% open space
- Concrete trails around ponds and within open spaces
- Amenity center to have an open shade structure, playground, bathrooms, and a swimming pool
- Alleys not required, per original Sutton Fields development
- Includes improvements to the existing HOA

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)

Concept Plan

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)

Agreement Overview

The development continues the same structure as the existing Sutton Fields development, in terms of financial structure (PID, TIRZ).

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)

Policy Considerations

- The DA brings an additional 110 acres into the City Limits
- Market demand is high, especially for Sutton Fields
- City standards apply (architecture, landscape)
- Includes improvements to the existing HOA
- Earlier annexation than the pre-annexation agreement expiration of 2034

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)

Recommendation

- The Planning & Zoning Commission unanimously recommended approval of the development agreement at its July 20th regular meeting
- Staff recommends approval as presented

Attachment: Staff Presentation (Sutton Fields East – Development Agreement)

SUTTON FIELDS EAST DEVELOPMENT AGREEMENT

This SUTTON FIELDS EAST Development Agreement (this "Agreement") is entered into between the **CITY OF CELINA, TEXAS**, (the "City"), and **MM Sutton Fields East, LLC**, a Texas limited liability company, (the "Developer") to be effective on the Effective Date.

SECTION 1
RECITALS

WHEREAS, certain capitalized terms used in these recitals are defined in Section 2; and

WHEREAS, the Developer and the City are sometimes collectively referenced in this Agreement as (the "Parties,") or, each individually, as (the "Party"); and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County and Collin County; and

WHEREAS, the Developer is under contract to purchase approximately 110 acres of real property which is described by metes and bounds in **Exhibit A** and depicted on **Exhibit B** (the "Property") and located in Denton County (the "County"); and

WHEREAS, the Property is contiguous to the City and is located wholly within the extraterritorial jurisdiction (the "ETJ") of the City and not within the ETJ or corporate limit of any other municipality; and

WHEREAS, the Developer intends to develop the Property as a residential development, which will consist of approximately 450 single-family homes (the "Development"); and

WHEREAS, the Developer and the City desire to have the Property, subject to the Developer owning the Property, annexed into the City's corporate boundaries and provide the City with greater regulatory powers and controls over the development of the Property as set forth in this Agreement; and

WHEREAS, the Developer, upon owning the Property, intends to file a voluntary petition for annexation of the Property into the corporate boundaries of the City; and

WHEREAS, Mustang Special Utility District ("Mustang") holds the certificates of convenience and necessity (the "CCN's") to provide retail water and sewer service to the Property and the Parties intend for Mustang to provide retail water and sewer service to the Property; and

WHEREAS, the Developer desires and intends to design, construct and install and/or make financial contributions to certain on-site and/or off-site public improvements to serve the development of the Property (the "Authorized Improvements"), which Authorized Improvements are generally identified in **Exhibit C** and will be the same as those described in the Service and Assessment Plan; and

WHEREAS, the Developer intends for the design, construction and installation of the Authorized Improvements to occur in a phased manner and to dedicate such Authorized Improvements to

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Mustang (with respect to water and sewer related Authorized Improvements) or the City, as applicable, for use and maintenance, subject to approval of the plans and inspection of the Authorized Improvements in accordance with this Agreement and the City Regulations, as hereinafter defined, and contingent upon the partial or total financing of such Authorized Improvements; and

WHEREAS, the Developer and the City estimate that the cost of the Authorized Improvements will be $25,000,000.00 and is the maximum total amount, including interest if any, that will be financed and reimbursed to the Developer; and

WHEREAS, to accomplish the high quality development of the Property envisioned by the Parties and to provide financing for the Authorized Improvements, the City has determined it is necessary for the City to create a public improvement district (a "PID") pursuant to Chapter 372, Texas Local Government Code, as amended ("PID Act"), and to create a tax increment reinvestment zones (a "TIRZ") in accordance with Chapter 311 of the Texas Tax Code, as amended (the "TIF Act"), for the Property proposed to be developed as a master-planned community; and

WHEREAS, in consideration of the Developer's agreements contained herein, the City intends to provide financing arrangements under the PID Act that will enable the Developer, in accordance with the PID Act, to: (a) fund a specified portion of the costs of the Authorized Improvements using the proceeds of PID Bonds issued by the City; and/or (b) obtain reimbursement for the specified portion of the costs of the Authorized Improvements, the source of which reimbursement will be installment payments from Assessments on the Property, provided that such reimbursements shall be subordinate to the payment of PID Bonds and Administrative Expenses; and

WHEREAS, the City, subject to the consent and approval of the City Council, and in accordance with the terms of this Agreement and all legal requirements, intends to: (i) adopt a Service and Assessment Plan; (ii) adopt an Assessment Ordinance to pay for a specified portion of the estimated cost of the Authorized Improvements shown on **Exhibit C** and the costs associated with the administration of the PID and issuance of the PID Bonds; and (iii) issue phased PID Bonds for the purpose of financing a specified portion of the costs of the Authorized Improvements and related costs (including Administrative Expenses) and paying issuance costs and the cost of funding all reserves, accounts, and funds required by the applicable Bond Ordinance (including a capitalized interest account, a debt service reserve fund, and the project fund); and

WHEREAS, the City, in its sole legislative discretion, may issue PID Bonds periodically up to a maximum of $25,000,000.00, in multiple series, to finance a specified portion of the costs of the Authorized Improvements and related costs (including Administrative Expenses) and paying issuance costs and the cost of funding all reserves, accounts, and funds required by the applicable Bond Ordinance (including a capitalized interest account, a debt service reserve fund, and the project fund); and

WHEREAS, prior to the sale of the first PID Bond issue: (a) the City Council shall have, in its sole legislative discretion, approved and adopted the PID Resolution, a Service and Assessment Plan and an Assessment Ordinance (collectively, the "PID Documents"); (b) the City shall have reviewed and approved the Home Buyer Disclosure Program; (c) owners of the Property

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

constituting all of the acreage in the PID shall have executed a Landowner Agreement; and (d) the Developer shall have delivered a fully executed copy of the Landowner Agreement to the City; and

WHEREAS, the City recognizes that financing of the Authorized Improvements confers a special benefit to the Property within the PID; and

WHEREAS, the Parties agree that the Authorized Improvements are also improvements that qualify as projects under the TIF Act, as amended; and

WHEREAS, as soon as is practicable and prior to the first PID Bond issue, in consideration of the Developer's agreements contained herein, the Parties shall use best efforts to have agreed to the final form of the following documents: (i) the TIRZ Project and Finance plan; and (ii) an ordinance creating the TIRZ; and

WHEREAS, prior to the authorization of the first bond issue for the PID, the City Council intends to have approved a TIRZ Ordinance and to have created the TIRZ to be coterminous with the boundaries of the PID; and

WHEREAS, in consideration of the Developer's agreements contained herein, the City intends to exercise its powers under the TIF Act to a TIRZ coterminous with the boundaries of the PID. The City intends to dedicate 13.22% of the City's tax increment, collected by the City for property within the TIRZ, based on the City's tax rate each year, which funds will be used to off-set or pay a portion of any Assessments levied on the Property within the TIRZ for the costs of capital improvements that are Authorized Improvements and qualify as projects under the TIF Act. The duration of the TIRZ shall be for a period not to exceed thirty-six (36) years from the date of creation or until the total amount of all funds collected as the TIRZ increment placed into the TIRZ Fund has an aggregate total of $15,351,333.00 whichever comes first; and

WHEREAS, it is the intent of the Parties that the Property will be developed pursuant to an agreed upon concept plan ("Concept Plan"), which Concept Plan is attached hereto as **Exhibit D**, and the development standards set forth in certain proposed planned development zoning standards ("Development Standards"), which Development Standards are attached hereto as **Exhibit E**; and

WHEREAS, immediately following annexation of the Property, the City intends to consider zoning the Property as a planned development district and the Parties acknowledge that the Property may be developed and used in accordance with this Agreement notwithstanding any zoning of the Property in conflict with this Agreement; and

WHEREAS, the parties intend that this Agreement is a development agreement as provided for by state law in Section 212.171 *et seq* of the Texas Local Government Code as the entire Property is within the City's ETJ on the Effective Date and the Parties have the authority to enter into this Agreement; and

WHEREAS, this Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code and as allowed pursuant to Section 212.172(g) of the Texas Local Government Code; and

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

WHEREAS, the City recognizes the positive impact that the construction and installation of the Authorized Improvements for the PID will bring to the City and will promote state and local economic development; to stimulate business and commercial activity in the municipality; for the development and diversification of the economy of the state; development and expansion of commerce in the state; and elimination of employment or underemployment in the state.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 2
DEFINITIONS

Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Administrative Expenses shall include, without limitation, expenses incurred by the City in the establishment, administration, and operation of the PID.

Agreement means this Sutton Fields East Development Agreement.

Assessment means a special assessment levied by the City within the PID pursuant to Chapter 372 of the Texas Local Government Code, and an Assessment Ordinance, to pay for a specific portion of the Budgeted Cost, which shall be Authorized Improvement Costs**.**

Assessment Fee shall have the meaning set forth in Section 3.3 below.

Assessment Ordinance means an ordinance adopted by the City Council which levies Assessments on the Property in accordance with the PID Act to pay for a specified portion of the costs of certain Authorized Improvements and interest thereon set forth in the Service and Assessment Plan as well as the costs associated with the issuance of the PID Bonds that provide a special benefit to the Property.

Authorized Improvements means water, sewer, drainage, and roadway infrastructure and facilities needed to serve and fully develop the Property and to be constructed by the Developer or caused to be constructed by the Developer or by or on behalf of the City, including but not limited to the improvements listed in **Exhibit C**, as fully described in the SAP, and as authorized by Section 372.003 of the PID Act.

Authorized Improvement Costs means the design, engineering, construction, and inspection costs of the Authorized Improvements.

Bond Ordinance means and refers to an ordinance adopted by the City Council that authorizes and approves the issuance and sale of the PID Bonds by the City.

Budgeted Cost with respect to any given Authorized Improvement means the estimated cost of such improvement as set forth in **Exhibit C**.

CCN's is defined in the Recitals.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Certification for Payment Form or Payment Certificate means a certificate which shall be submitted to the City, with all paid invoices, bills, and receipts for work completed on any of the Authorized Improvements, in the form of **Exhibit H** attached hereto.

City means the City of Celina, a home-rule municipality located in Denton County, Texas and Collin County, Texas.

City Council means the City Council of the City.

City Manager means the City Manager of the City or a person designated to act on behalf of that individual if the designation is in writing and signed by the current or acting City Manager.

City Regulations mean City code provisions, ordinances, design standards, uniform and international building and construction codes, master plans, and other policies duly adopted by the City, as they may be subsequently amended from time to time.

Concept Plan is defined in the Recitals, and attached hereto as **Exhibit D**.

Cost Overrun is defined in Section 7.2.

Cost Underruns is defined in Section 7.3.

County means Denton County.

Developer means the entity, MM Sutton Fields East, LLC, a Texas limited liability company and its successors and assigns, responsible for developing the Property in accordance with this Agreement.

Development is defined in the Recitals.

Development Standards is defined in the Recitals.

Effective Date means the effective date of this Agreement, which shall be the date upon which all parties have fully executed and delivered this Agreement and the Property is purchased by the Developer.

Eminent Domain Fees shall have the meaning assigned in Section 13.7 hereof.

End Buyer means any Developer, developer homebuilder, tenant, user, or owner of a Fully Developed and Improved Lot.

ETJ means extraterritorial jurisdiction and is defined in the Recitals.

Fully Developed and Improved Lot means any lot in the Property, regardless of proposed use, intended to be served by the Authorized Improvements and for which a final plat has been approved by the City and recorded in the Real Property Records of Denton County, Texas.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Funding Date shall have the meaning assigned in Section 6.4 hereof.

HOA means the homeowner's association to be created by the Developer.

Home Buyer Disclosure Program means the disclosure program, administered by the PID Administrator as set forth in a document in the form of **Exhibit F** that establishes a mechanism to disclose to each End Buyer the terms and conditions under which their lot is burdened by the PID.

Impact Fees is defined in Chapter 395 of the Texas Local Government Code.

Improvement Account of the Project Fund means the construction fund account created under the Indenture used to pay for portions of the Authorized Improvements as provided for in the Service and Assessment Plan.

Indenture means a trust indenture by and between the City and a trustee bank under which PID Bonds are secured and funds disbursed.

Landowner Agreement means the agreement, as set forth in a document in the form of **Exhibit G** of an owner of the Property consenting to the form and terms of the PID Documents.

Mustang is defined in the Recitals.

Notice means any notice required or contemplated by this Agreement (or otherwise given in connection with this Agreement) in the manner required by Section 14.2.

Original Sutton Amenity Center is defined in Section 6.4.

Owner is defined in Section 11.1.

Park Fees means the fees paid in lieu of a donation of property to be used as a park in accordance with Section 7.10.

Party and Parties are defined in the Recitals.

Petition Property is defined in Section 9.1.

PID means a public improvement district created by the City for the benefit of the Property pursuant to Chapter 372, Texas Local Government Code, to be known as the Sutton Fields East Public Improvement District.

PID Act means Chapter 372, Texas Local Government Code, as amended.

PID Administrator means a company, entity, employee, or designee of the City, who is experienced in public improvement districts and assessment administration and who shall have the responsibilities provided in the Service and Assessment Plan, or any other agreement or document approved by the City, related to the duties and responsibilities for the administration of the PID.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

PID Bonds means assessment revenue bonds issued by the City and secured by Assessments on property within the PID.

PID Bond Fee is defined in Section 7.5.

PID Documents is defined in the Recitals.

PID Resolution means the resolution and improvement order adopted by the Council creating the PID pursuant to Section 372.010 of the PID Act and approving the advisability of the Authorized Improvements.

Property means the real property described by metes and bounds in **Exhibit A** and depicted on **Exhibit B**.

Public Infrastructure means all water, sewer, drainage and roadway infrastructure, including the Authorized Improvements, necessary to serve the full development of the Property.

Real Property Records of Denton County means the official land recordings of the Denton County Clerk's Office.

Service and Assessment Plan ("SAP") means the PID Service and Assessment Plan adopted by the City Council, and amended annually, if needed, by the City Council pursuant to the PID Act for the purpose of assessing allocated costs against property located within the boundaries of the PID having terms, provisions and findings approved by the City, as required by this Agreement.

Sutton Fields East PID is defined in Exhibit F.

Technology Fees means the fees charged for telephone, cable, internet, or similar utility connections in accordance with Section 7.9.

TIRZ means a tax increment reinvestment zone encompassing the Property.

TIF Act means Chapter 311 of the Texas Tax Code, as amended.

TIRZ Documents means the TIRZ Project and Finance plan, the TIRZ Ordinance, and this Agreement.

TIRZ Fund(s) means the fund(s) set up by the City in order to receive the TIRZ funds in accordance with this Agreement, the TIRZ Documents and state law.

TIRZ Ordinance means a City ordinance adopted by the City Council establishing a TIRZ pursuant to Chapter 311, Texas Tax Code, and any subsequent ordinances effectuating amendments thereto.

TIRZ Project and Finance Plan means a project and finance plan for the TIRZ, as amended from time to time.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

SECTION 3
PUBLIC IMPROVEMENT DISTRICT

3.1 Creation and Levy of Assessments. The Parties shall use best efforts to initiate and approve all necessary documents and ordinances required to effectuate this Agreement, to create the PID, to levy the Assessments, and to prepare and approve the Service and Assessment Plan providing for the levy of the Assessments on the Property within the PID. Promptly following preparation and approval of a preliminary Service and Assessment Plan acceptable to the Developer and the City and subject to the City Council making findings that the Authorized Improvements confer a special benefit on the Property, the City Council shall consider an Assessment Ordinance. The Developer shall develop the Property or cause the Property to be developed consistent with the terms of this Agreement. Nothing contained in this Agreement, however, shall be construed as creating a contractual obligation that controls, waives, or supplants the City Council's legislative discretion or functions.

3.2 Acceptance of Assessments and Recordation of Covenants Running with the Land. Concurrently with the levy of the Assessments, the Developer shall approve and accept in writing the levy of the Assessment(s) on all land owned by the Developer and shall approve and accept in writing the Home Buyer Disclosure Program and shall cause to be recorded against the Property covenants running with the land that will bind any and all current and successor developers and owners of the Property to: (i) pay the Assessments, with applicable interest and penalties thereon, as and when due and payable hereunder and that the purchasers of such land take their title subject to and expressly assume the terms and provisions of such Assessments and the liens created thereby; and (ii) comply with the Home Buyer Disclosure Program. Developer shall prepay Assessments on any areas within the Property that are converted to non-benefitted property, with the definition of non-benefitted property to be contained in the SAP.

SECTION 4
TIRZ

4.1 Tax Increment Reinvestment Zone. The City shall, according to its sole legislative discretion, exercise its powers under the TIF Act in order to create a TIRZ encompassing the Property and intends to dedicate 13.22% of the City's tax increment collected by the City for property within the TIRZ, based on the City's tax rate each year, which funds will be used to off-set or pay a portion of any Assessments levied on the Property within the TIRZ for the costs of capital improvements that are Authorized Improvements and qualify as projects under the TIF Act.

4.2 TIRZ Priority. In accordance with the TIRZ Project and Finance Plan, the TIRZ Fund shall first pay for the City's costs in administering the TIRZ, then pay for Authorized Improvements by off-setting or paying the portion, as set forth in the TIRZ Project and Finance Plan, of any Assessments levied on the Property for the Authorized Improvements and qualify as projects under the TIF Act for a period not to exceed thirty-six (36) years from the date of creation or until the amount of all funds collected as the TIRZ increment placed into the TIRZ Fund has an aggregate total of $15,351,333.00, whichever comes first.

4.3 TIRZ Fund. In accordance with the TIRZ Project and Finance Plan, the City's collected revenue from its tax increment obtained from the Property shall be placed into a TIRZ

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Fund. It is anticipated that the monies in the TIRZ Fund shall be distributed in accordance with the TIRZ Project and Finance Plan to pay the City's administrative costs and to lower the Assessments on an annual basis. Amounts in the TIRZ Fund shall not be comingled with City funds.

SECTION 5
AUTHORIZED IMPROVEMENTS AND PUBLIC INFRASTRUCTURE

5.1 Authorized Improvements. The Budgeted Costs, including the Authorized Improvements, are subject to change and shall be updated by the City consistent with the Service and Assessment Plan, as may be updated and amended, and the PID Act. The Developer shall include an updated list of Authorized Improvements and Estimated Costs, **Exhibit C**, with each final plat application and which shall be submitted to the City Council for consideration and approval concurrently with the submission of each final plat. Upon approval by the City Council of an updated **Exhibit C**, this Agreement shall be deemed amended to include such approved updated **Exhibit C**. The Authorized Improvement Costs and the timetable for installation of the Authorized Improvements will be reviewed annually by the Parties in an annual update of the Service and Assessment Plan adopted and approved by the City. Developer shall not be required to design, or cause to be designed, or construct or cause to be constructed, improvements to Parvin Road.

5.2 Construction, Ownership, and Transfer of Public Infrastructure.

(a) Construction Plans and Plats. The Developer shall prepare, or cause to be prepared, plans and specifications for the Public Infrastructure, plats and other items required by the City Regulations and have them submitted to the City for approval in accordance with the City Regulations.

(b) Contract Award. The contracts for construction of the Public Infrastructure shall be let in the name of the Developer. The Developer's engineers shall prepare, or cause the preparation of, and provide contract specifications and necessary related documents for the Public Infrastructure. The Developer shall administer all contracts. The Budgeted Costs, which are estimated on **Exhibit C**, and updated per Section 5.1, shall be paid by the Developer or caused to be paid by the Developer, or the Developer's assignee, and reimbursed from the proceeds of the PID Bonds in accordance with the Indenture, or reimbursed by the collected Assessments levied pursuant to the terms of any reimbursement agreement. Until such Budgeted Costs are paid in full by the City pursuant to the terms of this Agreement, the Indenture, or any reimbursement agreement, unpaid monies owed by the City under any reimbursement agreement, or the Indenture shall bear interest as described therein.

(c) Construction Standards and Inspection. The Public Infrastructure required for the Development shall be constructed and inspected in accordance with applicable state law, City Regulations and other development requirements, including those imposed by the City and any other governing body or entity with jurisdiction over the Public Infrastructure.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

(d) Competitive Bidding. This Agreement and construction of the Public Infrastructure, including, without limitation, the TIRZ projects, are anticipated to be exempt from competitive bidding pursuant to sections Section 252.022(a)(9) and 252.022(a)(11) of the Texas Local Government Code and Section 311.010(g) of the TIF Act based upon current cost estimates. In the event that the actual costs for the Public Infrastructure do not meet the parameters for exemption from the competitive bid requirement, then either competitive bidding or alternative delivery methods may be utilized by the City as allowed by law.

(e) Ownership. All of the Public Infrastructure shall be dedicated by Developer and subsequently owned by the City or Mustang, where applicable, upon acceptance by either City or Mustang. The Developer agrees to take any action reasonably required by the City or Mustang to transfer or otherwise dedicate or ensure the dedication of easements and facilities for the Authorized Improvements to the City and the public, or Mustang.

5.3 Operation and Maintenance of the Public Infrastructure.

(a) Upon inspection, approval, and acceptance of the water and sewer Public Infrastructure or any portion thereof, Mustang shall maintain and operate the water and sewer Authorized Improvements listed in **Exhibit C** or any accepted portion thereof.

(b) Upon inspection, approval, and acceptance of the roadway Public Improvements or any portion thereof, the City shall maintain and operate the roadways and storm infrastructure listed in **Exhibit C** or any accepted portion thereof.

(c) The HOA shall maintain and operate the open spaces, common areas, right-of-way irrigation systems, right-of-way landscaping, screening walls, ponds, and any other common improvements or appurtenances not maintained and operated by the City, provided that all improvements maintained by the HOA shall be Public Improvements.

5.4 Water and Wastewater Service. Mustang currently holds the CCN's for water and sewer service to the Property. The Development will be served by Mustang.

SECTION 6
DEVELOPER OBLIGATIONS

6.1 Mandatory Homeowners' Association. The Developer shall create or cause to be created an HOA encompassing the Property, which, in accordance with City Regulations and through its covenants, conditions and restrictions filed in the Real Property Records of Denton County or its bylaws, shall be required to assure compliance with this Agreement, and shall be required to remain solvent and assess and collect from owners annual fees in an amount calculated to operate and maintain the open spaces, common areas, right-of-way irrigation systems, right-of-way landscaping, common area screening walls and common area retaining walls, detention ponds, and other related improvements or appurtenances which maintenance fees are not collected through the PID or TIRZ and which are not required to be maintained and operated by the City within the Property. Common residential areas, including but not limited to all landscaped entrances to the common areas of the Property and right-of-way landscaping, and all other common

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

area improvements not maintained by the City shall be maintained solely by the HOA. The HOA shall be required to pay ad valorem taxes on any property owned by the HOA.

6.2 Amenity Center. The Developer shall construct or cause the construction of an amenity center within the Property consisting of at least one (1) swimming pool, a shade structure, and one (1) playground, with construction to be completed within twenty-four (24) months and a certificate of occupancy issued by the City for the amenity center following the City's acceptance of the Public Infrastructure for Phase #1 of the Development, as shown on the Concept Plan. If construction of the amenity center is not completed and a certificate of occupancy issued with such time period, the City may withhold acceptance of the Public Infrastructure for Phase #2 of Development, as shown on the Concept Plan until such time as the amenity center is completed and a certificate of occupancy has been issued by the City for the amenity center.

6.3 Trails; Sidewalks; Open Space. The Developer shall provide, or cause to be provided, trails, sidewalks, and open space as generally shown on the Concept Plan and in compliance with the City Regulations. The trails, sidewalks, and open space shall be constructed in segments as required or necessary for each phase of development, and the Developer shall complete such segments or cause the completion of construction of such segments on or before the date that is twelve (12) months after the City's acceptance of the Public Infrastructure for the applicable phase. The Developer shall provide, or cause to be provided, one (1) additional playground within the open space of the Development.

6.4 Sutton Fields Amenity Center. On the closing date of the first series of PID Bonds ("Funding Date"), the Developer shall pay, or cause to be paid, to the existing Sutton Fields Homeowner's Association (which governs the adjacent development to the west of the Property), $650,000.00 to be used for construction of an indoor space for the Sutton Fields amenity center to be located at the existing Sutton Fields amenity center. Developer agrees to obtain, or cause the HOA or another third party to obtain, a building permit for the indoor space of the Sutton Fields amenity center within nine (9) months of the Funding date, and complete, or cause completion of, construction thereof within twenty (20) months of the Funding Date. Upon the request of the Developer, the City Manager may extend the required timeframe to obtain the building permit and/or complete construction of such indoor space of the Sutton Fields amenity center.

SECTION 7
PAYMENT OF AUTHORIZED IMPROVEMENTS AND DEVELOPMENT CHARGES

7.1 Improvement Account of the Project Fund. On the date of issuance of any PID Bonds, the City shall establish the Improvement Account of the Project Fund in accordance with the applicable Indenture. The Improvement Account of the Project Fund shall be maintained as provided in the Indenture and shall not be commingled with any other funds of the City. The Improvement Account of the Project Fund shall be administered and controlled (including signatory authority) by the City, or the trustee bank for the PID Bonds, and funds in the Improvement Account of the Project Fund shall be deposited and disbursed in accordance with the terms of the Indenture. In the event of any conflict between the terms of this Agreement and the terms of the Indenture relative to deposit and/or disbursement, the terms of the Indenture shall control.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

7.2 Cost Overrun. If the total cost of an Authorized Improvement exceeds the total amount of the Budgeted Cost for that Authorized Improvement (a "Cost Overrun"), the Developer shall be solely responsible for the remainder of the costs of that Authorized Improvement, except as provided in Section 7.3 below.

7.3 Cost Underrun. If, upon the completion of construction of an Authorized Improvement (or segment or section thereof), the total cost of an Authorized Improvement is less than the total amount of the Budgeted Cost for that Authorized Improvement (a "Cost Underrun"), any remaining Budgeted Cost may be used to pay Cost Overruns on any other Authorized Improvement. Prior to completion of all of the Authorized Improvements (or segment or section thereof), any anticipated Cost Underruns may be applied to any Cost Overruns on any Authorized Improvement. If, upon completion of the Authorized Improvements (or segment or section thereof) in any improvement category, there are funds remaining in any improvement categories, those funds can then be used to reimburse the Developer for any qualifying costs of the Authorized Improvements (or segment or section thereof) that have not been previously paid.

7.4 Remainder of Funds in Improvement Account of the Project Fund. If funds remain in the Improvement Account of the Project Fund after the completion of all Authorized Improvements and the payment of all Authorized Improvements Costs as provided for in the Indenture, then such funds shall thereafter be the exclusive property of the City and shall be used by the City as provided for in the Service and Assessment Plan and the Indenture, or any other use applicable to the Property as provided by law.

7.5 Qualified Tax-Exempt Status. If in any calendar year (including 2021) the City issues bonds, notes, or other obligations as approved by the City Council that would constitute a bank qualified debt issuance but for the issuance of the PID Bonds or other bonds supporting public improvements for non-City owned development projects, including bonds authorized by the PID Act, then the Developer shall pay to the City a fee to compensate the City for the interest savings the City would have achieved had the debt issued by the City been bank qualified provided that all other developers or owners benefitting from the City issuing debt are similarly burdened with an obligation to compensate the City (a "PID Bond Fee"). The City shall calculate the PID Bond Fee for all series of PID Bonds and notify Developer of the total amount due at least ten (10) business days prior to pricing the first series of PID Bonds. The Developer agrees to pay the estimate of the PID Bond Fee to the City on the later of (i) five (5) business days prior to pricing of any series of PID Bonds or other City debt, or (ii) five (5) business days after receiving Notice from the City of the estimated amount of PID Bond Fee due to the City. The City shall not be required to price or sell any series of PID Bonds until the Developer has paid the PID Bond Fee.

To the extent any developer(s) or owner(s) (including the Developer, as applicable) has (have) paid all or a part of a PID Bond Fee estimate for any particular calendar year, any such PID Bond Fee estimate paid subsequently by a developer or owner (including the Developer, as applicable) to the City applicable to the same calendar year shall be reimbursed by the City to the developer(s) or owner(s) (including the Developer, as applicable) as necessary so as to put all developers and owners so paying for the same calendar year in the required payment proportion as set forth above. Said reimbursement shall be made by the City within ten (10) business days after its receipt of such subsequent payments of the estimated PID Bond Fee. The City will deposit all payments of a PID Bond Fee estimate received from a developer or owner (including the

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Developer, as applicable) into a segregated account until such time as (i) the City transfers the funds to a capital improvement project fund in conjunction with issuing City debt; and/or (ii) the City refunds a portion of the PID Bond Fee estimate consistent with the pro rata formula above within ten (10) days of issuing Bonds. On or before January 15th of the following calendar year, the final PID Bond Fee shall be calculated. By January 31st of such year, any funds in excess of the final PID Bond Fee that remain in such segregated account on December 31st of the preceding calendar year shall be refunded to the developers or owners (including the Developer, as applicable) and any deficiencies in the estimated PID Bond Fee paid to the City by any developer or owner (including the Developer, as applicable) shall be remitted to the City by the respective developer or owner (including the Developer, as applicable).

7.6 Payment Process for Authorized Improvements.

(a) The City shall authorize reimbursement of the Authorized Improvement Costs from PID Bond proceeds. The Developer shall submit a Certification for Payment Form to the City for Authorized Improvement Costs including a completed segment, section or portion of an Authorized Improvement, as approved by the City. The Certification for Payment Form is set forth in **Exhibit H**, and may be modified by the Indenture or a reimbursement agreement, if applicable. The City shall review the sufficiency of each Certification for Payment Form (or, a "Payment Certificate") with respect to compliance with this Agreement, compliance with City Regulations, and compliance with the SAP. The City shall review each Payment Certificate within fifteen (15) business days of receipt thereof and upon approval, approve the Payment Certificate pursuant to the provisions of the Indenture or reimbursement agreement, if applicable, and payment shall be made to the Developer pursuant to the terms of the Indenture or reimbursement agreement, if applicable, provided that funds are available under the Indenture or reimbursement agreement. If a Payment Certificate is approved only in part, the City shall specify the extent to which the Payment Certificate is approved and payment for such partially approved Payment Certificate shall be made to the Developer, or as directed by the Developer in the Payment Certificate, pursuant to the terms of the Indenture or reimbursement agreement, as applicable, provided that funds are available under the Indenture or reimbursement agreement.

(b) If the City requires additional documentation, timely disapproves or questions the correctness or authenticity of the Payment Certificate, the City shall deliver a detailed notice to the Developer within fifteen (15) business days of receipt thereof, then payment with respect to disputed portion(s) of the Payment Certificate shall not be made until the Developer and the City have jointly settled such dispute or additional information has been provided to the City's reasonable satisfaction.

(c) The City shall reimburse from the PID Bond proceeds the lesser of: (i) the Budgeted Costs as set forth in the SAP, and (ii) the actual costs of the Public Infrastructure, from funds available pursuant to the indenture or a reimbursement agreement, as applicable.

(d) Reimbursement to the Developer and the City for Administrative Expenses relating to the creation of the PID, the levy of Assessments and issuance of PID Bonds may be distributed at closing of the PID Bonds pursuant to a closing disbursement request, in the form attached as **Exhibit I** or other form as may be required by the underwriter.

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7.7 Development, Review, and Inspection Fees. Development of any portion of the Property shall be subject to payment to the City of the applicable fees according to the City's Regulations, including without limitation fees relating to platting, zoning requests, permits, building inspections and any other charges and fees not expressly exempted or altered by the terms of this Agreement.

7.8 Capital Recovery Fees. The Developer is responsible for the construction of all on-site and off-site Public Infrastructure, to the extent such Public Infrastructure is necessitated by and attributable to the Development. The Parties agree that the Public Infrastructure will include all of the capital improvements and facility expansions necessitated by and attributable to the Property; therefore, pursuant to Section 395.001(4) of the Texas Local Government Code, **no Impact Fees levied by the City will apply to the Property**. Instead, the Developer agrees to pay, or caused to be paid, and City agrees to set roadway capital recovery fees not to exceed $3,000.00 per single-family residential lot for the initial five (5) years following the Effective Date of this Agreement, $3,500.00 for years six (6) through ten (10) following the Effective Date of this Agreement, and increased by an additional $500.00 each five-year period thereafter. All capital recovery fees applicable to individual lots will be due and payable at the time building permits are issued for each single-family residential lot.

7.9 Technology Fees. The Parties agree upon a fixed payment for Technology Fees to be collected upon the issuance of a single-family residential lot's building permit in the amount of $500.00 per lot. Except as provided herein, the City waives, relinquishes, and releases any right it might have under a current or future City Regulation or state law to assess, levy, or collect fees for fiber optics in connection with the development of the Property. The Parties agree that as of the Effective Date of this Agreement, there is not a fiber service provider to serve the Property. Developer agrees to use its best efforts to get a fiber service provider to serve the Property. Once a fiber service provider has been made available to serve the Property, the Developer agrees to work with such fiber service provider to serve the Property. As there is currently not a fiber service provider to serve the Property, the Developer's inability to work with a fiber service provider shall not constitute a default under this Agreement.

7.10 Park Fees. The Parties agree upon a fixed payment for the Park Fees, which includes recreation and open space, in lieu of a dedication of land, to be collected upon the issuance of a single-family residential lot's building permit, not to exceed $1,500.00 per lot.

7.11 Outdoor Warning Device Fee. The Parties agree upon a fixed payment for the fee contained in the City Regulations for an outdoor warning device of $55,000.00 to be paid by Developer at the closing of the first phase of PID Bonds. The City agrees that the outdoor warning device will not be placed on private property, including any HOA property, and to the extent safety needs can be adequately met, will place the outdoor warning devices on property owned by the City.

SECTION 8
PID FINANCING

8.1 City Bond Issuance. The City intends to issue PID Bonds solely for the purposes of financing the costs of the Authorized Improvements and related costs (including Administrative

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Expenses) and paying issuance costs and the cost of funding all reserves, accounts, and funds required by the applicable Bond Ordinance (including a capitalized interest account, a debt service reserve fund, and the project fund). The City and the Developer have determined and hereby agree that the total maximum aggregate principal amount of PID Bonds will be $25,000,000.00. The City staff will, from time to time, submit to the City Council agenda items to approve the issuance of PID Bonds by the City in an amount up to, but not to exceed, the estimated maximum aggregate principal PID Bond amount of $25,000,000.00.

SECTION 9
ANNEXATION AND POST-ANNEXATION MATTERS

9.1 Annexation. (a) Within thirty (30) days of being requested to do so by the City, which shall be after Developer's acquisition/closing, Developer agrees to (i) submit a voluntary annexation petition for the Property, or (b) if requested by the City, sign a petition for annexation presented to Developer by the City that may contain additional acres (collectively, the "Petition Property"). Developer agrees to execute and supply any and all instruments and/or other documentation necessary for the City to annex the Property into the City's corporate limits. This Agreement constitutes the service plan agreement for providing City services to the Property. If the City is unable to complete the annexation of the Petition Property for any reason, including but not limited to procedural error or legal challenge, Developer shall execute another voluntary annexation petition for the Petition Property and/or Property, within ten (10) days of being requested to do so. Prior to annexation of the Property, the City shall have considered this Agreement, shall have submitted to Developer, and Developer shall review and approve, and this annexation service plan shall be considered a binding, and mutually agreed upon, contractual obligation between the City and Developer. Developer acknowledges and agrees that this Section 9.1 was a material inducement for the City to enter into this Agreement with Developer and to create a PID.

(b) Pursuant to 212.172(b)(7) of the Texas Local Government Code, the Parties agree that if the voluntary petition for annexation includes only all or a portion of the Property, the following procedures may be used by the City for any annexation in lieu of Local Government Code Chapter 43 procedures:

(1) Before adopting an ordinance annexing the Property, the governing body of the City must conduct one public hearing;

(2) During the public hearing, the governing body must provide persons interested in the annexation the opportunity to be heard;

(3) After the public hearing, the governing body may adopt an ordinance annexing the Property; and

(4) The City must post notice of the hearing on the City's Internet website and publish notice of the hearing in the official newspaper of the City. The notice for the hearing must be:

(A) mailed to the owner of the Property as indicated on the most recent certified tax roll;

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(B) published at least once on or after the 20th day but before the 10th day before the date of the hearing; and

(C) posted on the City's Internet website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

9.2 Zoning of Property. While the Parties expressly acknowledge that the Property will be voluntarily annexed in accordance with Section 9.1 of this Agreement, the Parties agree that the Concept Plan, the Development Standards, and the applicable provisions of this Agreement memorialize the plan for the Development as provided for in Section 212.172 of the Texas Local Government Code. The City shall consider zoning the Property consistent with the Development Standards, Concept Plan, and applicable provisions of this Agreement contemporaneously with annexation of the Property. Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by this Section. The City will not require the Developer to submit a formal zoning application in order to proceed with zoning the Property as contemplated by this Section.

9.3 Full Compliance with City Standards.

(a) When not in conflict with the terms and conditions of this Agreement, the development of the Property shall be subject to all applicable City Regulations, including but not limited to the City's subdivision regulations and engineering design standards. The Developer shall be subject to those fees and charges due and payable to the City pursuant to the ordinances and regulations of the City in connection with the development and construction of the Property, including but not limited to building permit fees and inspection fees, and the capital recovery fees, Park Fees, and Technology Fees detailed in Section 7 of this Agreement.

(b) Development and use of the Property, including, without limitation, the construction, installation, maintenance, repair, and replacement of all buildings and all other improvements and facilities of any kind whatsoever on and within the Property, shall be in compliance with the Development Standards attached in **Exhibit E**, the Concept Plan attached in **Exhibit D,** and applicable City Regulations. When not in conflict with the Development Standards and the Concept Plan, all buildings and improvements constructed within the Property shall comply with all City building codes, and applications for building permits and construction plans shall be submitted to the City for review and approval prior to the commencement of construction of such structures. The City shall be solely responsible for issuing building permits and certificates of occupancy for all structures. *As consideration for the reduction of development fees for the Property and the levying of Assessments, Developer consents to and has requested, and the Parties agree, that the City-adopted building codes and local amendments as subsequently amended, the City-adopted fire codes and local amendments as subsequently amended, and the City's building material regulations in the zoning ordinance (as it existed on August 1, 2019) and other city ordinances, all as subsequently amended, apply to the Property except as expressly altered herein, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended.*

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9.4 Phasing. The Parties acknowledge that the Property may be developed in phases. If deemed necessary, the Developer may submit a replat for all or any portions of the Property. Any replat shall be in general conformance with the Concept Plan and subject to City approval.

9.5 Conflicts. In the event of any direct conflict between this Agreement and any other ordinance, rule, regulation, standard, policy, order, guideline, or other City-adopted or City-enforced requirement, whether existing on the Effective Date or hereinafter adopted, this Agreement, including its exhibits, as applicable, shall control.

9.6 Vested Rights. This Agreement and the exhibits attached hereto, including the Concept Plan and the Development Standards, shall constitute "permits" in a series of permits for the Property under Chapter 245 of the Texas Local Government Code that are deemed filed with the City on the Effective Date. The Developer does not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the Texas Local Government Code. The Parties acknowledge that the Concept Plan and the Development Standards are the basis upon which zoning will be considered and that more detailed zoning regulations will apply upon adoption. The City acknowledges that the Developer would not enter into this Agreement but for the adoption of the agreements herein including the Concept Plan and the Development Standards.

9.7 Concept Plan. The Parties agree that the Concept Plan, attached as **Exhibit D**, is only for illustrative purposes. In the event of a conflict between the Concept Plan and the Development Standards attached as **Exhibit E**, the Development Standards shall control.

SECTION 10
EVENTS OF DEFAULT; REMEDIES

10.1 Events of Default. No Party shall be in default under this Agreement until Notice of the alleged failure of such Party to perform has been given in writing (which Notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than thirty (30) days (or any longer time period to the extent expressly stated in this Agreement as relates to a specific failure to perform) after written Notice of the alleged failure has been given except as relates to a type of default for which a different time period is expressly set forth in this Agreement). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the Notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. Notwithstanding the foregoing, however, a Party shall be in default of its obligation to make any payment required under this Agreement if such payment is not made within twenty (20) business days after it is due.

10.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT.

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SECTION 11
ASSIGNMENT; ENCUMBRANCE

11.1 Assignment. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties hereto. The obligations, requirements, or covenants to develop the Property in this Agreement shall be able to be assigned to (a) any person or entity that is or will become an owner of any portion of the Property (an "Owner"), (b) any affiliate or related entity of the Developer, or (c) any lien holder on the Property, without the prior written consent of the City. The obligations, requirements or covenants to develop the Property shall not be assigned by Developer to a non-affiliate or non-related entity of the Developer, or to a non-Owner without the prior written consent of the City Manager, which consent shall not be unreasonably withheld if the assignee demonstrates financial ability to perform. Any receivables due under this Agreement or any reimbursement agreement may be assigned by the Developer without the consent of, but upon written Notice to the City pursuant to Section 11.5 of this Agreement. An assignee shall be considered a "Party" for the purposes of this Agreement. Each assignment shall be in writing executed by Developer and the assignee and shall obligate the assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain written records of all assignments made by Developer to assignees, including a copy of each executed assignment and, upon written request from any Party or assignee, shall provide a copy of such records to the requesting person or entity, and this obligation shall survive the assigning Party's sale, assignment, transfer, or other conveyance of any interest in this Agreement or the Property.

11.2 Encumbrance by Developer and Assignees. The Developer, or its assignees, have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of (a) their respective lenders without the consent of, but with prompt written Notice to, the City, and (b) to any person or entity with the City's prior written consent. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure, not to be unreasonably withheld, offered by the lender as if offered by the defaulting Party. A lender is not a party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

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11.3 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which Notice of assignment has been provided in accordance with Section 11.5 of this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of an End Buyer of a lot within the Property, any person or entity, upon becoming an owner of land within the PID or upon obtaining an ownership interest in any part of the Property shall be deemed to be a "Developer" and have all of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

11.4 Third Party Beneficiaries. Subject to Section 11.1 of this Agreement, this Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement,

11.5 Notice of Assignment. Subject to Section 11.1 of this Agreement, the following requirements shall apply in the event that the Developer sells, assigns, transfers, or otherwise conveys the Property or any part thereof and/or any of its rights or benefits under this Agreement:

(a) within 30 days after the effective date of any such sale, assignment, transfer, or other conveyance, the Developer must provide written Notice of same to the City;

(b) said Notice must describe the extent to which any rights or benefits under this Agreement will be sold, assigned, transferred, or otherwise conveyed;

(c) said Notice must state the name, mailing address, telephone contact information, and, if known, email address, of the person(s) that will acquire any rights or benefits as a result of any such sale, assignment, transfer or other conveyance; and

(d) the Notice must be signed by a duly authorized person representing the Developer.

SECTION 12
RECORDATION AND ESTOPPEL CERTIFICATES

12.1 Binding Obligations. This Agreement and all amendments thereto and assignments hereof shall be recorded in the property records of Denton County, Texas after the Effective Date of this Agreement. This Agreement binds and constitutes a covenant running with the Property and, upon the Effective Date, is binding upon the Developer and the City, constitutes the Developers consent under Chapter 3000 of the Government Code, and forms a part of any other requirements for development within the Property. This Agreement, when recorded, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property.

12.2 Estoppel Certificates. From time to time, upon written request of the Developer or any future owner, and upon the payment to the City of a $100.00 fee plus all reasonable costs incurred by the City in providing the certificate described in this section, the City Manager, or his/her designee will, in his official capacity and to his reasonable knowledge and belief, execute

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a written estoppel certificate, in a form determined solely by the City, identifying any obligations of an owner under this Agreement that are in default.

SECTION 13
GENERAL PROVISIONS

13.1 Term. The term of this Agreement shall be thirty (30) years after the Effective Date and shall automatically be extended by one fifteen (15) year term unless the Parties agree, in writing, not to extend the term.

13.2 Public Infrastructure Process. Except as otherwise expressly provided for in this Agreement, Developer shall provide all Public Infrastructure as specified in this Agreement, including streets, utilities, drainage, and all other required improvements, at no cost to the City or Mustang, as applicable, except as provided herein, and in accordance with City Regulations, and as approved by the City's engineer or his or her agent. The Developer shall cause the installation of all Public Infrastructure within all applicable time frames in accordance with the City Regulations unless otherwise approved herein. The Developer shall provide engineering studies, plan/profile sheets, and other construction documents at the time of platting as required by City Regulations. Such plans shall be approved by the City's engineer or his or her agent prior to approval of a final plat. Construction of any portion of the Public Infrastructure shall not be initiated until a pre-construction conference that includes a City representative has been held regarding the proposed construction and City has issued a written notice to proceed. No final plat may be recorded in the Real Property Records of Denton County, Texas until construction of all Public Infrastructure shown thereon shall have been constructed, and thereafter inspected, approved and accepted by the City.

13.3 Maintenance Bond. For each construction contract for any part of the Public Infrastructure, Developer or Developer's contractor must execute a maintenance bond in accordance with applicable City Regulations that guarantee the costs of any repairs which may become necessary to any part of the construction work performed in connection with the Public Infrastructure, arising from defective workmanship or materials used therein, for a full period of two (2) years from the date of final acceptance of the Public Infrastructure constructed under such contract. The Authorized Improvement Costs may include the cost of two-year maintenance bonds for the Authorized Improvements.

13.4 Inspections, Acceptance of Public Infrastructure, and Developer's Remedy.

(a) Inspections. The City shall have the right to inspect, at any time, the construction of all Public Infrastructure necessary to support the Development, including water, sanitary sewer, drainage, streets, park facilities, electrical, and street lights and signs.

(b) City Approval. The City's inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, adequate Authorized Improvements and Public Infrastructure in accordance with approved engineering plans, construction plans, and other approved plans related to development of the Property. Notwithstanding any provision of this Agreement, it shall not be a breach or violation of this Agreement if the City withholds building permits, certificates of occupancy, or City utility services as to a phase of the development until Developer has met its obligations to provide for required Public Infrastructure necessary to such

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phase according to the approved engineering plans and City Regulations, and until such Public Infrastructure has been dedicated to and accepted by the City. However, the City may issue residential building permits for model homes prior to completion of such Public Infrastructure. Acceptance by the City shall not be unreasonably withheld.

(c) Dedication of the Public Infrastructure. From and after the inspection and acceptance of the Public Infrastructure and any other dedications required under this Agreement, such improvements and dedications shall be owned by the City or Mustang, as applicable.

(d) Approval of Plats/Plans. Approval by the City, the City's Engineer or other City employee or representative, Mustang, or Mustang's employee or representative, where applicable, of any plans, designs or specifications submitted by Developer pursuant to this Agreement or pursuant to City Regulations, or Mustang's regulations, where applicable, shall not constitute or be deemed to be a release of the responsibility and liability of Developer, his engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City or Mustang, where applicable, for any defect in the design and specifications prepared by Developer or Developer's engineer, or engineer's officers, agents, servants or employees, it being the intent of the parties that approval by the City's engineer or Mustang's engineer, where applicable, signifies the City's approval or Mustang's approval, where applicable, on only the general design concept of the improvements to be constructed.

13.5 Insurance. Developer or its contractor(s) shall acquire and maintain, during the period of time when any of the Public Infrastructure is under construction (and until the full and final completion of the Public Infrastructure and acceptance thereof by the City): (a) workers compensation insurance in the amount required by law; and (b) commercial general liability insurance including personal injury liability, premises operations liability, and contractual liability, covering, but not limited to, the liability assumed under any indemnification provisions of this Agreement, with limits of liability for bodily injury, death and property damage of not less than $1,000,000.00. Such insurance shall also cover any and all claims which might arise out of the Public Infrastructure construction contracts, whether by Developer, a contractor, subcontractor, material man, or otherwise. Coverage must be on a "per occurrence" basis. All such insurance shall: (i) be issued by a carrier which is rated "A-1" or better by A.M. Best's Key Rating Guide and licensed to do business in the State of Texas; and (ii) name the City as an additional insured and contain a waiver of subrogation endorsement in favor of the City. Upon the execution of Public Infrastructure construction contracts, Developer shall provide to the City certificates of insurance evidencing such insurance coverage together with the declaration of such policies, along with the endorsement naming the City as an additional insured. Each such policy shall provide that, at least 30 days prior to the cancellation, non-renewal or modification of the same, the City shall receive written Notice of such cancellation, non-renewal or modification.

13.6 Indemnification and Hold Harmless. **THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF,**

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OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE PUBLIC IMPROVEMENTS ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC IMPROVEMENTS; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PUBLIC IMPROVEMENTS; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PUBLIC IMPROVEMENTS OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC IMPROVEMENTS, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT, GROSS NEGLIGENCE, OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.

IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND DEVELOPER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES.

THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

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THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

13.7 Eminent Domain. Developer agrees to use commercially reasonable efforts to obtain all third-party right(s)-of-way, consents, or easements, if any, required for the Public Infrastructure. If, however, Developer is unable to obtain such third-party right(s)-of-way, consents, or easements within ninety (90) days of commencing efforts to obtain the needed easements and right of way, the City agrees to take reasonable steps to secure same through the use of the City's power of eminent domain. Developer shall be responsible for funding all reasonable and necessary legal proceeding/litigation costs, attorney's fees and related expenses, surveying costs, appraisals, appraiser and expert witness fees (collectively, "Eminent Domain Fees") paid or incurred by the City in the exercise of its eminent domain powers that for any reason are not funded by Assessments. Provided that the escrow fund remains appropriately funded in accordance with this Agreement, the City will use all reasonable efforts to expedite such condemnation procedures so that the Public Infrastructure can be constructed as soon as reasonably practicable. If the City's Eminent Domain Fees exceed the amount of funds escrowed in accordance with this paragraph, Developer shall deposit additional funds as requested by the City into the escrow account within ten (10) days after written notice from the City. Any unused escrow funds will be refunded to Developer with thirty (30) days after any condemnation award or settlement becomes final and non-appealable. Nothing in this subsection is intended to constitute a delegation of the police powers or governmental authority of the City, and the City reserves the right, at all times, to control its proceedings in eminent domain.

13.8 **DEVELOPER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/DEVELOPERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS IMPOSED BY THIS AGREEMENT.**

(a) THE DEVELOPER ACKNOWLEDGES AND AGREES THAT:

(I) THE PUBLIC IMPROVEMENTS TO BE CONSTRUCTED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

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

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

(C) NUISANCE.

(II) ASSUMING NO DEFAULTS UNDER THIS AGREEMENT, THE AMOUNT OF THE DEVELOPER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

IMPROVEMENTS IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE DEVELOPER'S ANTICIPATED IMPROVEMENTS AND DEVELOPER'S DEVELOPMENT PLACES ON THE CITY'S INFRASTRUCTURE.

(III) ASSUMING NO DEFAULTS UNDER THIS AGREEMENT, THE DEVELOPER HEREBY AGREES AND ACKNOWLEDGES, WITHOUT WAIVING CLAIMS RELATED SOLELY TO EXACTIONS NOT CONTEMPLATED BY THIS AGREEMENT, THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE DEVELOPER FOR SUCH LAND, AND THE DEVELOPER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. ASSUMING NO DEFAULTS UNDER THIS AGREEMENT, THE DEVELOPER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC IMPROVEMENTS.

(b) THIS SECTION 13.8 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

SECTION 14
ADDITIONAL PROVISIONS

14.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; and (c) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

14.2 Notices. Any notice, submittal, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City: City of Celina, Texas
Attn: Jason Laumer
142 North Ohio
Celina, Texas 75009

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

With a copy to:	Messer, Fort, & McDonald, PLLC Attn: Julie Fort 6371 Preston Road, Suite 200 Frisco, Texas 75034
And to:	Norton Rose Fulbright US LLP Attn: Robert Dransfield 2200 Ross Avenue, Suite 3600 Dallas, Texas 75201-7932
To the Developer:	MM Sutton Fields East, LLC Attn: Mehrdad Moayedi 1800 Valley View Lane, Suite 300 Farmers Branch, Texas 75234
With a copy to:	Miklos Cinclair, PLLC Attn: Prabha Cinclair 1800 Valley View Lane, Suite 360 Farmers Branch, Texas 75234

Any party may change its address or addresses for delivery of Notice by delivering written Notice of such change of address to the other party.

14.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

14.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is necessary and required.

14.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that each individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

14.6 Severability. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

14.7 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Denton County. Exclusive venue for any action related to, arising out of, or brought in connection with this Agreement shall be in the Denton County State District Court.

14.8 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

14.9 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

14.10 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Metes and Bounds Description
Exhibit B	Depiction of the Property
Exhibit C	Authorized Improvements with their Estimated Costs
Exhibit D	Concept Plan, including trails and sidewalks
Exhibit E	Development Standards
Exhibit F	Home Buyer Disclosure Program
Exhibit G	Landowner Agreement
Exhibit H	Certification For Payment Form/Payment Certificate
Exhibit I	Closing Disbursement Request Form

14.11 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within thirty (30) days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give Notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term “force majeure” shall include events or circumstances that are not within the reasonable control of the Party whose performance is suspended and that could not have been

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

14.12 Complete Agreement. This Agreement embodies the entire Agreement between the Parties and cannot be varied or terminated except as set forth in this Agreement, or by written agreement of the City and Developer expressly amending the terms of this Agreement.

14.13 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

[SIGNATURES PAGES FOLLOW, REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

EXECUTED BY THE PARTIES TO BE EFFECTIVE ON THE EFFECTIVE DATE:

CITY OF CELINA

By: _____
Name: Mindy Koehne
Title: Mayor Pro Tem
Date: _____

ATTEST:

By: _____
Name: Vicki Tarrant
Title: City Secretary
Date: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the __ day of _____, 20___ by Mindy Koehne, the Mayor Pro Tem of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

DEVELOPER:

MM Sutton Fields East, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2021 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Sutton Fields East, LLC, a Texas limited liability company on behalf of said company.

_____
Notary Public, State of Texas

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Exhibit A
METES AND BOUNDS DESCRIPTION

DESCRIPTION
109.926 ACRES

BEING that certain tract of land situated in the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, in Denton County, Texas, and being part of that certain tract of land described in deed to Jo Lynn Carey Ninemire, Laura Jean Carey Ninemire, and Mark Carlton Carey recorded in Document No. 2014-16824, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 60D nail in asphalt found in the approximate center of Parvin Road (undedicated public road), said nail being an ell corner of a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDCT, from which a 3/8-inch iron rod found bears North 89º11'44" West, a distance of 1163.46 feet;

THENCE North 00º41'45" East, with a line described in said Boundary Line Agreement, as located on a west line of said Carey tract, a distance of 2985.21 feet to a 1/2-inch iron rod found for corner;

THENCE North 89º13'31" East, with a line described in said Boundary Line Agreement, as located on the most northerly line of said Carey tract, a distance of 527.69 feet to a capped 5/8-inch iron rod found for corner;

THENCE North 89º13'50" East, with the most northerly line of said Carey tract, and the south line of that certain tract of land described in deed to Smiley Road, Ltd. recorded in Instrument No. 2006-2064, RPRDCT, a distance of 998.50 feet to a 1/2-inch iron rod found for corner at the most northerly northeast corner of said Carey tract, and the northwest corner of that certain tract of land described as First Tract in deed to Brice Jackson, Bobby C. Jackson, and Nolan P. Jackson recorded in Volume 4910, Page 2975 (Document No. 2001-R0089934), RPRDCT;

THENCE South 00º26'26" East, with the most northerly east line of said Carey tract and the west line of said Jackson tract, passing at a called distance of 3155.56 feet an interior ell corner of said Carey tract, continuing in all, a total distance of 3181.36 feet to a 3/8-inch iron rod found for corner in said approximate center of Parvin Road;

THENCE North 89º16'58" West, over and across said Carey tract, and with the approximate center of Parvin Road, a distance of 505.81 feet to a point for corner at the beginning of a tangent curve to the right;

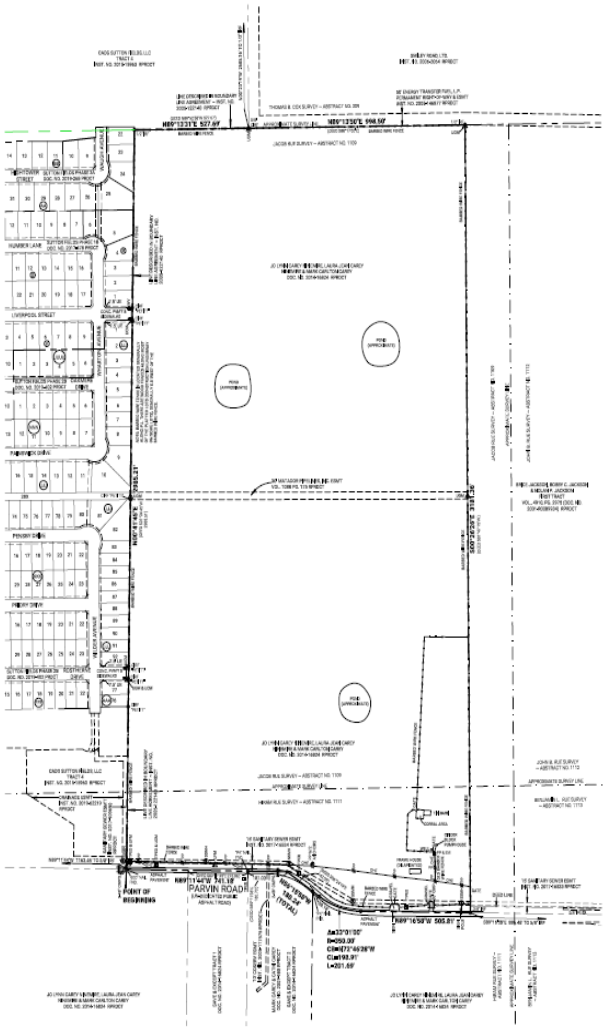
THENCE northwesterly, continuing over and across said Carey tract, and said approximate center of Parvin Road, and with said curve having a central angle of 33º01'00", a radius of 350.00 feet, a chord which bears North 72º46'28" West, a chord distance of 198.91 feet, and an arc distance of 201.69 feet to the end of said curve, a point for corner;

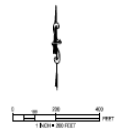
THENCE North 56º15'58" West, continuing over and across said Carey tract, and said approximate center of Parvin Road, passing at a distance of 38.18 feet a PK nail found at the northeast corner of that certain tract of land described in deed to Mark Carey and Cathi Carey recorded in Document No. 2007-985, RPRDCT (Save and Excepted as Tract 2 in said Carey deed recorded in Document No. 2014-16824, RPRDCT), continuing with the northerly line of said Mark Carey and Cathi Carey tract, in all, a total distance of 180.24 feet to a point for corner;

THENCE North 89º11'44" West, continuing with said approximate center of Parvin Road, and with said northerly line of the Mark Carey and Cathi Carey tract, passing at a distance of 181.00 feet a PK nail found at the northwest corner of said Mark Carey and Cathi Carey tract, and the northeast corner of that certain tract of land Save and Excepted as Tract 1 in said Carey deed recorded in Document No. 2014-16824, RPRDCT, passing the called northwest corner of said Tract 1 at a distance of 456.77 feet, continuing with said approximate center of Parvin Road, in all, a total distance of 741.18 feet to the POINT OF BEGINNING, containing an area of 109.926 acres of land.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Exhibit B
DEPICTION OF THE PROPERTY





SYMBOL LEGEND	

Exhibit C
AUTHORIZED IMPROVEMENTS AND ESTIMATED COSTS

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASES: Full Development
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

GROSS ACREAGE:	110.4
NET ACREAGE:	110.4
TOTAL LOTS:	**450**
TOTAL DENSITY:	4.08
CREATED BY:	CH
REVIEWED BY:	AB
CREATED:	06/03/21
REVISED:	

Direct Phase Costs		TOTALS	PHASE 1	PHASE 2	NOTES
1	Site Preparation	$ 1,663,803	$ 810,468	$ 853,335	No Lot MC or Poly
2	Water System	$ 1,510,740	$ 753,000	$ 757,740	
3	Sanitary Sewer System	$ 1,363,170	$ 727,145	$ 636,025	
4	Storm Drain System	$ 2,732,030	$ 1,178,760	$ 1,553,270	
5	Roadway Improvements	$ 3,468,971	$ 1,777,930	$ 1,691,041	
6	Retaining Walls	$ -	$ -	$ -	
7	Franchise Utilities & Street Lights	$ -	$ -	$ -	
8	Prof. & Other Soft Cost	$ 1,973,536	$ 1,035,131	$ 938,405	
9	Contingency 0%	$ -	$ -	$ -	
10		$ -			
11		$ -			
12		$ -			
		$ 12,712,251	$ 6,282,434	$ 6,429,816	

Major Improvements Costs		TOTALS	PHASE 1	FUTURE PHASES	NOTES
1	Site Preparation	$ -			
2	Water System	$ 245,050	$ -	$ 245,050	Water in Parvin
3	Sanitary Sewer System	$ 102,800	$ 102,800	$ -	
4	Storm Drain System	$ 551,900	$ 551,900	$ -	
5	Roadway Improvements	$ 1,496,714	$ -	$ 1,496,714	Parvin Rd
6	Screening Walls	$ 70,000	$ -	$ 70,000	Along Parvin
7	Landscape & Hardscape	$ 102,518	$ -	$ 102,518	1/2 Private
8	Park Amenities & Trails	$ 225,900	$ 31,500	$ 194,400	1/2 Private
9	Prof. & Other Soft Cost	$ 479,293	$ 130,940	$ 348,353	20% of CC
10	Contingency 0%	$ -	$ -	$ -	
12	District Formation Costs	$ -			
13		$ -			
		$ 3,274,174	$ 817,140	$ 2,457,034	

Private Costs		TOTALS	PHASE 1	FUTURE PHASES	NOTES
1	Site Preparation	$ 1,203,750	$ 655,375	$ 548,375	Lot MC & Poly
2	Water System	$ -	$ -	$ -	
3	Sanitary Sewer System	$ -	$ -	$ -	
4	Storm Drain System	$ -	$ -	$ -	
5	Roadway Improvements	$ -	$ -	$ -	
6	Retaining Walls	$ 769,760	$ 302,200	$ 467,560	
7	Franchise Utilities & Street Lights	$ 1,450,000	$ 785,000	$ 665,000	
8	Screening Walls	$ -	$ -	$ -	
9	Landscape & Hardscape	$ 102,518	$ -	$ 102,518	1/2 MI
10	Park Amenities & Trails	$ 225,900	$ 31,500	$ 194,400	1/2 MI
11	Prof. & Other Soft Cost	$ 493,384	$ 258,783	$ 234,601	20% of CC
12	Contingency 0%	$ -	$ -	$ -	
13	District Formation Costs	$ -	$ -	$ -	
14		$ -	$ -	$ -	
		$ 4,245,312	$ 2,032,858	$ 2,212,454	
TOTALS		***$ 20,231,737***	***$ 9,132,432***	***$ 11,099,304***	
per lot		***$ 44,959***	***$ 37,275***	***$ 54,143***	
	50' Lots	363	203	160	
	60' Lots	87	42	45	
	Total Lots	***450***	***245***	***205***	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY.

NOTES

1 Development cost does not include: City/District/County Fees, Bonds, & Permits

2 Development cost does not include: Rock Excavation.

3 Professional Fees do not include: Land Entitlements, Feasibility, Boundary Survey, Topographic Survey, Tree Survey, Tree Mitigation, Impact Fees, Flood Studies, Environmental, Wetlands, SWPPP Administration, or Traffic Studies.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASES: Full Development
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)
LOT COUNT:	363	87	
TYP. LOT WIDTH:	50	60	
TYP. LOT DEPTH:	115	115	
TYP. PAD WIDTH:	40	50	
TYP. PAD DEPTH:	75	75	
FRONT YARD S/B:	20	20	
REAR YARD S/B:	20	20	
SIDE YARD S/B:	5	5	
CORNER SIDE YARD S/B:	15	15	

GROSS ACREAGE:	110.4
NET ACREAGE:	110.4
TOTAL LOTS:	**450**
TOTAL DENSITY:	4.08
LANDPLAN:	6
CREATED BY:	CDH
REVIEWED BY:	AB
CREATED:	06/03/21
REVISED:	

ON-SITE IMPROVEMENT SUMMARY ITEM			SUMMARY ITEM COST	PER LOT COST	PER ACRE COST	NOTES
GRADING / SITE PREPARATION			$2,867,553	$6,372	$25,974	Moisture conditioning & Poly are Private cost
-	EROSION CONTROL / SWPPP	$110,937		$247	$1,005	
-	ROUGH GRADE	$2,702,616		$6,006	$24,480	Includes moisture conditioning of all lots and streets
-	FINAL GRADE	$54,000		$120	$489	
WATER SYSTEMS			$1,510,740	$3,357	$13,684	Includes 12" water line extension
SANITARY SEWER			$1,363,170	$3,029	$12,348	
STORM DRAINS			$2,732,030	$6,071	$24,747	
STREET IMPROVEMENT			$3,468,971	$7,709	$31,422	7" 31' B-B residential pavement
-	PAVING & SIDEWALK	$3,446,831		$7,660	$31,221	Includes 5' sidewalk in open spaces
-	SIGNAGE & STRIPING	$22,140		$49	$201	
SITE FENCING/RETAINING WALL IMPROVEMENTS			$769,760	$1,711	$6,972	
-	PERIMETER / SCREENING WALLS	$196,000		$436	$1,775	Includes screening along Parvin and iron fence along open spaces
-	RETAINING WALLS	$573,760		$1,275	$5,197	
DRY UTILITIES			$1,450,000	$3,222	$13,134	
-	GAS & ELECTRIC (NONREFUNDABLE)	$1,350,000		$3,000	$12,228	
-	STREET LIGHTS	$100,000		$222	$906	
ENGINEERING, CONSULTING & FEES			$2,466,921	$5,482	$22,345	80% of cost is Direct, 20% of cost is Private.
-	ENGINEERING & SURVEYING	$765,000		$1,700	$6,929	
-	MANAGEMENT FEES	$540,000		$1,200	$4,891	Includes Construction mgmt.
-	CONSULTING FEES & REPORTS	$240,750		$535	$2,181	Includes Landscape Architect, Geotech, Wetlands, TIA and H & H
-	INSPECTIONS & TESTING	$597,123		$1,327	$5,409	Construction and materials testing
-	FEES	$324,047		$720	$2,935	City of Celina Fees
TOTAL CONSTRUCTION COST			$16,629,145	$36,954	$150,626	
-	CONTINGENCIES	5%	$831,457	$1,848	$7,531.32	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES			$17,460,602	$38,801	$158,158	

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COMMUNITY NAME: Sutton Fields East
PHASES: Full Development
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)
LOT COUNT:	363	87	
TYP. LOT WIDTH:	50	60	
TYP. LOT DEPTH:	115	115	
TYP. PAD WIDTH:	40	50	
TYP. PAD DEPTH:	75	75	
FRONT YARD S/B:	20	20	
REAR YARD S/B:	20	20	
SIDE YARD S/B:	5	5	
CORNER SIDE YARD S/B:	15	15	

GROSS ACREAGE:	110.4
NET ACREAGE:	110.4
TOTAL LOTS:	**450**
TOTAL DENSITY:	4.08
LANDPLAN:	6
CREATED BY:	CDH
REVIEWED BY:	AB
CREATED:	06/03/21
REVISED:	

MAJOR IMPROVEMENT SUMMARY ITEM			SUMMARY ITEM COST	PER LOT COST	PER ACRE COST	NOTES
OFFSITE WATER SYSTEMS			$245,050	$545	$2,220	MSUD 12" Water Line along Parvin Rd.
OFFSITE SANITARY SEWER			$102,800	$228	$931	
DETENTION POND & STRUCTURES			$551,900	$1,226	$4,999	
STREET IMPROVEMENTS			$1,496,714	$3,326	$13,557	Parvin Rd, 9" 36' B-B pavement (1/2 of 6 Lane divided road)
-	EXCAVATION	$18,889		$42	$171	
-	STORM DRAIN SYSTEM	$212,500		$472	$1,925	
-	STREET PAVING	$402,525		$895	$3,646	
-	SIDEWALK	$133,200		$296	$1,207	10' Sidewalk along Parvin Rd.
-	SIGNAGE & LIGHTING	$29,600		$66	$268	
-	OFFSITE TURNING LANES	$700,000		$1,556	$6,341	
SITE FENCING/RETAINING/GATES			$70,000	$156	$634	Screening wall along Parvin Rd.
LANDSCAPING, IRRIGATION, MONUMENTATION			$205,035	$456	$1,857	
-	ENTRY MONUMENTS	$85,000		$189	$770	
-	LANDSCAPING	$62,085		$138	$562	Landscaping along Parvin Rd and Open Areas
-	IRRIGATION	$57,950		$129	$525	Irrigation along Parvin Rd and Open Areas
COMMON AREA AMENITIES			$451,800	$1,004	$4,092	
-	AMENITIES	$63,000		$140	$571	Park amenities and cluster mailboxes
	TRAILS / PATHWAYS (FLATWORK)	$388,800		$864	$3,522	12' Trail within gas esmt and around ponds
ENGINEERING, CONSULTING & FEES			$479,293	$1,065	$4,341	
-	ENGINEERING & SURVEYING	$287,576		$639	$2,605	
-	INSPECTIONS & TESTING	$119,823		$266	$1,085	Construction and materials testing
-	FEES	$71,894		$160	$651	Fee is 3% of Paving and Utils to City of Celina
TOTAL CONSTRUCTION COST			$3,602,592	$8,006	$32,632	
-	CONTINGENCIES	0%	$0	$0	$0	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES			$3,602,592	$8,006	$32,632	

TOTAL CONSTRUCTION COSTS, ONSITE AND OFFSITE			$20,231,737	$44,959	$183,258	
	CONTINGENCIES	0%	$0	$0	$0	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES			$20,231,737	$44,959	$183,258	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY.
BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME:	**Sutton Fields East**	**LOT COUNT:**	203	42	**GROSS ACREAGE:**	51.9
PHASE:	Phase 1 Onsite	**TYP. LOT WIDTH:**	50	60	**NET ACREAGE:**	51.9
CITY OR TOWN:	Celina ETJ	**TYP. LOT DEPTH:**	115	115	**TOTAL LOTS:**	245
		TYP. PAD WIDTH:	40	50	**TOTAL DENSITY:**	4.72
		TYP. PAD DEPTH:	75	75	**LANDPLAN:**	6
		FRONT YARD S/B:	20	20	**CREATED BY:**	CDH
		REAR YARD S/B:	20	20	**REVIEWED BY:**	AB
		SIDE YARD S/B:	5	5	**CREATED:**	06/03/21
		CORNER SIDE YARD S/B:	15	15	**REVISED:**	

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
GRADING / SITE PREPARATION					
EROSION CONTROL / SWPPP					
CONSTRUCTION ENTRANCE	EA	1	$ 2,500.00	$ 2,500.00	
SEED DISTURBED AREAS	AC	33.4	$ 400.00	$ 13,379.71	
SILT FENCE (WIRE BACK)	LF	6,050	$ 1.50	$ 9,075.00	
CURLEX EROSION CONTROL MATTING (4 FOOT)	LF	19,860	$ 0.55	$ 10,923.00	
SWPPP INSPECTIONS	LS	1	$ 3,500.00	$ 3,500.00	
EROSION MAINTENANCE	LOT	245	$ 75.00	$ 18,375.00	
			EROSION CONTROL SUB-TOTAL	**$ 57,752.71**	
ROUGH GRADING					
CLEARING & GRUBBING, (1/4 AREA HEAVILY TREED)	AC	52	$ 1,500.00	$ 77,923.98	
MASS GRADING (EXCAVATION)	CY	134,099	3.00	$ 402,295.56	
ROUGH LOT GRADING	LOT	245	$ 160.00	$ 39,200.00	
6' MOISTURE CONDITIONING	LOT	245	$ 2,300.00	$ 563,500.00	
3' MOISTURE CONDITIONING OF STREETS	SY	72,820	$ 2.80	$ 203,896.00	
POLY	LOT	245	$ 375.00	$ 91,875.00	
			ROUGH GRADING SUB-TOTAL	**$ 1,378,690.54**	
FINISH GRADING					
LOT FINISH GRADE	LOT	245	$ 120.00	$ 29,400.00	
			FINISH GRADING SUB-TOTAL	**$ 29,400.00**	
			GRADING / SITE PREPARATION SUB-TOTAL	**$ 1,465,843.25**	

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	LOT COUNT:	203	42		GROSS ACREAGE:	51.9
PHASE: Phase 1 Onsite	TYP. LOT WIDTH:	50	60		NET ACREAGE:	51.9
CITY OR TOWN: Celina ETJ	TYP. LOT DEPTH:	115	115		TOTAL LOTS:	245
	TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	4.72
	TYP. PAD DEPTH:	75	75		LANDPLAN:	6
	FRONT YARD S/B:	20	20		CREATED BY:	CDH
	REAR YARD S/B:	20	20		REVIEWED BY:	AB
	SIDE YARD S/B:	5	5		CREATED:	06/03/21
	CORNER SIDE YARD S/B:	15	15		REVISED:	

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
WATER SYSTEMS						
	8" P.V.C. PIPE (DR 18 C900)	LF	8,670	$ 28.00	$ 242,760.00	
	12" P.V.C. PIPE (DR 18 C900)	LF	1,760	$ 42.00	$ 73,920.00	
	8" GATE VALVE & BOX	EA	26	$ 1,400.00	$ 36,400.00	
	12" GATE VALVE & BOX	EA	5	$ 2,400.00	$ 12,000.00	
	CONNECT TO EXIST. LINE	EA	2	$ 1,000.00	$ 2,000.00	
	FIRE HYDRANT ASSEMBLY	EA	35	$ 4,900.00	$ 171,500.00	
	1" SINGLE WATER SERVICE (2" SLEEVE)	EA	245	$ 610.00	$ 149,450.00	
	2" FLUSH VALVE	EA	1	$ 1,900.00	$ 1,900.00	
	2" COMBINATION AIR RELEASE/VACUUM VALVE	EA	1	$ 3,000.00	$ 3,000.00	
	1" IRRIGATION SERVICE	EA	1	$ 500.00	$ 500.00	
	2" IRRIGATION SERVICE	EA	1	$ 1,375.00	$ 1,375.00	
	4" CONDUIT (SCH 40) AT INTERSECTIONS	LF	2,300	$ 18.50	$ 42,550.00	
	16" SLEEVE FOR WATER ACROSS GAS ESMT	LF	0	$ 65.00	$ -	
	24" SLEEVE FOR WATER ACROSS GAS ESMT	LF	0	$ 125.00	$ -	
	TRENCH SAFETY	LF	10,430	$ 0.50	$ 5,215.00	
	TESTING (EXCLUDING GEOTECH)	LF	10,430	$ 1.00	$ 10,430.00	
				WATER SUB-TOTAL	**$ 753,000.00**	
SANITARY SEWER SYSTEM						
	8" P.V.C. PIPE (0'-10' DEEP) SDR 35	LF	10,430	$ 28.00	$ 292,040.00	
	4" SERVICE LATERALS	EA	245	$ 600.00	$ 147,000.00	
	4' DIAMETER M.H. w/ RAVEN COATING	EA	34	$ 5,000.00	$ 170,000.00	
	5' DIAMETER M.H. w/ RAVEN COATING	EA	5	$ 10,200.00	$ 51,000.00	
	CONNECT TO EXIST. M.H.	EA	2	$ 4,500.00	$ 9,000.00	
	TRENCH SAFETY	LF	10,430	$ 0.50	$ 5,215.00	
	TESTING (EXCLUDING GEOTECH)	LF	10,430	$ 2.00	$ 20,860.00	
	ADDITIONAL TESTING AFTER DRY UTILITY INSTALL	LF	10,430	$ 1.00	$ 10,430.00	
				SEWER SUB-TOTAL	**$ 727,145.00**	

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	LOT COUNT:	203	42		GROSS ACREAGE:	51.9
PHASE: Phase 1 Onsite	TYP. LOT WIDTH:	50	60		NET ACREAGE:	51.9
CITY OR TOWN: Celina ETJ	TYP. LOT DEPTH:	115	115		TOTAL LOTS:	245
	TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	4.72
	TYP. PAD DEPTH:	75	75		LANDPLAN:	6
	FRONT YARD S/B:	20	20		CREATED BY:	CDH
	REAR YARD S/B:	20	20		REVIEWED BY:	AB
	SIDE YARD S/B:	5	5		CREATED:	06/03/21
	CORNER SIDE YARD S/B:	15	15		REVISED:	

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
DRAINAGE SYSTEM					
STORM DRAIN SYSTEM					
18" R.C.P.	LF	3,135	$ 48.00	$ 150,480.00	
18" R.C.P. W/ RUBBER GASKET	LF	1,000	$ 57.60	$ 57,600.00	
24" R.C.P.	LF	1,770	$ 65.00	$ 115,050.00	
30" R.C.P.	LF	960	$ 95.00	$ 91,200.00	
30" R.C.P. W/ RUBBER GASKET	LF	530	$ 114.00	$ 60,420.00	
36" R.C.P. W/ RUBBER GASKET	LF	245	$ 138.00	$ 33,810.00	
42" R.C.P. W/ RUBBER GASKET	LF	280	$ 180.00	$ 50,400.00	
48" R.C.P. W/ RUBBER GASKET	LF	250	$ 216.00	$ 54,000.00	
4'x3' R.C.B. W/ RUBBER GASKETS	LF	200	$ 450.00	$ 90,000.00	
4'x4' R.C.B. W/ RUBBER GASKETS	LF	200	$ 600.00	$ 120,000.00	
10' INLET	EA	56	$ 4,000.00	$ 224,000.00	
INLET PROTECTION	EA	56	$ 225.00	$ 12,600.00	
STORM SEWER M.H. (4 FOOT)	EA	4	$ 3,600.00	$ 14,400.00	
STORM SEWER M.H. (5 FOOT)	EA	4	$ 5,000.00	$ 20,000.00	
STORM SEWER M.H. (6 FOOT)	EA	1	$ 7,500.00	$ 7,500.00	
48" HEADWALL	EA	0	$ 6,200.00	$ -	
ROCK RIP-RAP, 12" - 18"	SY	0	$ 95.00	$ -	
FLEXAMAT	SY	105	$ 175.00	$ 18,375.00	
GRADE TO DRAIN	CY	15,000	$ 2.50	$ 37,500.00	
R & R CONC. PAVEMENT	SY	0	$ 100.00	$ -	
STORM DRAIN T.V. INSPECTION	LF	8,570	$ 1.50	$ 12,855.00	
TRENCH SAFETY	LF	8,570	$ 1.00	$ 8,570.00	
			DRAINAGE SUB-TOTAL	**$ 1,178,760.00**	

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASE: Phase 1 Onsite
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	203	42		GROSS ACREAGE:	51.9
TYP. LOT WIDTH:	50	60		NET ACREAGE:	51.9
TYP. LOT DEPTH:	115	115		TOTAL LOTS:	245
TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	4.72
TYP. PAD DEPTH:	75	75		LANDPLAN:	6
FRONT YARD S/B:	20	20		CREATED BY:	CDH
REAR YARD S/B:	20	20		REVIEWED BY:	AB
SIDE YARD S/B:	5	5		CREATED:	06/03/21
CORNER SIDE YARD S/B:	15	15		REVISED:	

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
STREET IMPROVEMENT					
STREET PAVING					
5" NON-REINF. CONC. PAVEMENT, TEMPORARY	SY	1,845	$ 33.00	$ 60,885.00	
7" REINF. CONC. PAVEMENT, 31' B-B	SY	34,204	$ 40.00	$ 1,368,160.00	
6" LIME SUBGRADE	SY	36,410	$ 3.00	$ 109,230.00	
HYDRATED LIME MATERIAL (36#SY)	TON	660	$ 180.00	$ 118,800.00	
PAVEMENT HEADER	LF	93	$ 55.00	$ 5,115.00	
36" ROCK RIP-RAP @ PAVEMENT HEADER	SY	93	$ 90.00	$ 8,370.00	
STREET BARRICADE	EA	3	$ 1,600.00	$ 4,800.00	
CONNECT TO EXISTING PAVEMENT HEADER	EA	2	$ 1,300.00	$ 2,600.00	
REMOVE EXIST. BARRICADE	EA	2	$ 500.00	$ 1,000.00	
SAWCUT & REM. EXIST PVMNT.	LF	100	$ 9.00	$ 900.00	
			STREET PAVING SUB-TOTAL	**$ 1,679,860.00**	
SIDEWALK					
5' CONCRETE SIDEWALK	SF	6,925	$ 6.00	$ 41,550.00	Sidewalk in Open space
BARRIER FREE RAMPS	EA	26	$ 1,800.00	$ 46,800.00	
			SIDEWALK SUB-TOTAL	**$ 88,350.00**	
SIGNAGE & STRIPING					
STREET SIGNS, COMBO W/STOP (W/ POSTS)	EA	18	$ 540.00	$ 9,720.00	
			SIGNAGE & STRIPING SUB-TOTAL	**$ 9,720.00**	
			STREET IMPROVEMENT SUB-TOTAL	**$ 1,777,930.00**	
SITE FENCING/RETAINING WALL IMPROVEMENTS					
PERIMETER / SCREENING WALLS					
WROUGHT IRON (6 FOOT)	LF	2,600	35.00	$ 91,000.00	Along lots adj. to Open space and Gas Esmt
			PERIMETER / SCREENING WALLS SUB-TOTAL	**$ 91,000.00**	
RETAINING WALLS					
2' RETAINING WALL	LF	3,090	32.00	$ 98,880.00	
4' RETAINING WALL	LF	2,340	$ 48.00	$ 112,320.00	
6' RETAINING WALL	LF	0	$ 72.00	$ -	
			RETAINING WALLS SUB-TOTAL	**$ 211,200.00**	
			SITE FENCING / RETAINING SUB-TOTAL	**$ 302,200.00**	

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASE: Phase 1 Onsite
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	203	42		GROSS ACREAGE:	51.9
TYP. LOT WIDTH:	50	60		NET ACREAGE:	51.9
TYP. LOT DEPTH:	115	115		TOTAL LOTS:	245
TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	4.72
TYP. PAD DEPTH:	75	75		LANDPLAN:	6
FRONT YARD S/B:	20	20		CREATED BY:	CDH
REAR YARD S/B:	20	20		REVIEWED BY:	AB
SIDE YARD S/B:	5	5		CREATED:	06/03/21
CORNER SIDE YARD S/B:	15	15		REVISED:	

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
DRY UTILITIES						
	ELECTRIC and GAS SERVICES	LOT	245	$ 3,000.00	$ 735,000.00	
	STREET LIGHTS	EA	20	$ 2,500.00	$ 50,000.00	
				DRY UTILITIES SUB-TOTAL	**$ 785,000.00**	
ENGINEERING, CONSULTING & FEES						
	ENGINEERING & SURVEYING	LOT	245	$ 1,700.00	$ 416,500.00	
	CONSTRUCTION INSPECTION	%	3%	$ 5,902,678.25	$ 177,080.35	
	MATERIAL TESTING	%	2%	$ 5,902,678.25	$ 118,053.56	
	DEVELOPMENT FEE	LOT	245		$ -	
	CONSTRUCTION MANAGEMENT	LOT	245	$ 1,200.00	$ 294,000.00	
	ROLL BACK TAXES					
	ASSESSMENT FEES					
	CLUSTER MAILBOX UNIT	EA	17	$ 2,000.00	$ 34,000.00	
	LANDSCAPE ARCHITECT FEES	LS	1	$ 20,000.00	$ 20,000.00	
	GEOTECHNICAL INVESTIGATION FEES	LOT	245	$ 135.00	$ 33,075.00	
	WETLANDS INVESTIGATION	LS	1	$ 10,000.00	$ 10,000.00	
	TRAFFIC IMPACT ANALYSIS	LS	1	$ 10,000.00	$ 10,000.00	
	HYDROLOGY & HYDRAULIC (H&H) STUDY	LS	1	$ 20,000.00	$ 20,000.00	
	CITY FEES - FINAL PLATTING	LOT	245	$ 500 + $10 PER LOT	$ 2,950.00	Celina Fees
	CITY FEES - PLAN REVIEW	LOT	245	$ 90.00	$ 22,050.00	Celina Fees
	CITY FEES - PLAT FILING FEE	LS	1	$ 150.00	$ 150.00	Celina Fees
	CITY FEES - CIVIL PERMIT FEE - PUBLIC	%	3%	$ 4,436,835.00	$ 133,105.05	3% of Paving and Utils - Celina
	CITY FEES - GRADING PERMIT	LOT	245.0	$ 500 + $10 PER AC	$ 2,950.00	Celina Fees
				ENGINEERING & CONSULTING SUB-TOTAL	**$ 1,293,913.96**	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME:	**Sutton Fields East**	**LOT COUNT:**	160	45	**GROSS ACREAGE:**	58.5
PHASE:	Phase 2 Onsite	**TYP. LOT WIDTH:**	50	60	**NET ACREAGE:**	58.5
CITY OR TOWN:	Celina ETJ	**TYP. LOT DEPTH:**	115	115	**TOTAL LOTS:**	205
		TYP. PAD WIDTH:	40	50	**TOTAL DENSITY:**	3.51
		TYP. PAD DEPTH:	75	75	**LANDPLAN:**	6
		FRONT YARD S/B:	20	20	**CREATED BY:**	CDH
		REAR YARD S/B:	20	20	**REVIEWED BY:**	AB
		SIDE YARD S/B:	5	5	**CREATED:**	06/03/21
		CORNER SIDE YARD S/B:	15	15	**REVISED:**	

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
GRADING / SITE PREPARATION					
EROSION CONTROL / SWPPP					
CONSTRUCTION ENTRANCE	EA	1	$ 2,500.00	$ 2,500.00	
SEED DISTURBED AREAS	AC	28.2	$ 400.00	$ 11,299.36	
SILT FENCE (WIRE BACK)	LF	6,450	$ 1.50	$ 9,675.00	
CURLEX EROSION CONTROL MATTING (4 FOOT)	LF	19,700	$ 0.55	$ 10,835.00	
SWPPP INSPECTIONS	LS	1	$ 3,500.00	$ 3,500.00	
EROSION MAINTENANCE	LOT	205	$ 75.00	$ 15,375.00	
			EROSION CONTROL SUB-TOTAL	**$ 53,184.36**	
ROUGH GRADING					
CLEARING & GRUBBING, (1/4 AREA HEAVILY TREED)	AC	58	$ 1,500.00	$ 87,705.14	
MASS GRADING (EXCAVATION)	CY	150,931	3.00	$ 452,792.40	
ROUGH LOT GRADING	LOT	205	$ 160.00	$ 32,800.00	
6' MOISTURE CONDITIONING	LOT	205	$ 2,300.00	$ 471,500.00	
3' MOISTURE CONDITIONING OF STREETS	SY	72,233	$ 2.80	$ 202,253.33	
POLY	LOT	205	$ 375.00	$ 76,875.00	
			ROUGH GRADING SUB-TOTAL	**$ 1,323,925.87**	
FINISH GRADING					
LOT FINISH GRADE	LOT	205	$ 120.00	$ 24,600.00	
			FINISH GRADING SUB-TOTAL	**$ 24,600.00**	
			GRADING / SITE PREPARATION SUB-TOTAL	**$ 1,401,710.23**	

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASE: Phase 2 Onsite
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	160	45		GROSS ACREAGE:	58.5
TYP. LOT WIDTH:	50	60		NET ACREAGE:	58.5
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TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	3.51
TYP. PAD DEPTH:	75	75		LANDPLAN:	6
FRONT YARD S/B:	20	20		CREATED BY:	CDH
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SIDE YARD S/B:	5	5		CREATED:	06/03/21
CORNER SIDE YARD S/B:	15	15		REVISED:	

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
WATER SYSTEMS						
	8" P.V.C. PIPE (DR 18 C900)	LF	8,590	$ 28.00	$ 240,520.00	
	12" P.V.C. PIPE (DR 18 C900)	LF	1,760	$ 42.00	$ 73,920.00	
	8" GATE VALVE & BOX	EA	28	$ 1,400.00	$ 39,200.00	
	12" GATE VALVE & BOX	EA	5	$ 2,400.00	$ 12,000.00	
	CONNECT TO EXIST. LINE	EA	1	$ 1,000.00	$ 1,000.00	
	FIRE HYDRANT ASSEMBLY	EA	35	$ 4,900.00	$ 171,500.00	
	1" SINGLE WATER SERVICE (2" SLEEVE)	EA	205	$ 610.00	$ 125,050.00	
	2" FLUSH VALVE	EA	1	$ 1,900.00	$ 1,900.00	
	2" COMBINATION AIR RELEASE/VACUUM VALVE	EA	1	$ 3,000.00	$ 3,000.00	
	1" IRRIGATION SERVICE	EA	2	$ 500.00	$ 1,000.00	
	2" IRRIGATION SERVICE	EA	1	$ 1,375.00	$ 1,375.00	
	4" CONDUIT (SCH 40) AT INTERSECTIONS	LF	2,500	$ 18.50	$ 46,250.00	
	16" SLEEVE FOR WATER ACROSS GAS ESMT	LF	200	$ 65.00	$ 13,000.00	
	24" SLEEVE FOR WATER ACROSS GAS ESMT	LF	100	$ 125.00	$ 12,500.00	
	TRENCH SAFETY	LF	10,350	$ 0.50	$ 5,175.00	
	TESTING (EXCLUDING GEOTECH)	LF	10,350	$ 1.00	$ 10,350.00	
				WATER SUB-TOTAL	**$ 757,740.00**	
SANITARY SEWER SYSTEM						
	8" P.V.C. PIPE (0'-10' DEEP) SDR 35	LF	10,350	$ 28.00	$ 289,800.00	
	4" SERVICE LATERALS	EA	205	$ 600.00	$ 123,000.00	
	4' DIAMETER M.H. w/ RAVEN COATING	EA	26	$ 5,000.00	$ 130,000.00	
	5' DIAMETER M.H. w/ RAVEN COATING	EA	2	$ 10,200.00	$ 20,400.00	
	CONNECT TO EXIST. M.H.	EA	2	$ 4,500.00	$ 9,000.00	
	TRENCH SAFETY	LF	10,350	$ 0.50	$ 5,175.00	
	TESTING (EXCLUDING GEOTECH)	LF	10,350	$ 2.00	$ 20,700.00	
	ADDITIONAL TESTING AFTER DRY UTILITY INSTALL	LF	10,350	$ 1.00	$ 10,350.00	
				SEWER SUB-TOTAL	**$ 636,025.00**	

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASE: Phase 2 Onsite
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	160	45		GROSS ACREAGE:	58.5
TYP. LOT WIDTH:	50	60		NET ACREAGE:	58.5
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TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	3.51
TYP. PAD DEPTH:	75	75		LANDPLAN:	6
FRONT YARD S/B:	20	20		CREATED BY:	CDH
REAR YARD S/B:	20	20		REVIEWED BY:	AB
SIDE YARD S/B:	5	5		CREATED:	06/03/21
CORNER SIDE YARD S/B:	15	15		REVISED:	

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
DRAINAGE SYSTEM					
STORM DRAIN SYSTEM					
18" R.C.P.	LF	3,015	$ 48.00	$ 144,720.00	
18" R.C.P. W/ RUBBER GASKET	LF	0	$ 57.60	$ -	
24" R.C.P.	LF	1,460	$ 65.00	$ 94,900.00	
30" R.C.P.	LF	340	$ 95.00	$ 32,300.00	
30" R.C.P. W/ RUBBER GASKET	LF	0	$ 114.00	$ -	
36" R.C.P. W/ RUBBER GASKET	LF	675	$ 138.00	$ 93,150.00	
42" R.C.P. W/ RUBBER GASKET	LF	550	$ 180.00	$ 99,000.00	
48" R.C.P. W/ RUBBER GASKET	LF	100	$ 216.00	$ 21,600.00	
4'x3' R.C.B. W/ RUBBER GASKETS	LF	470	$ 450.00	$ 211,500.00	
4'x4' R.C.B. W/ RUBBER GASKETS	LF	200	$ 600.00	$ 120,000.00	
7'x4' R.C.B.	LF	200	$ 700.00	$ 140,000.00	
10' INLET	EA	58	$ 4,000.00	$ 232,000.00	
INLET PROTECTION	EA	58	$ 225.00	$ 13,050.00	
INLET BASKETS (IN LIEU OF DEBRIS SEPARATORS)	EA	9	$ 1,000.00	$ 9,000.00	
STORM SEWER M.H. (4 FOOT)	EA	2	$ 3,600.00	$ 7,200.00	
STORM SEWER M.H. (5 FOOT)	EA	5	$ 5,000.00	$ 25,000.00	
STORM SEWER M.H. W/ DEBRIS SEPARATOR (5 FOOT)	EA	2	$ 25,000.00	$ 50,000.00	
STORM SEWER M.H. (6 FOOT)	EA	1	$ 7,500.00	$ 7,500.00	
STORM SEWER M.H. W/ DEBRIS SEPARATOR (6 FOOT)	EA	1	$ 50,000.00	$ 50,000.00	
24" HEADWALL	EA	3	$ 3,000.00	$ 9,000.00	
48" HEADWALL	EA	2	$ 6,200.00	$ 12,400.00	
4'x4' HEADWALL	EA	5	$ 7,200.00	$ 36,000.00	
7'x4' HEADWALL	EA	4	$ 12,000.00	$ 48,000.00	
ROCK RIP-RAP, 12" - 18"	SY	150	$ 95.00	$ 14,250.00	
FLEXAMAT	SY	105	$ 175.00	$ 18,375.00	
GRADE TO DRAIN	CY	0	$ 2.50	$ -	
R & R CONC. PAVEMENT	SY	80	$ 100.00	$ 8,000.00	
CONCRETE CAP - GAS LINE CROSSING	LF	350	$ 100.00	$ 35,000.00	
STORM DRAIN T.V. INSPECTION	LF	7,010	$ 1.50	$ 10,515.00	
TRENCH SAFETY	LF	7,010	$ 1.00	$ 7,010.00	
			DRAINAGE SUB-TOTAL	**$ 1,553,270.00**	

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASE: Phase 2 Onsite
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	160	45		GROSS ACREAGE:	58.5
TYP. LOT WIDTH:	50	60		NET ACREAGE:	58.5
TYP. LOT DEPTH:	115	115		TOTAL LOTS:	205
TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	3.51
TYP. PAD DEPTH:	75	75		LANDPLAN:	6
FRONT YARD S/B:	20	20		CREATED BY:	CDH
REAR YARD S/B:	20	20		REVIEWED BY:	AB
SIDE YARD S/B:	5	5		CREATED:	06/03/21
CORNER SIDE YARD S/B:	15	15		REVISED:	

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
STREET IMPROVEMENT					
STREET PAVING					
7" REINF. CONC. PAVEMENT, 31' B-B	SY	33,928	$ 40.00	$ 1,357,120.00	
6" LIME SUBGRADE	SY	36,117	$ 3.00	$ 108,351.00	
HYDRATED LIME MATERIAL (36#SY)	TON	660	$ 180.00	$ 118,800.00	
CONNECT TO EXISTING PAVEMENT HEADER	EA	2	$ 1,300.00	$ 2,600.00	
REMOVE EXIST. BARRICADE	EA	2	$ 500.00	$ 1,000.00	
SAWCUT & REM. EXIST PVMNT.	LF	100	$ 9.00	$ 900.00	
			STREET PAVING SUB-TOTAL	**$ 1,588,771.00**	
SIDEWALK					
5' CONCRETE SIDEWALK	SF	6,575	$ 6.00	$ 39,450.00	Sidewalk in Open space
BARRIER FREE RAMPS	EA	28	$ 1,800.00	$ 50,400.00	
			SIDEWALK SUB-TOTAL	**$ 89,850.00**	
SIGNAGE & STRIPING					
STREET SIGNS, COMBO W/STOP (W/ POSTS)	EA	23	$ 540.00	$ 12,420.00	
			SIGNAGE & STRIPING SUB-TOTAL	**$ 12,420.00**	
			STREET IMPROVEMENT SUB-TOTAL	**$ 1,691,041.00**	
SITE FENCING/RETAINING WALL IMPROVEMENTS					
PERIMETER / SCREENING WALLS					
WROUGHT IRON (6 FOOT)	LF	3,000	35.00	$ 105,000.00	Along lots adj. to Open space and Gas Esmt
			PERIMETER / SCREENING WALLS SUB-TOTAL	**$ 105,000.00**	
RETAINING WALLS					
2' RETAINING WALL	LF	2,420	32.00	$ 77,440.00	
4' RETAINING WALL	LF	3,030	$ 48.00	$ 145,440.00	
6' RETAINING WALL	LF	1,940	$ 72.00	$ 139,680.00	
			RETAINING WALLS SUB-TOTAL	**$ 362,560.00**	
			SITE FENCING / RETAINING SUB-TOTAL	**$ 467,560.00**	

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASE: Phase 2 Onsite
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	160	45		GROSS ACREAGE:	58.5
TYP. LOT WIDTH:	50	60		NET ACREAGE:	58.5
TYP. LOT DEPTH:	115	115		TOTAL LOTS:	205
TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	3.51
TYP. PAD DEPTH:	75	75		LANDPLAN:	6
FRONT YARD S/B:	20	20		CREATED BY:	CDH
REAR YARD S/B:	20	20		REVIEWED BY:	AB
SIDE YARD S/B:	5	5		CREATED:	06/03/21
CORNER SIDE YARD S/B:	15	15		REVISED:	

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
DRY UTILITIES						
	ELECTRIC and GAS SERVICES	LOT	205	$ 3,000.00	$ 615,000.00	
	STREET LIGHTS	EA	20	$ 2,500.00	$ 50,000.00	
				DRY UTILITIES SUB-TOTAL	**$ 665,000.00**	
ENGINEERING, CONSULTING & FEES						
	ENGINEERING & SURVEYING	LOT	205	$ 1,700.00	$ 348,500.00	
	CONSTRUCTION INSPECTION	%	3%	$ 6,039,786.23	$ 181,193.59	
	MATERIAL TESTING	%	2%	$ 6,039,786.23	$ 120,795.72	
	DEVELOPMENT FEE	LOT	205		$ -	
	CONSTRUCTION MANAGEMENT	LOT	205	$ 1,200.00	$ 246,000.00	
	ROLL BACK TAXES					
	ASSESSMENT FEES					
	CLUSTER MAILBOX UNIT	EA	13	$ 2,000.00	$ 26,000.00	
	LANDSCAPE ARCHITECT FEES	LS	1	$ 20,000.00	$ 20,000.00	
	GEOTECHNICAL INVESTIGATION FEES	LOT	205	$ 135.00	$ 27,675.00	
	WETLANDS INVESTIGATION	LS	1	$ 10,000.00	$ 10,000.00	
	TRAFFIC IMPACT ANALYSIS	LS	1	$ 10,000.00	$ 10,000.00	
	HYDROLOGY & HYDRAULIC (H&H) STUDY	LS	1	$ 20,000.00	$ 20,000.00	
	CITY FEES - FINAL PLATTING	LOT	205	$ 500 + $10 PER LOT	$ 2,550.00	Celina Fees
	CITY FEES - PLAN REVIEW	LOT	205	$ 90.00	$ 18,450.00	Celina Fees
	CITY FEES - PLAT FILING FEE	LS	1	$ 150.00	$ 150.00	Celina Fees
	CITY FEES - CIVIL PERMIT FEE - PUBLIC	%	3%	$ 4,638,076.00	$ 139,142.28	3% of Paving and Utils - Celina
	CITY FEES - GRADING PERMIT	LOT	205.0	$ 500 + $10 PER AC	$ 2,550.00	Celina Fees
				ENGINEERING & CONSULTING SUB-TOTAL	**$ 1,173,006.59**	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASE: Full Development Major Improvements
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

GROSS ACREAGE:	110.4
NET ACREAGE:	110.4
TOTAL LOTS:	**450**
TOTAL DENSITY:	4.08
LANDPLAN:	6
CREATED BY:	CDH
REVIEWED BY:	AB
CREATED:	06/03/21
REVISED:	

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
OFFSITE WATER SYSTEMS						
	12" P.V.C. PIPE (DR 18 C900)	LF	3,700	$ 42.00	$ 155,400	In Parvin Rd per MSUD Design
	12" GATE VALVE & BOX	EA	4	$ 2,400.00	$ 9,600	
	CONNECT TO EXIST. LINE	EA	1	$ 1,000.00	$ 1,000	
	FIRE HYDRANT ASSEMBLY	EA	13	$ 4,900.00	$ 63,700	
	2" FLUSH VALVE	EA	2	$ 1,900.00	$ 3,800	
	2" COMBINATION AIR RELEASE/VACUUM VALVE	EA	2	$ 3,000.00	$ 6,000	
	TRENCH SAFETY	LF	3,700	$ 0.50	$ 1,850	
	TESTING (EXCLUDING GEOTECH)	LF	3,700	$ 1.00	$ 3,700	
				OFFSITE WATER SYSTEMS SUB-TOTAL	**$ 245,050**	
OFFSITE SANITARY SEWER						
	GRAVITY SEWER					
	8" P.V.C. PIPE (0'-10' DEEP) SDR 35	LF	1,900	$ 25.00	$ 47,500	
	4' DIAMETER M.H. w/ RAVEN COATING	EA	7	$ 5,000.00	$ 35,000.00	
	5' DIAMETER M.H. w/ RAVEN COATING	EA	2	$ 8,700.00	$ 17,400.00	
	CONNECT TO EXIST. M.H.	EA	1	$ 1,000.00	$ 1,000	
	TRENCH SAFETY	LF	1,900	$ 0.50	$ 950	
	TESTING (EXCLUDING GEOTECH)	LF	1,900	$ 0.50	$ 950	
				OFFSITE SEWER SUB-TOTAL	**$ 102,800**	
DETENTION POND & STRUCTURES						
	DETENTION POND & STRUCTURES					
	RETENTION POND - EXCAVATION AT 15' DEPTH	CY	188,760	2.50	$ 471,900.00	
	DETENTION POND DRAINAGE STRUCTURE	EA	2	40,000	$ 80,000.00	
				DETENTION POND & STRUCTURES SUB-TOTAL	**$ 551,900.00**	

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BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

GROSS ACREAGE:	110.4
NET ACREAGE:	110.4
TOTAL LOTS:	**450**
TOTAL DENSITY:	4.08
LANDPLAN:	6
CREATED BY:	CDH
REVIEWED BY:	AB
CREATED:	06/03/21
REVISED:	

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
STREET IMPROVEMENT					
STREET PAVING					
UNCLASSIFIED EXCAVATION	CY	7,556	$ 2.50	$ 18,889	
STORM SEWER COLLECTION SYSTEM	LF	1,700	$ 125.00	$ 212,500	
9" REINF. CONC. PAVEMENT, 1/2 120' ROW, 1-37' B-B	SY	6,989	$ 50.00	$ 349,450	Parvin Road
6" LIME SUBGRADE	SY	7,745	$ 3.00	$ 23,235	
HYDRATED LIME MATERIAL (54LBS/SY)	TON	140	$ 180.00	$ 25,200	
CONNECT TO EXISTING PAVEMENT	EA	2	$ 1,300.00	$ 2,600	
4' WIDE CURLEX EROSION CONTROL MATTING	LF	3,400	$ 0.60	$ 2,040	
			STREET PAVING SUB-TOTAL	**$ 633,914**	
SIDEWALK					
10' CONCRETE SIDEWALK	LF	1,700	$ 75.00	$ 127,500	Along north side of Parvin
BARRIER FREE RAMPS	EA	4	$ 1,425.00	$ 5,700	
			SIDEWALK SUB-TOTAL	**$ 133,200**	
SIGNAGE & LIGHTING					
PAVING STRIPING	LF	1,700	10.00	$ 17,000	
STREET SIGNS, COMBO W/STOP (W/ POSTS)	EA	2	$ 1,300.00	2,600	
STREET LIGHTING	EA	4	$ 2,500.00	$ 10,000	
			SIGNAGE & STRIPING SUB-TOTAL	**$ 29,600**	
OFFSITE TURNING LANES					
OFFSITE TURNING LANES	EA	2	$ 350,000.00	$ 700,000	
			OFFSITE TURNING LANES SUB-TOTAL	**$ 700,000**	
			STREET IMPROVEMENT SUB-TOTAL	**$ 1,496,714**	
SITE FENCING/RETAINING/GATES					
SCREEN WALL (W/ MOW STRIP)	LF	1,000	$ 70.00	$ 70,000	
			SITE FENCING / RETAINING/GATES SUB-TOTAL	**$ 70,000**	

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COMMUNITY NAME: Sutton Fields East
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CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

GROSS ACREAGE:	110.4
NET ACREAGE:	110.4
TOTAL LOTS:	**450**
TOTAL DENSITY:	4.08
LANDPLAN:	6
CREATED BY:	CDH
REVIEWED BY:	AB
CREATED:	06/03/21
REVISED:	

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
LANDSCAPING, IRRIGATION, MONUMENTATION						
	ENTRY MONUMENTS					
	ENTRY MONUMENT (MAIN)	EA		$ 1,500.00	$ -	
	ENTRY LANDSCAPE (MAIN)	AC		$ 5,000	$ -	
	ENTRY MONUMENT (SECONDARY)	EA	2	$ 40,000.00	$ 80,000	
	ENTRY LANDSCAPE (SECOND.)	AC	1	$ 5,000.00	$ 5,000	
				ENTRY MONUMENTS SUB-TOTAL	**$ 85,000**	
	LANDSCAPING					
	LANDSCAPING (40' PARKWAY)	LF	1,700	$ 22.50	$ 38,250	
	BERMUDA SOD (OPEN SPACE)	AC	1.5	$ 10,890.00	$ 16,335	
	LANDSCAPING (OPEN SPACE)	AC	1.5	$ 5,000.00	$ 7,500	
				LANDSCAPING SUB-TOTAL	**$ 62,085**	
	IRRIGATION					
	IRRIGATION (40' PKWY)	LF	1,700	$ 26.00	$ 44,200	
	IRRIGATION (OPEN SPACE)	AC	1.5	$ 2,500.00	$ 3,750	
	IRRIGATION (ENTRY)	AC	1.00	$ 5,000.00	$ 5,000	
	METER POWER PEDESTAL	Ea	2	$ 2,500.00	$ 5,000	
				IRRIGATION SUB-TOTAL	**$ 57,950**	
				LANDSCAPING, IRRIGATION, MONUMENTATION SUB-TOTAL	**$ 205,035**	
COMMON AREA AMENITIES						
	AMENITIES					
	PARK AMENITIES	LS	2	$ 1,500.00	$ 3,000	
	CLUSTER MAILBOX UNIT	EA	30	$ 2,000.00	$ 60,000	
				AMENITIES SUB-TOTAL	**$ 63,000**	
	TRAILS / PATHWAYS (FLATWORK)					
	12' CONCRETE SIDEWALK	SF	64,800	$ 6.00	$ 388,800	Trail within Gas Esmt and around ponds
				TRAILS / PATHWAYS (FLATWORK) SUB-TOTAL	**$ 388,800**	
				COMMON AREA AMENITIES SUB-TOTAL	**$ 451,800**	

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

COMMUNITY NAME: Sutton Fields East
PHASE: Full Development Major Improvements
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

GROSS ACREAGE:	110.4
NET ACREAGE:	110.4
TOTAL LOTS:	**450**
TOTAL DENSITY:	4.08
LANDPLAN:	6
CREATED BY:	CDH
REVIEWED BY:	AB
CREATED:	06/03/21
REVISED:	

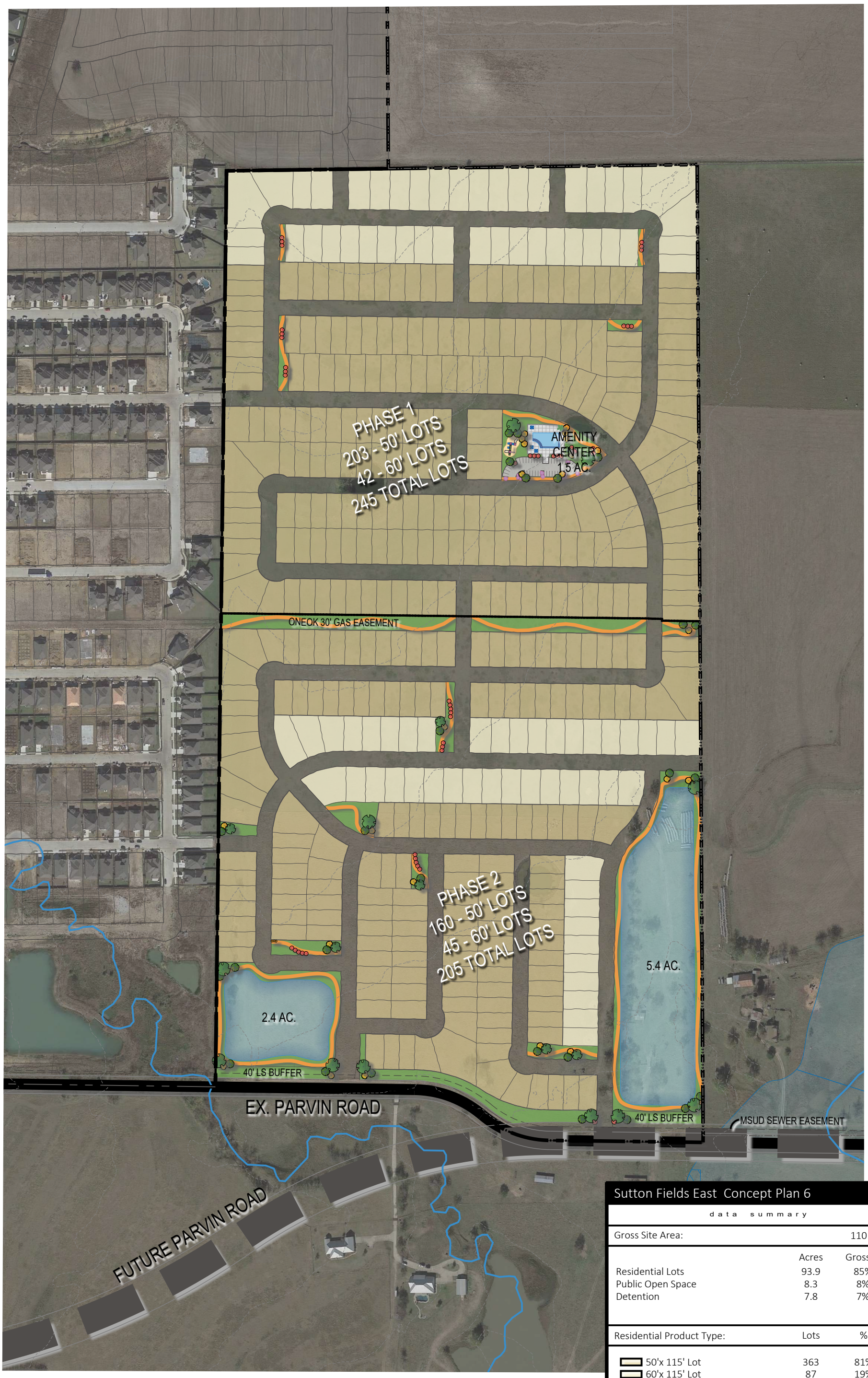
	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
ENGINEERING, INSPECTION & FEES						
	ENGINEERING	%	8%	$ 2,396,463.89	$ 191,717.11	
	SURVEYING	%	4%	$ 2,396,463.89	$ 95,858.56	
	CONSTRUCTION INSPECTION	%	3%	$ 2,396,463.89	$ 71,893.92	
	MATERIAL TESTING	%	2%	$ 2,396,463.89	$ 47,929.28	
	CITY FEES - CIVIL PERMIT FEE - PUBLIC	%	3%	$ 2,396,463.89	$ 71,893.92	3% of Paving and Utils - Celina
				ENGINEERING & CONSULTING SUB-TOTAL	**$ 479,293**	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Exhibit D
CONCEPT PLAN

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)



Sutton Fields East Concept Plan 6

data summary

Gross Site Area:		110 AC.
	Acres	Gross %
Residential Lots	93.9	85%
Public Open Space	8.3	8%
Detention	7.8	7%
Residential Product Type:	Lots	%
50'x 115' Lot	363	81%
60'x 115' Lot	87	19%
Total Lots	450	100%

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

SUTTON FIELDS EAST DEVELOPMENT
CITY OF CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=300'
DATE: JULY 2021

CENTURION AMERICAN

S:\2019\20190911-00 Sutton Fields East - Careys Tract\06-CAD\04-EXHIBITS\201908-06Sutton Fields East Concept Plan 07262021.dwg Jul 26,2021 - 1:24 pm chancock

Exhibit E
DEVELOPMENT STANDARDS

Base Zoning:

The Development shall follow all standards in the City's Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the residential portion of the Planned Development ("PD") shall be SF-R, Single- Family Residential Detached District.

Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld, but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of engineering requirements, such as detention.

SF General Regulations

All single-family residences can be front-entry and have garage access from a dedicated public street and shall be subject to setbacks outlined in these development standards.

a) The lot widths shall be measured along the arc of the primary structure setback line.

b) For cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

Lot Type A:

Minimum Lot Area: The minimum lot area shall be six thousand nine hundred (6,900) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Lot Type B:

Minimum Lot Area: The minimum lot area shall be five thousand seven hundred fifty (5,750) square feet.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

The percentage of lots per Lot Type is as follows:

Lot Type A (60'):	15% Minimum
Lot Type B (50'):	85% Maximum

Architecture:

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Amenities:

In addition to the base zoning regulations, the community's amenity package will include:

- 5' concrete trail around ponds and a 6' concrete trail down gas easements.
- Amenity Center to have an open shade structure, bathrooms, and Community swimming pool.

Open Space:

The City agrees that the development is abiding by the vision outlined in the Neighborhood Vision Book (NVB), per the attached Concept Plan, which contains the following elements:

Open Space may consist of any pervious areas including landscape reserves, detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped. Open space must be maintained through a property ownership association. Development shall have a minimum Open Space of 10%

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Exhibit F
HOME BUYER DISCLOSURE PROGRAM

The PID Administrator for the Sutton Fields East Public Improvement District (the "Sutton Fields East PID") shall facilitate notice to prospective homebuyers in accordance with the following minimum requirements:

1. Record notice of the Sutton Fields East PID in the appropriate land records for the Property.

2. Require homebuilders to attach the Recorded Notice of the Authorization and Establishment of the Sutton Fields East PID and the final Assessment Roll for such Assessed Parcel (or if the Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30-year payment for such Assessed Parcel) in an addendum to each residential homebuyer's contract on brightly colored paper.

3. Collect a copy of the addendum signed by each buyer from homebuilders and provide to the City.

4. Require signage indicating that the Property for sale is located in a special assessment district and require that such signage be located in conspicuous places in all model homes.

5. Prepare and provide to homebuilders an overview of the existence and effect of the Sutton Fields East PID for those homebuilders to include in each sales packet of information that it provides to prospective homebuyers.

6. Notify homebuilders who estimate monthly ownership costs of the requirement that they must include special assessments in estimated Property taxes.

7. Notify Settlement Companies through the homebuilders that they are required to include special taxes on HUD 1 forms and include in total estimated taxes for the purpose of setting up tax escrows.

8. Include notice of the PID in the homeowner association documents in conspicuous bold font.

9. The City will include announcements of the Sutton Fields East PID on the City's web site.

The Developer and the PID Administrator shall regularly monitor the implementation of this disclosure program and shall take appropriate action to require these notices to be provided when one of them discovers that any requirement is not being complied with.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Exhibit G
LANDOWNER AGREEMENT

LANDOWNER AGREEMENT

This **LANDOWNER AGREEMENT** (the "Agreement"), is entered into as of _____, between the City of Celina, Texas (the "City"), a home-rule municipality of the State of Texas (the "State"), and _____, a Texas _____ (the "Landowner").

RECITALS:

WHEREAS, Landowner owns the Assessed Parcels described by a metes and bounds description attached as **Exhibit I** to this Agreement and which is incorporated herein for all purposes, comprising all of the non-exempt, privately-owned land described in **Exhibit I** (the "Landowner Parcel") which is within the _____ Public Improvement District (the "District") in the City; and

WHEREAS, the City Council has adopted an assessment ordinance for the Authorized Improvements (including all exhibits and attachments thereto, the "Assessment Ordinance") and the Service and Assessment Plan included as an **Exhibit A** to the Assessment Ordinance (the "Service and Assessment Plan") and which is incorporated herein for all purposes, and has levied an assessment on each Assessed Parcel in the District (as identified in the Service and Assessment Plan**)** that will be pledged for the payment of certain infrastructure improvements and to pay the costs of constructing the Authorized Improvements that will benefit the Assessed Property (as defined in the Service and Assessment Plan); and

WHEREAS, the Covenants, Conditions and Restrictions attached to this Agreement as **Exhibit II** and which are incorporated herein for all purposes**,** include the statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), to the purchaser.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, obligations and benefits hereinafter set forth, the City and the Landowner hereby contract, covenant and agree as follows:

DEFINITIONS; APPROVAL OF AGREEMENTS

Definitions. Capitalized terms used but not defined herein (including each exhibit hereto) shall have the meanings ascribed to them in the Service and Assessment Plan.

Affirmation of Recitals. The findings set forth in the Recitals of this Agreement are hereby incorporated as the official findings of the City Council.

I.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

AGREEMENTS OF LANDOWNER

A. Affirmation and Acceptance of Agreements and Findings of Benefit. Landowner hereby ratifies, confirms, accepts, agrees to, and approves:

(i) the creation and boundaries of the District, and the boundaries of the Landowner's Parcel which are located within the District, all as shown on **Exhibit I,** and the location and development of the Authorized Improvements on the Landowner Parcel and on the property within the District;

(ii) the determinations and findings as to the benefits by the City Council in the Service and Assessment Plan and the Assessment Ordinance;

(iii) the Assessment Ordinance and the Service and Assessment Plan.

B. Acceptance and Approval of Assessments and Lien on Property. Landowner consents to, agrees to, acknowledges and accepts the following:

(i) each Assessment levied by the PID on the Landowner's Parcel within the District, as shown on the assessment roll attached as Appendix __ to the Service and Assessment Plan (the "Assessment Roll");

(ii) the Authorized Improvements specially benefit the District, and the Landowner's Parcel, in an amount in excess of the Assessment levied on the Landowner's Parcel within the District, as such Assessment is shown on the Assessment Roll;

(iii) each Assessment is final, conclusive and binding upon Landowner and any subsequent owner of the Landowner's Parcel, regardless of whether such landowner may be required to prepay a portion of, or the entirety of, such Assessment upon the occurrence of a mandatory prepayment event as provided in the Service and Assessment Plan;

(iv) the obligation to pay the Assessment levied on the Landowner's Parcel owned by it when due and in the amount required by and stated in the Service and Assessment Plan and the Assessment Ordinance;

(v) each Assessment or reassessment, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Landowner's Parcel, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Landowner's Parcel regardless of whether such owner is named;

(vi) the Assessment lien on the Landowner's Parcel is a lien and covenant that runs with the land and is effective from the date of the Assessment Ordinance and continues

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

until the Assessment is paid and may be enforced by the governing body of the City in the same manner that an ad valorem tax lien against real property may be enforced by the City;

(vii) delinquent installments of the Assessment shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;

(viii) the owner of a Landowner's Parcel may pay at any time the entire Assessment, with interest that has accrued on the Assessment, on any parcel in the Landowner's Parcel;

(ix) the Annual Installments of the Assessments (as defined in the Service and Assessment Plan and Assessment Roll) may be adjusted, decreased and extended; and, the assessed parties shall be obligated to pay their respective revised amounts of the annual installments, when due, and without the necessity of further action, assessments or reassessments by the City, the same as though they were expressly set forth herein; and

(x) Landowner has received, or hereby waives, all notices required to be provided to it under Texas law, including the PID Act, prior to the Effective Date (defined herein); and

(xi) Landowner is responsible for prepayments required by the Service and Assessment Plan.

C. Mandatory Prepayment of Assessments. Landowner agrees and acknowledges that Landowner or subsequent landowners may have an obligation to prepay an Assessment upon the occurrence of a mandatory prepayment event, at the sole discretion of the City and as provided in the Service and Assessment Plan, as amended or updated.

D. Notice of Assessments. Landowner further agrees as follows:

(i) the Covenants, Conditions and Restrictions attached hereto as **Exhibit II** shall be terms, conditions and provisions running with the Landowner's Parcel and shall be recorded (the contents of which shall be consistent with the Assessment Ordinance and the Service and Assessment Plan as reasonably determined by the City), in the records of the County Clerk of Denton County, as a lien and encumbrance against such Landowner's Parcel, and Landowner hereby authorizes the City to so record such documents against the Landowner's Parcel owned by Landowner;

(ii) reference to the Covenants, Conditions and Restrictions attached hereto as **Exhibit II** shall be included on all recordable subdivision plats and such plats shall be recorded in the real property records of Denton County, Texas;

(iii) in the event of any subdivision, sale, transfer or other conveyance by the Landowner of the right, title or interest of the Landowner in the Landowner's Parcel or any

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

part thereof, the Landowner's Parcel, or any such part thereof, shall continue to be bound by all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions and any purchaser, transferee or other subsequent owner shall take such Landowner's Parcel subject to all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions; and

(iv) Landowner shall comply with, and shall contractually obligate (and promptly provide written evidence of such contractual provisions to the City) any party who purchases any Landowner's Parcel owned by Landowner, or any portion thereof, for the purpose of constructing residential properties that are eligible for "homestead" designations under State law, to comply with, the Homebuyer Education Program described on **Exhibit III** to this Agreement. Such compliance obligation shall terminate as to each Lot (as defined in the Service and Assessment Plan) if, and when, (i) a final certificate of occupancy for a residential unit on such Lot is issued by the City, and (ii) there is a sale of a Lot to an individual homebuyer, it being the intent of the undersigned that the Homebuyer Education Program shall apply only to a commercial builder who is in the business of constructing and/or selling residences to individual home buyers (a "Builder") but not to subsequent sales of such residence and Lot by an individual home buyer after the initial sale by a Builder.

Notwithstanding the provisions of this Section, upon the Landowner's request and the City's consent, in the City's sole and absolute discretion, the Covenants, Conditions and Restrictions may be included with other written restrictions running with the land on property within the District, provided they contain all the material provisions and provide the same material notice to prospective property owners as does the document attached as **Exhibit II**

.

II.
OWNERSHIP AND CONSTRUCTION OF AUTHORIZED IMPROVEMENTS

A. Ownership and Transfer of Authorized Improvements. Landowner acknowledges that all of the Authorized Improvements and the land (or easements, as applicable) needed therefor shall be owned by the City as constructed and/or conveyed to the City and Landowner will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on the current plats of the property within the District.

B. Grant of Easement and License, Construction of Authorized Improvements.

(i) Any subsequent owner of the Landowner's Parcel shall, upon the request of the City or Developer, grant and convey to the City or Developer and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Authorized Improvements on the property within the District, to stage on the

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

property within the District construction trailers, building materials and equipment to be used in connection with such construction of the Authorized Improvements and for passage and use over and across parts of the property within the District as shall be reasonably necessary during the construction of the Authorized Improvements. Any subsequent owner of the Landowner's Parcel may require that each contractor constructing the Authorized Improvements cause such owner of the Landowner's Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of the Landowner's Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Authorized Improvements is complete; provided, however, any such license or easement shall automatically terminate upon the recording of the final plat for the Landowner's Parcel in the real property records of Denton County, Texas.

(ii) Landowner hereby agrees that any right or condition imposed by the Improvement Agreement, or other agreement, with respect to the Assessment has been satisfied, and that Landowner shall not have any rights or remedies against the City under the Improvement Agreement, or under any law or principles of equity concerning the Assessments, with respect to the formation of the District, approval of the Service and Assessment Plan and the City's levy and collection of the Assessments.

III.
COVENANTS AND WARRANTIES; MISCELLANEOUS

A. Special Covenants and Warranties of Landowner.

Landowner represents and warrants to the City as follows:

(i) Landowner is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by Landowner hereunder.

(ii) This Agreement has been duly and validly executed and delivered by, and on behalf of, Landowner and, assuming the due authorization, execution and delivery thereof by and on behalf of the City and the Landowner, constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general.

(iii) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which Landowner is a party, or by which Landowner or Landowner's Parcel is otherwise bound.

(iv) Landowner is, subject to all matters of record in the Denton County, Texas Real Property Records, the sole owner of the Landowner's Parcel.

(v) The Landowner's Parcel owned by Landowner is not subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the creation of the District, (ii) the levy of the Assessments, or (iii) the construction of the Authorized Improvements on those portions of the property within the District which are to be owned by the City, as generally described on the current plats of the property within the District (or, if subject to any such prohibition, the approval or consent of all necessary parties thereto has been obtained).

(vi) Landowner covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Landowner by virtue of execution thereof.

B. Waiver of Claims Concerning Authorized Improvements. The Landowner, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the City and its successors, assigns and agents, pertaining to the installation of the Authorized Improvements.

C. Notices.

Any notice or other communication to be given to the City or Landowner under this Agreement shall be given by delivering the same in writing to:

To the City:
City of Celina
Attn: City Manager
142 North Ohio
Celina, Texas 75009

With a copy to:
Messer, Fort, & McDonald PLLC
Attn: Julie Fort
6371 Preston Road, Suite 200
Frisco, Texas 7675034

To the Developer:
_____, LLC
Attn: Mehrdad Moayedi
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 765234

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

With a copy to: Miklos Cinclair, PLLC
Attn: Prabha Cinclair
1800 Valley View Lane, Suite 360
Farmers Branch, Texas 75234

Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the recipient as the address set forth herein.

Each recipient may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this provision shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when receipted for, or actually received by, the addressee.

D. Parties in Interest.

This Agreement is made solely for the benefit of the City and the Landowner and is not assignable, except, in the case of Landowner, in connection with the sale or disposition of all or substantially all of the parcels which constitute the Landowner's Parcel. However, the parties expressly agree and acknowledge that the City, the Landowner, each current owner of any parcel which constitutes the Landowner's Parcel, and the holders of or trustee for any bonds secured by PID Assessment revenues of the City or any part thereof to finance the costs of the Authorized Improvements, are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the parties hereto. This Agreement shall be recorded in the real property records of Denton County, Texas.

E. Amendments.

This Agreement may be amended only by written instrument executed by the City and the Landowner. No termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the then-current owners of the property within the District and recorded in the Real Property Records of Denton County, Texas.

F. Effective Date.

This Agreement shall become and be effective (the "Effective Date") upon the date of final execution by the latter of the City and the Landowner and shall be valid and enforceable on said date and thereafter.

G. Estoppels.

Within 10 days after written request from a party hereto, the other party shall provide a written certification, indicating whether this Agreement remains in effect as to the Landowner's Parcel, and whether any party is then in default hereunder.

H. Termination.

This Agreement shall terminate and be of no further force and effect as to the Landowner's Parcel upon payment in full of the Assessment(s) against such Landowner's Parcel.

[Signature pages to follow]

EXECUTED by the City and Landowner on the respective dates stated below.

Date: _____

CITY OF CELINA, TEXAS

By: _____
Mayor Pro Tem

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the __ day of _____, 20___ by Chad Anderson, the Mayor Pro Tem of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

[Signature Page Landowner Agreement]

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

LANDOWNER

_____, LLC

_____
a Texas _____,

By: _____
_____,
its _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the __ day of _____, 20___, by _____ in his capacity as _____ of _____, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of _____ of _____.

_____
Notary Public, State of Texas

My Commission Expires:

_____

[Signature Page Landowner Agreement]

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

LANDOWNER AGREEMENT - EXHIBIT I

METES AND BOUNDS DESCRIPTION OF LANDOWNER'S PARCEL

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

LANDOWNER AGREEMENT - EXHIBIT II

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (as it may be amended from time to time, this "Declaration") is made as of _____ by _____, a Texas _____ (the "Landowner").

RECITALS:

A. The Landowner holds record title to that portion of the real property located in Denton County, Texas, which is described in the attached **Exhibit I** (the "Landowner's Parcel").

B. The City Council of the City of Celina (the "City Council") upon a petition requesting the establishment of a public improvement district covering the property within the District to be known as the _____ Public Improvement District (the "District") by the then current owners of 100% of the appraised value of the taxable real property and 100% of the area of all taxable real property within the area requested to be included in the District created such District, in accordance with the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act").

C. The City Council has adopted an assessment ordinance to levy assessments for certain public improvements (including all exhibits and attachments thereto, the "Assessment Ordinance") and the Service and Assessment Plan included as an exhibit to the Assessment Ordinance (as amended from time to time, the "Service and Assessment Plan"), and has levied the assessments (as amended from time to time, the "Assessments") on property in the District.

D. The statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended, to the purchaser, is incorporated into these Covenants, Conditions and Restrictions.

DECLARATIONS:

NOW, THEREFORE, the Landowner hereby declares that the Landowner's Parcel is and shall be subject to, and hereby imposes on the Landowner's Parcel, the following covenants, conditions and restrictions:

1. Acceptance and Approval of Assessments and Lien on Property:

(a) Landowner accepts each Assessment levied on the Landowner's Parcel owned by such Landowner.

(b) The Assessment (including any reassessment, the expense of collection, and reasonable attorney's fees, if incurred) is (a) a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims except for liens or claims for state, county, school district or municipality ad valorem property

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

taxes whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named. The Assessment Lien is effective from the date of the Assessment Ordinance until the Assessments are paid and may be enforced by the City in the same manner as an ad valorem property tax levied against real property that may be enforced by the City. The owner of any assessed property may pay, at any time, the entire Assessment levied against any such property. Foreclosure of an ad valorem property tax lien on property within the District will not extinguish the Assessment or any unpaid but not yet due annual installments of the Assessment, and will not accelerate the due date for any unpaid and not yet due annual installments of the Assessment.

It is the clear intention of all parties to these Declarations of Covenants, Conditions and Restrictions, that the Assessments, including any annual installments of the Assessments (as such annual installments may be adjusted, decreased or extended), are covenants that run with the Landowner's Parcel and specifically binds the Landowner, its successors and assigns.

In the event of delinquency in the payment of any annual installment of the Assessment, the City is empowered to order institution of an action in district court to foreclose the related Assessment Lien, to enforce personal liability against the owner of the real property for the Assessment, or both. In such action the real property subject to the delinquent Assessment may be sold at judicial foreclosure sale for the amount of such delinquent property taxes and Assessment, plus penalties, interest and costs of collection.

2. Landowner or any subsequent owner of the Landowner's Parcel waives:

(a) any and all defects, irregularities, illegalities or deficiencies in the proceedings establishing the District and levying and collecting the Assessments or the annual installments of the Assessments;

(b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of the establishment of the District and notice of public hearings regarding the levy of Assessments by the City Council concerning the Assessments;

(c) any and all defects, irregularities, illegalities or deficiencies in, or in the adoption of, the Assessment Ordinance by the City Council;

(d) any and all actions and defenses against the adoption or amendment of the Service and Assessment Plan, the City's finding of a 'special benefit' pursuant to the PID Act and the Service and Assessment Plan, and the levy of the Assessments; and

(e) any right to object to the legality of any of the Assessments or the Service and Assessment Plan or to any of the previous proceedings connected therewith which occurred prior to, or upon, the City Council's levy of the Assessments.

3. **Amendments:** This Declaration may be terminated or amended only by a document duly executed and acknowledged by the then-current owner(s) of the Landowner's Parcel and the City. No such termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the parties by whom approval is required as set forth above and recorded in the real Property Records of Denton County, Texas.

4. **Third Party Beneficiary:** The City is a third party beneficiary to this Declaration and may enforce the terms hereof.

5. **Notice to Subsequent Purchasers:** Upon the sale of a dwelling unit within the District, the purchaser of such property shall be provided a written notice that reads substantially similar to the following:

TEXAS PROPERTY CODE SECTION 5.014
NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF CELINA, DENTON COUNTY, TEXAS CONCERNING THE PROPERTY AT [Street Address]

As the purchaser of this parcel of real property, you are obligated to pay an assessment to the City of Celina, Texas, for improvement projects undertaken by a public improvement district under Chapter 372 of the Texas Local Government Code, as amended. The assessment may be due in periodic installments.

The amount of the assessment against your property may be paid in full at any time together with interest to the date of payment. If you do not pay the assessment in full, it will be due and payable in annual installments (including interest and collection costs). More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the City of Celina, 142 North Ohio, Celina, Texas 75009.

Your failure to pay the assessment or the annual installments could result in a lien and in the foreclosure of your property.

Signature of Purchaser(s) _____ Date: _____

The seller shall deliver this notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the notice prescribed by this section, the references to the street address and date in the notice, and the purchaser's signature on the notice may be omitted.

[Signature Page to Follow]

EXECUTED by the undersigned on the date set forth below to be effective as of the date first above written.

LANDOWNER

_____
a Texas _____,

By: _____
_____,
its manager

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the __ day of _____, 20___, by _____ in his capacity as _____ of _____, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the _____ of _____.

_____
Notary Public, State of Texas

My Commission Expires:

_____

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

LANDOWNER AGREEMENT - EXHIBIT III

HOMEBUYER EDUCATION PROGRAM

As used in this **Exhibit III**, the recorded Notice of the Authorization and Establishment of the _____ Public Improvement District and the Covenants, Conditions and Restrictions in **Exhibit II** of this Agreement are referred to as the "Recorded Notices."

1. Any Landowner who is a Builder shall attach the Recorded Notices and the final Assessment Roll for such Assessed Parcel (or if the Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30 year payment for such Assessed Parcel) as an addendum to any residential homebuyer's contract.

2. Any Landowner who is a Builder shall provide evidence of compliance with 1 above, signed by such residential homebuyer, to the City.

3. Any Landowner who is a Builder shall prominently display signage in its model homes, if any, substantially in the form of the Recorded Notices.

4. If prepared and provided by the City, any Landowner who is a Builder shall distribute informational brochures about the existence and effect of the District in prospective homebuyer sales packets.

5. Any Landowner who is a Builder shall include Assessments in estimated property taxes, if such Builder estimates monthly ownership costs for prospective homebuyers.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Exhibit H
CERTIFICATION FOR PAYMENT FORM/PAYMENT CERTIFICATE

The undersigned is an agent for _____, LLC (the "Developer") and requests payment from the _____ of the Project Fund (as defined in the Indenture) from the City of Celina, Texas (the "City") or Trustee (as defined in the Indenture) in the amount of $_____ for costs incurred in the establishment, administration, and operation of the _____ Public Improvement District (the "District") and for labor, materials, fees, and/or other general costs related to the creation, acquisition, or construction of certain Authorized Improvements related to the District. Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Indenture.

In connection to the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this payment request form on behalf of the Developer, and is knowledgeable as to the matters set forth herein.

2. The payment requested for the below referenced Authorized Improvement(s) has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.

3. The amount listed for the Authorized Improvement(s) below is a true and accurate representation of the Actual Costs associated with the creation, acquisition, or construction of said Authorized Improvement(s); and such costs: (i) are in compliance with the Bond Indenture; and (ii) are consistent with the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the Development Agreement, the Indenture, and the Service and Assessment Plan.

5. All conditions set forth in the Bond Indenture for the payment hereby requested have been satisfied.

6. The work with respect to the Authorized Improvement(s) referenced below (or their completed segment, section or portion thereof) has been completed and the City may begin inspection of the Authorized Improvement(s).

7. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested are as follows:

a. X amount to Person or Account Y for Z goods or services.
b. Etc.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

As required by the Indenture, the Actual Costs for the Authorized Improvement(s) shall be paid as follows:

Authorized Improvement:	Amount to be paid from the Project Fund	Total Cost of Authorized Improvement

Attached hereto, are receipts, purchase orders, Change Orders, and similar instruments which support and validate the above requested payments.

Pursuant to the _____ Development Agreement, after receiving this payment request, the City is authorized to inspect the Authorized Improvement (or completed, section or portion thereof segment) and confirm that said work has been completed in accordance with all applicable governmental laws, rules, and Plans.

I hereby declare that the above representations and warranties are true and correct.

_____, LLC,

_____

_____

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

APPROVAL OF REQUEST BY CITY

The undersigned is in receipt of the attached Certification for Payment. After reviewing the Certification for Payment, the Certification for Payment is approved and the Trustee is directed to disburse the requested payments from the _____ Account of the Project Fund, in accordance with the Certification for Payment. The City's approval of the Certification for Payment shall not have the effect of estopping or preventing the undersigned from asserting claims under the Indenture, the Service and Assessment Plan, any other agreement between the parties or that there is a defect in the Authorized Improvement.

CITY OF CELINA, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

EXHIBIT I
CLOSING DISBURSEMENT REQUEST

The undersigned is an agent for _____ (the "Developer") and requests payment from:

[the Cost of Issuance Account of the Project Fund] [the Improvement Account of the Project Fund] from_____, (the "Trustee") in the amount of____DOLLARS ($_) for costs incurred in the establishment, administration, and operation of the _____ District (the "District"), as follows:

Closing Costs Description	Cost	PID/ MMD Allocated Cost
TOTAL		

In connection to the above referenced payments, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Closing Disbursement Request on behalf of the Developer and is knowledgeable as to the matters set forth herein.

2. The payment requested for the above referenced establishment, administration, and operation of the District at the time of the delivery of the PID Bonds has not been the subject of any prior payment request submitted to the City.

3. The amount listed for the below itemized costs is a true and accurate representation of the costs of the Public Infrastructure incurred by Developer with the establishment of the District at the time of the delivery of the PID Bonds, and such costs are in compliance with and within the costs as set forth in the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the Development Agreement, the Indenture, and the Service and Assessment Plan.

5. All conditions set forth in the Indenture for the payment hereby requested have been satisfied.

6. The Developer agrees to cooperate with the City in conducting its review of the requested payment and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Attachment: Draft Development Agreement (Sutton Fields East – Development Agreement)

Payments requested hereunder shall be made as directed below:

a. X amount to Person or Account Y for Z goods or services.

b. Payment instructions

I hereby declare that the above representations and warranties are true and correct.

[INSERT DEVELOPER SIGNATURE BLOCK]

Date:_____

APPROVAL OF REQUEST BY CITY/ MMD

The City is in receipt of the attached Closing Disbursement Request, acknowledges the Closing Disbursement Request, and finds the Closing Disbursement Request to be in order. After reviewing the Closing Disbursement Request, the City approves the Closing Disbursement Request to the extent set forth below and authorizes and directs payment by Trustee in such amounts and from the accounts listed below, to the Developer or other person designated by the Developer herein.

CITY OF CELINA, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Bella Lopez, Senior Planner
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Parks at Wilson Creek - PID Dissolution

Action Requested:
Conduct a public hearing to consider testimony regarding the dissolution of the existing The Parks at Wilson Creek Public Improvement District and act upon a resolution dissolving the existing The Parks at Wilson Creek Public Improvement District. (Parks at Wilson Creek - PID Dissolution) (Lopez)

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Staff Presentation
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

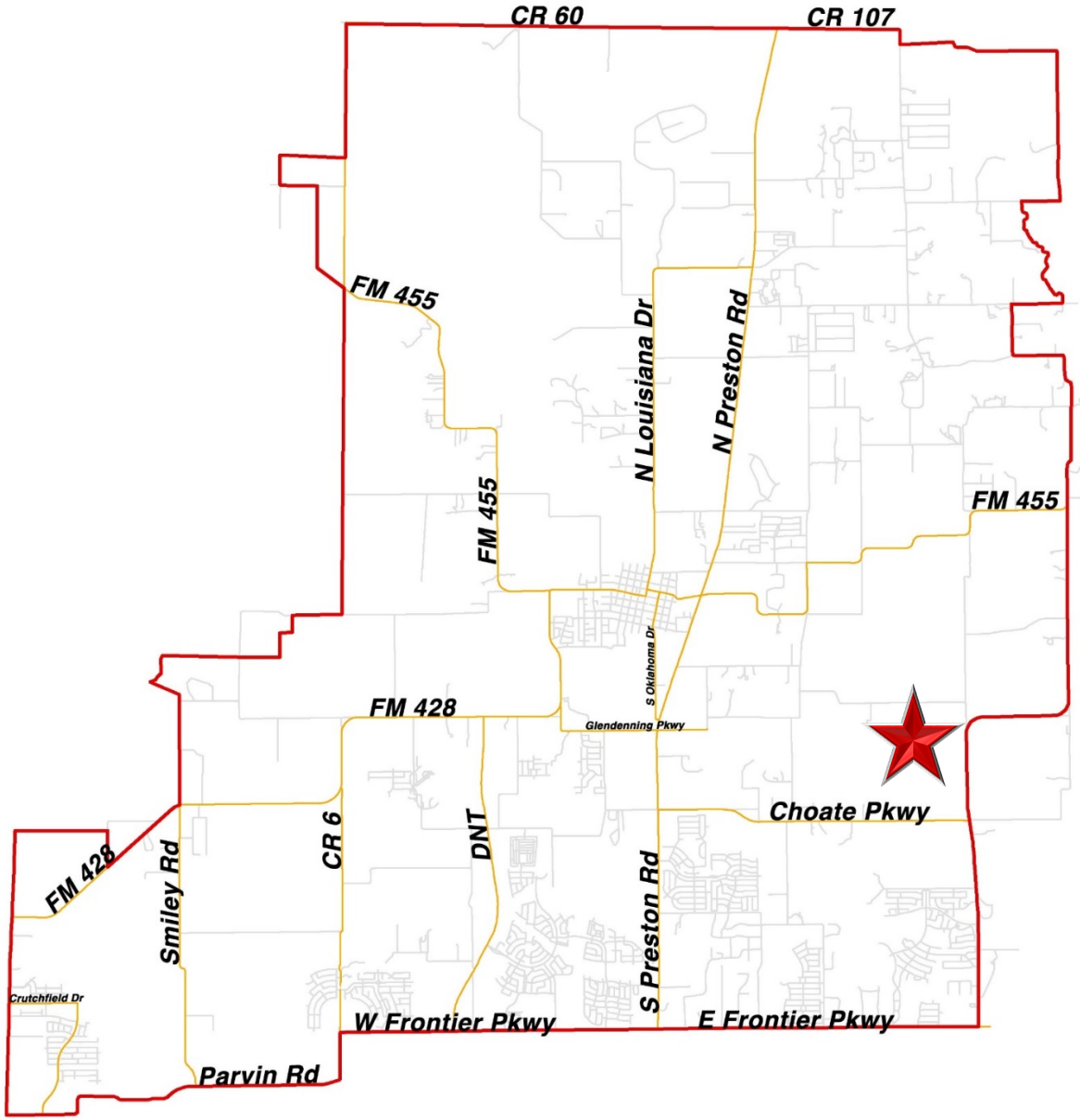
Parks at Wilson Creek

PID Dissolution

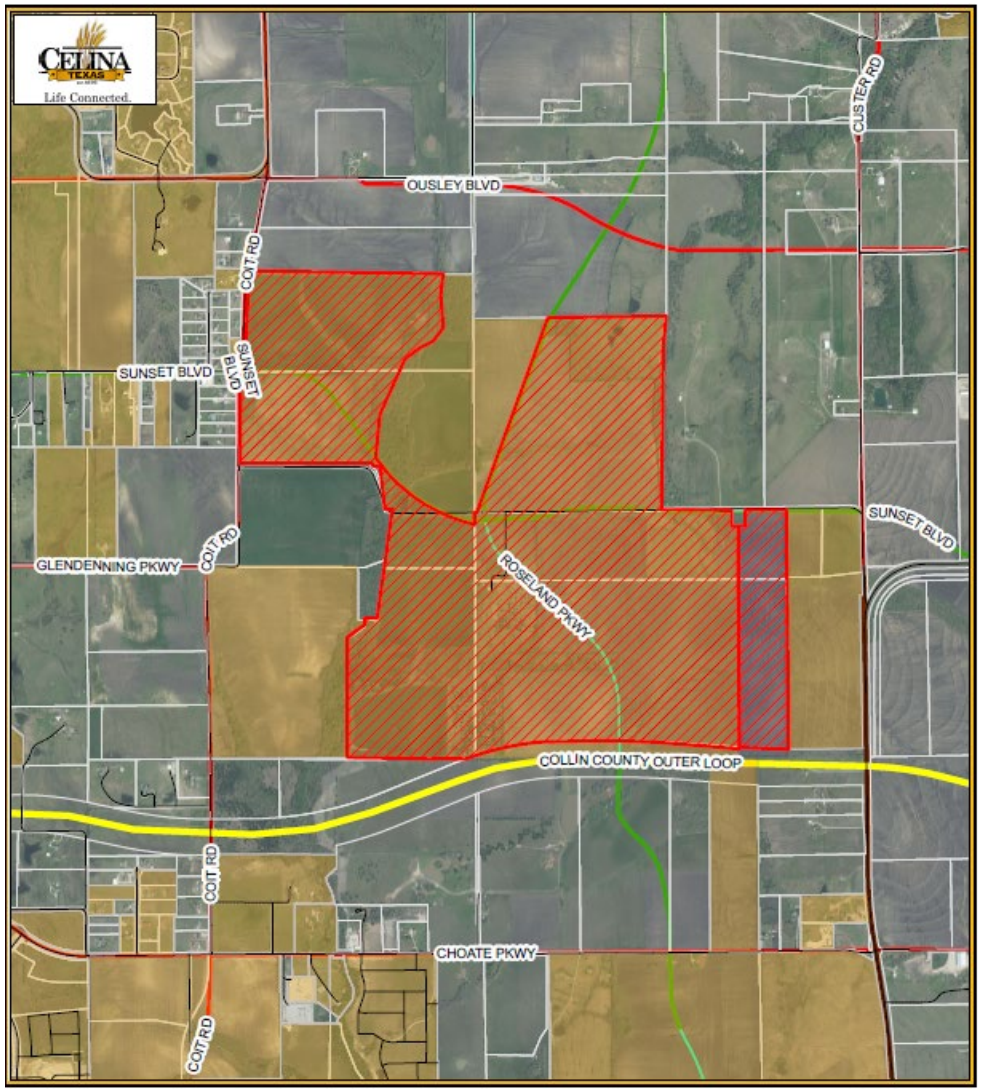
City Council

August 10, 2021

Attachment: Staff Presentation (Parks at Wilson Creek - PID Dissolution)



Attachment: Staff Presentation (Parks at Wilson Creek - PID Dissolution)



Location Map

The subject property is generally located north of County Road 88, east of County Road 90, south of County Road 98, and west of Custer Road

Attachment: Staff Presentation (Parks at Wilson Creek - PID Dissolution)

Background

- The PID was originally created on August 2015
- The project has expanded multiple times sinc then
- In order to move forward with the new PID it required to dissolve the existing PID

Attachment: Staff Presentation (Parks at Wilson Creek - PID Dissolution)

PID Timeline

- ~~July 13, 2021 – PID Petition Resolution~~
- August 10, 2021 – PID Dissolution Resolution
- Concurrently, the City Council is considering the new PID creation this evening

Attachment: Staff Presentation (Parks at Wilson Creek - PID Dissolution)

Recommendation

- Staff recommends approval per the governing Development Agreement

Attachment: Staff Presentation (Parks at Wilson Creek - PID Dissolution)

CITY OF CELINA, TEXAS
RESOLUTION NO. __

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, DISSOLVING THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT AUTHORIZED BY CITY COUNCIL RESOLUTION NO. 2015-38R DUE TO THE CREATION OF THE NEW THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT AND RESOLVING OTHER MATTERS INCIDENT THERETO.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "***Act***") authorizes the creation of public improvement districts; and

WHEREAS, on November 11, 2014 by Resolution No. 2014-54R the City Council (the "***City Council***") of the City of Celina, Texas (the (the "***City***") after public hearing, authorized the creation of The Parks at Wilson Creek Public Improvement District (the "***Original District***"); and

WHEREAS, on January 13, 2015, the City Council levied assessments on certain property within the Original District by Ordinance No. 2015-09 (the (the "***Original District Assessment Ordinance***") for the purpose of financing certain city contributed major improvements (the "***City Contributed Major Improvements***") as described in The Parks at Wilson Creek Public Improvement District Service and Assessment Plan approved by the Original District Assessment Ordinance; and

WHEREAS, on June 17, 2015, the owners of real property submitted and filed with the City Secretary of the City a petition (the "***Dissolution Petition***") requesting that the City Council dissolve the Original District subject to the creation of a new public improvement district for the development known as The Parks at Wilson Creek (the "***Second District***") and to release all assessments on the property within the Original District subject to the levy of new assessments in accordance with a service and assessment plan related to the Second District; and

WHEREAS, after providing due notice as required by applicable law, including the Act, the City Council held a public hearing on August 11, 2015 on the Dissolution Petition and the dissolution of the Original District; and

WHEREAS, after hearing all public comments and testimony relating to the Dissolution Petition and the dissolution of the Original District, the City Council closed the public hearing; and

WHEREAS, on June 17, 2015, by separate petition, the owners of real property submitted and filed with the City Secretary of the City a petition (the "***Creation Petition***") requesting that the City Council create the Second District to include the property contained within the Original

Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

District as well as certain additional property all as described by metes and bounds and depicted in the exhibits to the Creation Petition; and

WHEREAS, after providing due notice as required by applicable law, including the Act, the City Council held a public hearing on the creation of the Second District; and

WHEREAS, on August 11, 2015, after closing the public hearing, the City Council approved Resolution No. 2015-38R creating the Second District (the ***"Second District Authorization Resolution***"); and

WHEREAS, the City published the Second District Authorization Resolution in the *Celina Record* on Friday, August 21, 2015 as required by the Act; and

WHEREAS, on January 17, 2017, the City Council approved Resolution No 2017-05R that (i) determined the costs of the City Contributed Major Improvements, (2) approved the preliminary service and assessment plan for the Second District, including the proposed assessment roll, (iii) called a public hearing on the levy of assessments on property within the Second District (the "***Second District Assessment Hearing***"), (iv) directed the City Secretary to provide notice of the Second District Assessment Hearing as required by applicable law, including the Act, and (v) directed the City Secretary to file the proposed assessment roll and make the same available for public inspection as required by the Act; and

WHEREAS, on February 14, 2017 the City Council dissolved the Original District by Resolution No. 2017-07R; and

WHEREAS, on February 14, 2017, after providing the required notice, the City Council held the Second District Assessment Hearing at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed assessment roll and the proposed assessments to be levied on property within the Second District, and to offer testimony pertinent to any issue relating to the proposed assessments to be levied within the Second District; and

WHEREAS, on February 14, 2017 after closing the public hearing, the City Council adopted Ordinance No. 2017-13 (the "***Second District Assessment Ordinance***") approving the service and assessment plan, including the assessment roll, for the Second District (the "***Second District Service and Assessment Plan***") and levying the assessments in accordance with the assessment roll attached to the Second District Service and Assessment Plan; and

WHEREAS, on August 11, 2020, the City Council approved the "*The Parks at Wilson Creek Public Improvement District Annual Service Plan Update (Assessment Year 9/1/20-8/31/21)*" (the "***2021 Annual SAP Update***") as required by the Act; and

Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

WHEREAS, the 2021 Annual SAP Update permanently reduced the assessments levied by the Assessment Ordinance to zero in accordance with the terms of the Service and Assessment Plan; and

WHEREAS, there are no assessments outstanding against the property within the Second District and no indebtedness related to authorized improvements within the Second District; and

WHEREAS, on July 13, 2021, the owners of real property delivered to the City of Celina, Texas a petition (the "***Dissolution Petition II***"), which is attached hereto as **Exhibit A** and is incorporated herein for all purposes, requesting the City Council dissolve the Second District, subject to the creation of a new public improvement district for The Parks at Wilson Creek development consisting of approximately 646.967 acres as described in that certain "*Petition for the Creation of a Public Improvement District within the City of Celina, Texas, for The Parks at Wilson Creek Development*" submitted to the City on July 13, 2021; and

WHEREAS, the Dissolution Petition II was signed by: (i) the owners of taxable real property representing more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, as determined by the current roll of the Collin County Appraisal District, and (ii) the record owners of real property who: (A) constitute more than fifty percent (50%) of all record owners of property that is liable for assessment within the District; or (B) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment; and

WHEREAS, the Act requires that prior to the adoption of a resolution dissolving the Original District, the City Council must hold a public hearing on the advisability of dissolving the Original District in the same manner as a public hearing under Section 372.009 of the Act; and

WHEREAS, after providing due notice as required by applicable law, including the Act, the City Council held a public hearing on August 10, 2021 on the Dissolution Petition and the dissolution of the Second District; and

WHEREAS, after hearing all public comments and testimony relating to the Dissolution Petition and the dissolution of the Second District, the City Council closed the public hearing; and

WHEREAS, the City Council now wishes to dissolve the Second District.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to the City was filed with the City Secretary and City staff determined that same complied with the requirements of the Act.

Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

Section 3. The City Council has considered the Dissolution Petition and the evidence and testimony presented at the public hearing on August 10, 2021.

Section 4. Pursuant to the Act, including, without limitation, Section 372.011 and 372.009, and the levy of the assessments and the assumption by the Second District of all obligations of indebtedness undertaken by the Second District for the City Contributed Major Improvements pursuant to the Second District Assessment Ordinance, the City Council hereby finds and declares that the The Parks at Wilson Creek Public Improvement District created by Resolution 2015-38R is dissolved for all purposes and the assessments levied by Original District Assessment Ordinance are hereby terminated.

Section 5. The City Secretary is directed to cause a copy of this Resolution to be recorded in the real property records of Collin County no later than August 17, 2021.

Section 6. This resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED AND APPROVED THIS THE 10th DAY OF AUGUST, 2021.

CITY OF CELINA, TEXAS

_____

SEAN TERRY, MAYOR

ATTEST:

_____

VICKI TARRANT, CITY SECRETARY

Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

Exhibit A
Dissolution Petition

**PETITION FOR THE DISSOLUTION OF
THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF CELINA, TEXAS,
SUBJECT TO THE CREATION OF A NEW PUBLIC IMPROVEMENT DISTRICT
FOR THE PARKS AT WILSON CREEK DEVELOPMENT**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CELINA, TEXAS, COLLIN COUNTY, TEXAS:

The Parks at Wilson Creek, L.P., a Texas limited partnership ("Owner"), is the owner of the approximately 700.438 acres described by metes and bounds on **Exhibit A** and depicted on **Exhibit B** (the "Property") that lies within the boundaries of The Parks at Wilson Creek Public Improvement District (the "Existing District") related to the development known as "The Parks at Wilson Creek" (the "Development"). The City Council of the City of Celina, Texas (the "City") created the Existing District by Resolution No. 2015-38R adopted on August 11, 2015, pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act").

Concurrently with this petition (the "Dissolution Petition"), Owner submitted and filed with the City Secretary of the City a "Petition for the Creation of a Public Improvement District within the City of Celina, Texas, for The Parks at Wilson Creek Development", dated July 13, 2021 (the "PID Creation Petition") requesting the creation of a public improvement district related to the Development and consisting of approximately 646.967 acres of the Property as described and depicted in the exhibits to the PID Creation Petition that includes updated estimated costs for the proposed public improvements (the "New District"). Owner, pursuant to Section 372.011 of the Act and subject to the creation of the New District as described in the PID Creation Petition, hereby respectfully petitions the City, to dissolve the Existing District after a public hearing meeting the requirements of Sections 372.009 and 372.011 of the Act.

This Dissolution Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

Exhibits referenced in this Dissolution Petition are attached hereto and made a part hereof for all purposes.

[*Remainder of page left blank intentionally. Signature page follows.*]

Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

RESPECTFULLY SUBMITTED, on this the 13th day of July, 2021.

OWNER

THE PARKS AT WILSON CREEK, L.P.,
a Texas limited partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
Its Manager

By: _____
James J. Melino, President

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Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

Exhibit A
Metes and Bounds Description of the Property
(approx. 700.438 acres)

TRACT ONE: ORIGINAL PROPERTY TRACT (539.914 Acres)

Being a portion of that certain 210.066 acre and 399.849 acre lot tract or parcel of land situated in the Charles P. Rice 320 acre Survey, Abstract No. 771, J.B. Wilmeth 78 acre Survey, Abstract No. 985, J.B. Wilmeth 320 acre Survey, Abstract No. 983, the Levin Routh 640 acre Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1182, Deed Records, Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1190, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found for the southeast corner of said Cox tract (V4122, P1182), same being in the north line of said Cox tract (V4122, P 1190), same being the southwest corner of that certain tract of land to Estate of Moses Hubbard, a called 160.586 acre tract of land, no recording information found), same being in the approximate center of an east/west asphalt road known as County Road 92 (an undedicated right-of-way);

THENCE North 89 deg. 49 min. 15 sec. East, along the common line of said Cox tract (V4122, P1190), and along the approximate center of said County Road 92, and along said Estate of Moses Hubbard tract, a distance of 3522.33 feet to a MAG Nail set for a northeast corner of the herein described tract, same being the projection of the west fence line of that certain tract of land to Corinth Church (Cemetery) (no recording information found);

THENCE South 00 deg. 31 min. 00 sec. West, departing said County Road 92, and along said west fence line, a distance of 216.87 feet to a fence post found for the southwest corner of said Corinth Church (Cemetery) tract;

THENCE North 89 deg. 55 min. 37 sec. East, along the south fence line of said Corinth Church (Cemetery) tract, a distance of 94.21 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract, same being the most westerly northwest corner of that certain called 52.94 acre tract of land to Trustee of the Bilinda Cox Matusek Special Trust, dated June 20, 2012, as recorded in Instrument No. 20120724000891520, Official Public Records, Collin County, Texas, and recorded in Volume 1102, Page 767, said Deed Records;

THENCE South 00 deg. 06 min. 22 sec. West, along the common line of said Cox tract (V4122, P1190), and said Bilinda Cox Matusek tract, a distance of 3,197.93 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (herein after referred to as 1/2 inch iron rod set) for the southeast corner of the herein described tract and the remainder of said Bennie G. Cox tract, same being the southwest corner of said Bilinda Cox Matusek Special Trust tract, same being in the north line of that certain tract of land to Belknap FP, Ltd., by deed recorded in Volume 4288, Page 156, and Volume 4288, Page 162, aforesaid Deed Records;

THENCE West, along the common line of said Cox tract (V4122, P1190), and said Belknap FP tract, a distance of 3,213.06 feet to a 3/8 inch iron rod found for an angle point;

THENCE North 89 deg. 29 min. 42 sec. West, continuing along the common line of said Cox tract (V4122, P1190) and said Belknap FP tract, a distance of 2,140.47 feet to an old fence corner post found for the southwest corner of said Cox tract (V4122, P1190), same being the southeast corner of that certain tract of land to Celina/Coit Road, LLC, as recorded in Instrument No. 20080206000145430, aforesaid Official Public Records;

Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

THENCE along the common line of said Cox tract, and said Celina/Coit Road tract as follows:

North 00 deg. 06 min. 46 sec. West, a distance of 1,649.88 feet to a 1/2 inch iron rod set for an angle point;

North 54 deg. 49 min. 00 sec. East, a distance of 297.00 feet to a 1/2 inch iron rod set for an angle point;

North 00 deg. 55 min. 00 sec. East, a distance of 91.10 feet to a 1/2 inch iron rod set for an angle point, said corner being a northeast corner of said Celina/Coit Road tract;

South 89 deg. 54 min. 18 sec. East, a distance of 166.57 feet to a 1/2 inch iron rod set for an angle point, said point being in a north/south wire fence;

North 08 deg. 01 min. 31 sec. East, passing the southeast corner of that certain tract of land to A.J. McKnight, by deed recorded in Volume 5554, Page 1022, aforesaid Deed Records, and continuing along the common line of said Cox tract (V4122, P1190), and said McKnight tract, a total distance of 1,483.98 feet to a MAG Nail set in asphalt for the northwest corner of said Cox tract (V4122, P1190), same being in the south line of aforesaid Cox tract (V4122, P1182), same being in a northerly bend in aforesaid County Road 92;

THENCE along the common line of said Cox tract (V4122. P1182), and said McKnight tract (V5554, P1022) as follows:

North 08 deg. 24 min. 00 sec. East, a distance of 21.99 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract and a northeast corner of said McKnight tract (V5554, P1022);

North 89 deg. 17 min. 59 sec. West, a distance of 106.69 feet to a 1/2 inch iron rod set for a southwest corner of said Cox tract (V4122, P1182), same being an internal corner of said McKnight tract (V5554, P1022);

North 06 deg. 24 min. 00 sec. West, a distance of 258.73 feet to a MAG Nail set in the approximate center of said County Road 92 (a northwesterly turn of said County Road 92), said corner being the south corner of that certain called 0.690 acre tract of land to Mrs. Guy R. Bunch, aka Vera M. Bunch, by deed recorded in Volume 840, Page 685, aforesaid Deed Records;

THENCE along the common line of said Cox tract (V4122, P1182), and said Bunch tract as follows:

North 06 deg. 23 min. 59 sec. West, departing said County Road 92, a distance of 321.67 feet to a 1/2 inch iron rod set;

North 79 deg. 59 min. 40 sec. West, a distance of 111.10 feet to a 1/2 inch iron rod set;

North 02 deg. 12 min. 00 sec. East, a distance of 33.30 feet to a 1/2 inch iron rod set for the northeast corner of said Bunch tract, same being at a westerly turn in said County Road 92;

West, passing at a distance of 1,231.08 feet a MAG Nail found in the approximate center of said County Road 92, same being the west corner of said Bunch tract, same being an angle point in the north line of aforesaid McKnight tract (V5554, P1022), and continuing along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022), and along the approximate center of said County Road 92, a total distance of 1808.17 feet to a MAG Nail set for the southwest corner of said Cox tract (V4122, P1182), same being the intersection of the approximate center of said County Road 92 (an undedicated prescriptive public right-of-way at this point) with the approximate center of a north/south asphalt road commonly known as County Road 90 (an undedicated prescriptive public right-of-way), same being the northwest corner of said McKnight tract (V5554, P1022), same being in the east line of that certain called 61.8810 acre tract of land to A.J. McKnight and Opal A. McKnight (recording information unknown);

THENCE along the approximate center of said County Road 90 as follows:

Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

North 00 deg. 20 min. 27 sec. East, along the west line of said Cox tract (V4122, P1182), and along the east line of said McKnight tract (called 61.8810 acres), passing the northeast corner of said McKnight tract (called 61.8810 acres), and continuing a total distance of 1,042.95 feet to a MAG Nail Set for the beginning of a curve to the right, having a radius of 820.10 feet, and a delta angle of 18 deg. 41 min. 21 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 267.50 feet, and a chord bearing and distance of North 08 deg. 48 min. 32 sec. East, 266.32 feet to a MAG Nail set at the approximate intersection of said County Road 90 with the approximate centerline of an east/west asphalt road commonly known as County Road 91, said corner being the southeast end of a 45' right-of-way dedication from the centerline of said County Road 90 to the West, by Copperfield Settlement, as recorded in Cabinet N, Page 737, aforesaid Deed Records, said corner being the beginning of a curve to the left having a radius of 1090.03 feet, and a delta angle of 15 deg. 28 min. 07 sec.;

In a northeasterly direction, and along said curve to the left, an arc distance of 294.28 feet, and a chord bearing and distance of North 06 deg. 01 min. 16 sec. East, 293.39 feet to a MAG Nail set;

North 02 deg. 37 min. 59 sec. East, a distance of 867.17 feet to a MAG Nail set for the beginning of a curve to the right having a radius of 971.20 feet, and a delta angle of 10 deg. 24 min. 10 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 176.34 feet, and a chord bearing and distance of North 08 deg. 15 min. 43 sec. East, 176.09 feet to a MAG Nail set for the northwest corner of the herein described tract, same being an angle point in the south line of that certain tract of land to Willard Properties, LP, by Instrument No. 20070320000376380, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 33 min. 16 sec. East, along the common line of said Cox tract (V4122, P1182), and said Willard Properties tract, a distance of 2,644.71 feet to a point in creek for the most northerly northeast corner of the herein described tract;

THENCE through the interior of said Cox tract (V4122, P1182) as follows:

South 06 deg. 56 min. 45 sec. West, 159.42 feet to a point in creek;

South 06 deg. 06 min. 28 sec. West, 131.26 feet to a point in creek;

South 04 deg. 26 min. 40 sec. East, 449.10 feet to a point in creek;

South 36 deg. 32 min. 51 sec. West, 230.27 feet to a point in creek;

South 63 deg. 49 min. 12 sec. West, 213.10 feet to a point in creek;

South 53 deg. 15 min. 53 sec. West, 244.54 feet to 1/2 inch iron rod set for an angle point;

South 24 deg. 30 min. 23 sec. West, 841.72 feet to a 1/2 inch iron rod set for an angle point;

South 05 deg. 36 min. 42 sec. West, 595.29 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 2250.00 feet, and a delta angle of 42 deg. 31 min. 48 sec.;

In a southeasterly direction, and along said non-tangent curve to the left, passing the common line of said Cox tract (V4122, P1182) and said Cox tract (V4122, P1190), and continuing through the interior of said Cox tract (V4122, P1190), a total arc distance of 1670.15 feet, and a total chord bearing and distance of South 56 deg. 13 min. 56 sec. East, 1632.07 feet to a 1/2 inch iron rod set;

THENCE North 00 deg. 09 min. 01 sec. East, continuing through the interior of said Cox tract (V4122, P1190), a distance of 160.54 feet to the POINT OF BEGINNING and containing 539.914 acres of computed land, more or less.

Of which, approximately 14.48 acres lies within the digitally scaled floodplain, and 2.73 acres lie within County Road 90 (assuming a width of 45 feet from the centerline) and 5.25 acres lie within County Road 92 (assuming a width of 25 feet from the centerline), leaving a net area of 517.454 acres, more or less.

Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

TRACT 2: ADDITIONAL PROPERTY TRACT (160.524 Acres)

Being all that certain 160 acre lot tract or parcel of land situated in the Mary Howell Survey, Abstract No. 395, and being located in Collin County, Texas, and being that certain tract of land to Moses Hubbard, by Warranty Deed Recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found in asphalt for the southwest corner of said Hubbard tract, same being the approximate center of an east/west asphalt road commonly known as County Road 92 (an undedicated prescriptive public right-of-way at this point), same being the northwest corner of that certain tract of land to The Parks at Wilson Creek, L.P., by deed recorded under Instrument Number 20130830001229380, Official Public Records, Collin County, Texas, same being in the east line of that certain tract of land to City of Celina, by deed recorded under Instrument Number 20130830001229430, said Official Public Records;

THENCE North 00 deg. 09 min. 01 sec. East, along the common line of said Hubbard tract and said Celina tract, a distance of 2636.62 feet to a 1/2 inch iron rod set for the Northwest corner of said Hubbard tract from which a 1/2 inch iron rod found bears North 89 deg. 18 min. 43 sec. East, 15.61 feet, same being the Southwest corner of that certain tract of land conveyed to Jerry Bob Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89 deg. 18 min. 43 sec. East, along the common line of said Hubbard tract and said Willard tract, a distance of 2669.84 feet to a Bois D' arc fence post found for the Northeast corner of said Hubbard tract, same being the Southeast corner of said Willard tract, same being in the West line of that certain tract of land conveyed to Charles F. Mullaney, no deed recording information found;

THENCE along the common line of said Hubbard tract and said Mullaney tract as follows:

South 03 deg. 42 min. 25 sec. West, a distance of 242.79 feet to a point for angle point;

South 02 deg. 46 min. 12 sec. West, a distance of 170.00 feet to a Bois D'arc fence post found for angle point;

South 00 deg. 54 min. 56 sec. West, a distance of 436.90 feet to a 30" Bois D'arc tree found for angle point;

South 00 deg. 31 min. 29 sec. West, a distance of 789.02 feet to a fence post found for angle point;

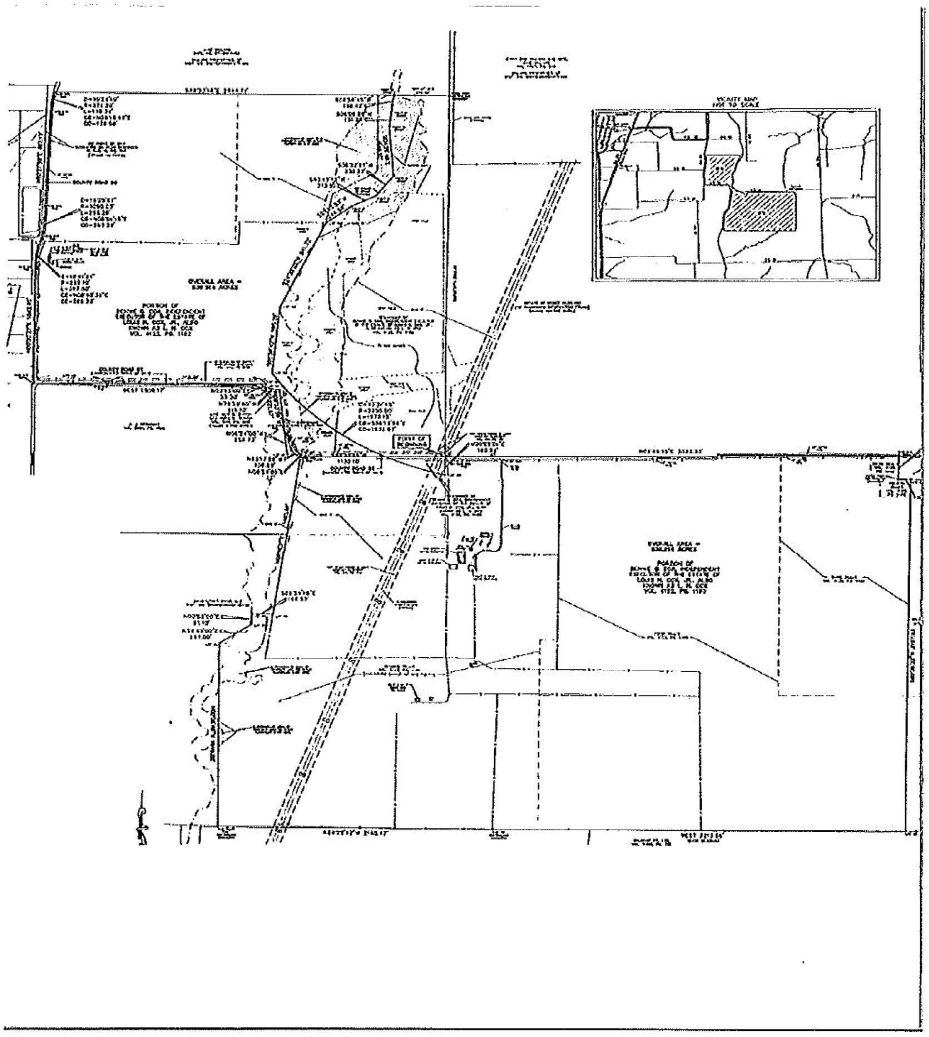
South 00 deg. 24 min. 03 sec. West, a distance of 1022.54 feet to a mag nail found in asphalt for the Southeast corner of said Hubbard tract, same being the Southwest corner of said Mullaney tract, same being in the approximate center of aforesaid County Road 92, same being in the North line of aforesaid Wilson Creek tract;

THENCE South 89 deg. 49 min. 14 sec. West, along the common line of said Hubbard tract, said Wilson Creek tract, and the approximate center of said County Road 92, a distance of 2631.30 feet to the POINT OF BEGINNING and containing 160.524 acres of computed land, more or less.

Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

Exhibit B

Depiction of the Original Property Tract



Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

Depiction of the Additional Property Tract

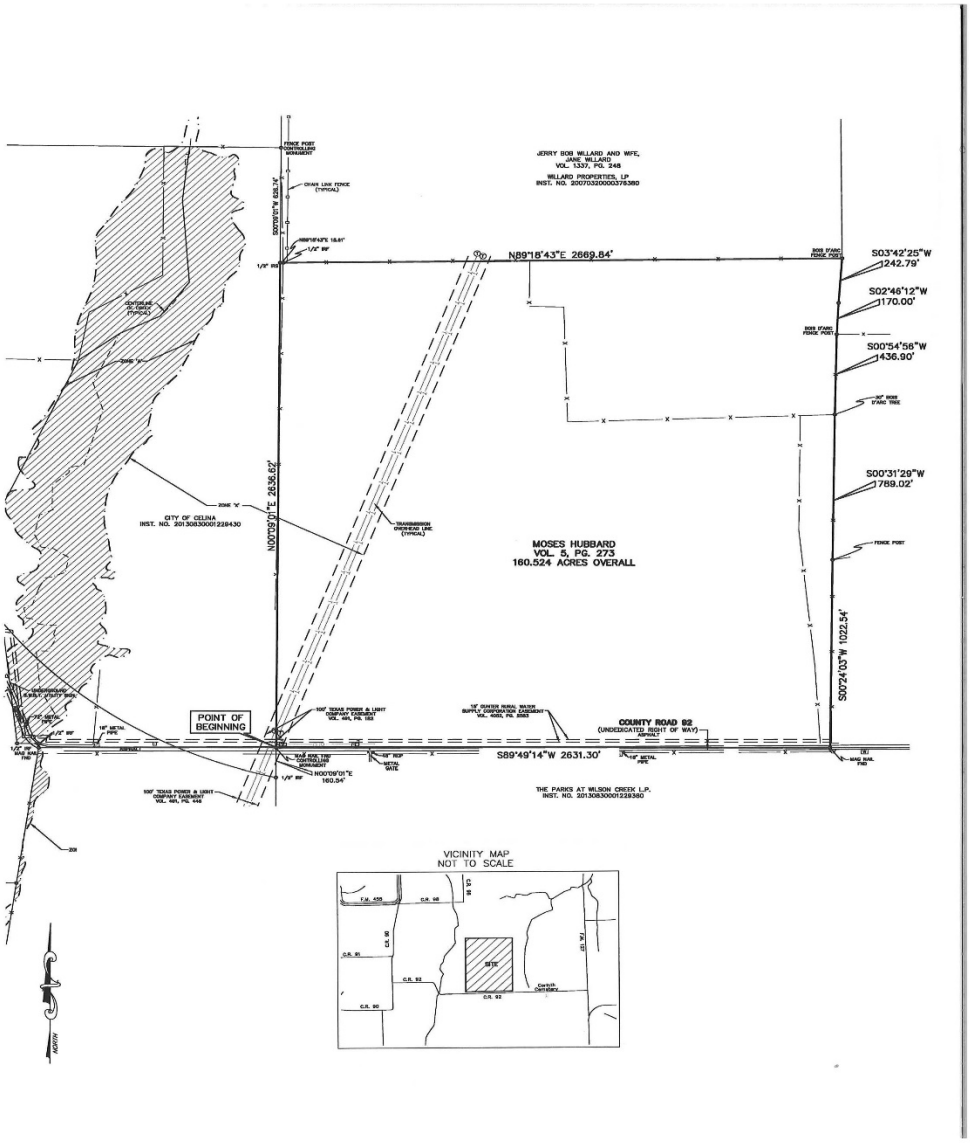


Exhibit B to The Parks at Wilson Creek PID Dissolution Petition – Page 2

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Attachment: Draft Resolution (Parks at Wilson Creek - PID Dissolution)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Bella Lopez, Senior Planner
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Parks at Wilson Creek - PID Creation

Action Requested:
Conduct a public hearing to consider testimony regarding the creation of a new The Parks at Wilson Creek Public Improvement District and act upon a resolution creating a new The Parks at Wilson Creek Public Improvement District. (Parks at Wilson Creek - PID Creation) (Lopez)

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Staff Presentation
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

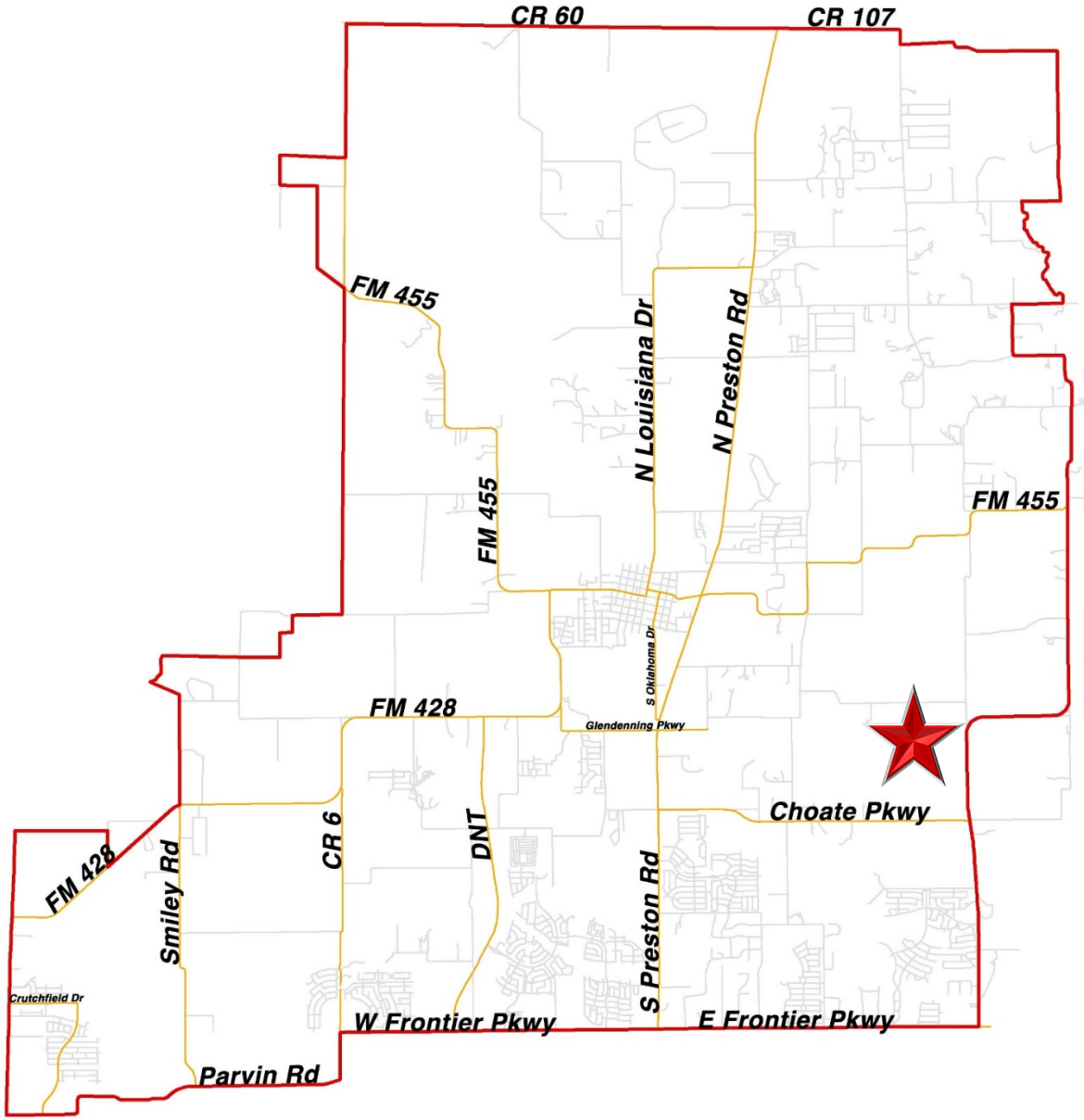
Parks at Wilson Creek

PID Creation

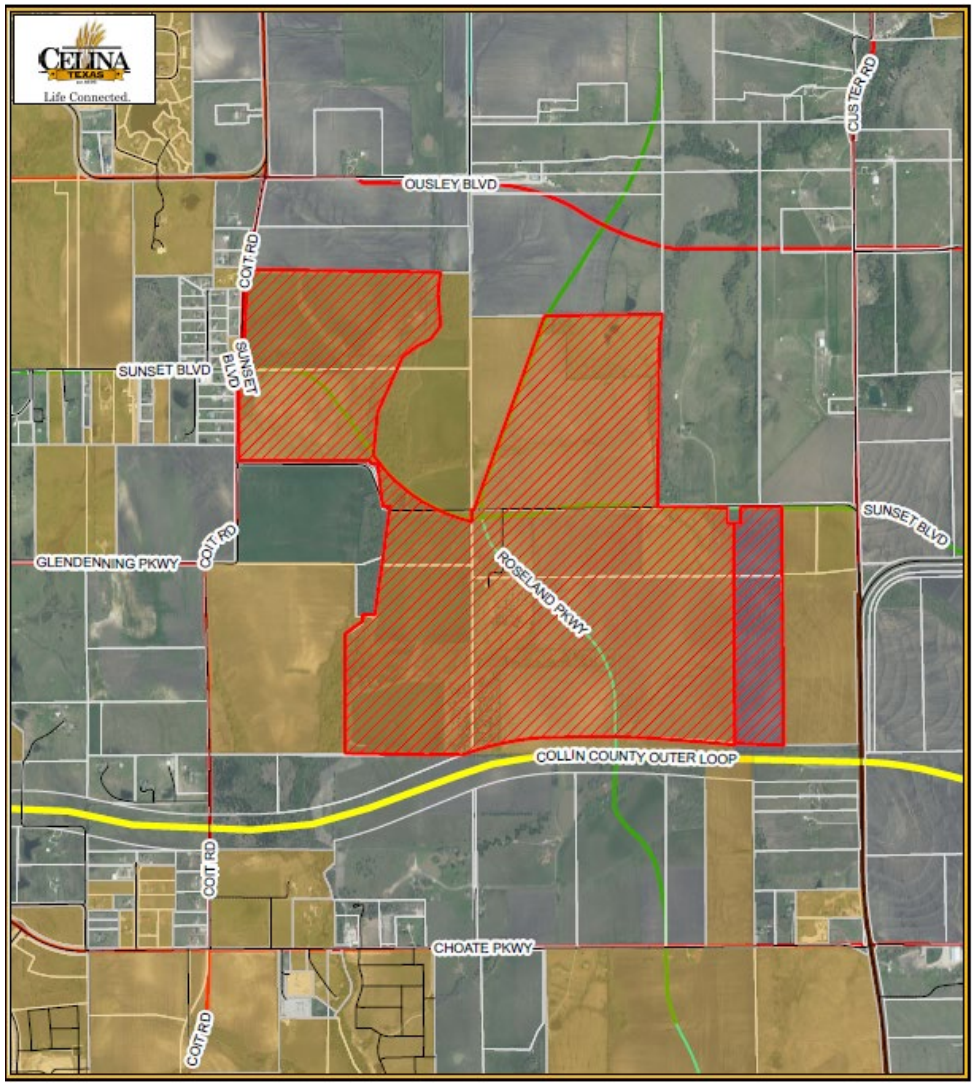
City Council – Public Hearing

August 10, 2021

Attachment: Staff Presentation (Parks at Wilson Creek - PID Creation)



Attachment: Staff Presentation (Parks at Wilson Creek - PID Creation)



Location Map

The subject property is generally located north of County Road 88, east of County Road 90, south of County Road 98, and west of Custer Road

Attachment: Staff Presentation (Parks at Wilson Creek - PID Creation)

Background

- The DA allowed for a PID to fund, in part, th Public infrastructure associated with th project
- The original Planned Development wa approved in February 2016

Attachment: Staff Presentation (Parks at Wilson Creek - PID Creation)

PID Overview

- The PID will consist of approximately 647 acre with extensive infrastructure needed to serv the project
- Maximum funding of $100M in Authorize Improvements costs

Attachment: Staff Presentation (Parks at Wilson Creek - PID Creation)

PID Timeline

- ~~July 13, 2021 – PID Petition Resolution~~
- August 10, 2021 – PID Creation Resolution
- Later Date – Pre-SAP Resolution
- Later Date – SAP/Levy Ordinance

Attachment: Staff Presentation (Parks at Wilson Creek - PID Creation)

Recommendation

- Staff recommends approval per the governing Development Agreement

Attachment: Staff Presentation (Parks at Wilson Creek - PID Creation)

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Celina, Texas ("***Celina***"), is authorized under Chapter 372 of the Texas Local Government Code (the "***Act***"), to create a public improvement district within the corporate limits of the City; and

WHEREAS, on July 13, 2021, The Parks at Wilson Creek, L.P., a Texas limited partnership (the "***Petitioner***") submitted and filed with the City Secretary of Celina a petition (the "***Petition***") requesting the establishment of a public improvement district for property within the corporate limits of Celina; and

WHEREAS, the Petition requested the creation of The Parks at Wilson Creek Public Improvement District (the "***District***"), which District is approximately 646.967 acres of land located within the corporate limits of Celina and generally located north of County Road 88, east of County Road 90, south of County Road 98, and west of Custer Road, and more particularly depicted in **Exhibit A** and described by metes and bounds in **Exhibit B** (the "***Property***") each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of Celina (the "***City Council***") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice on July 19, 2021, in the *Celina Record*, newspaper of general circulation in Celina, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, conducted a public hearing on the advisability of the improvements and services on August 10, 2021; and

WHEREAS, the City Council of Celina closed the public hearing on the advisability of the improvements and services on August 10, 2021.

Attachment: Draft Resolution (Parks at Wilson Creek - PID Creation)

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to Celina by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council of Celina, after considering the Petition and the evidence and testimony presented at the public hearing on August 10, 2021, hereby finds and declares:

(a) **Advisability of the Proposed Improvements**. It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of Celina and will confer a special benefit on the Property.

(b) **General Nature of the Authorized Improvements.** The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (1) design, construction and other allowed costs related to perimeter and on-site street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to onsite and off-site storm drainage improvements; (3) design, construction and other allowed costs related to onsite and off-site water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to off-street parking facilities, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage and rights-of-

Attachment: Draft Resolution (Parks at Wilson Creek - PID Creation)

way; (7) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (6) above authorized by the Act, including similar off-site projects that provide a special benefit to the Property within the District; (8) costs related to special supplemental services for improvement and promotion of the District, including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (9) payment of expenses incurred in the establishment, administration and operation of the District; and (10) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "***Authorized Improvements***"). These Authorized Improvements shall promote the interests of Celina and confer a special benefit upon the Property.

(c) **Estimated Costs of the Authorized Improvements and Apportionment of Costs** – The estimated total costs to design, acquire, and construct the Authorized Improvements is $100,000,000 which costs shall be paid by assessments levied on the Property within the District. Celina will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property. No municipal property in the District shall be assessed. The developer of the Property (the "***Developer***") may also pay certain costs of the Authorized Improvements from other funds available to the Developer.

(d) **Boundaries of the District.** The District is proposed to include the Property.

(e) **Proposed Method of Assessment** – Celina shall levy assessments on each parcel of the Property within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time, or may be paid in annual installments, including interest. If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments, and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

Attachment: Draft Resolution (Parks at Wilson Creek - PID Creation)

(f) **Management of the District.** The District shall be managed by Celina, with the assistance of a consultant, who shall, from time to time, advise Celina regarding certain operations of the District.

(g) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Section 4. The Parks at Wilson Creek Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. Notice of this Resolution authorizing the District shall be given by publishing such notice once in the *Celina Record,* newspaper of general circulation in Celina, on August 16, 2021. Effective upon the publication of such notice, such authorization shall take effect and the District shall be established.

Section 6. The City Secretary is directed to cause a copy of this Resolution to be recorded in the real property records of Collin County no later than August 17, 2021.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED on the 10th day of August, 2021.

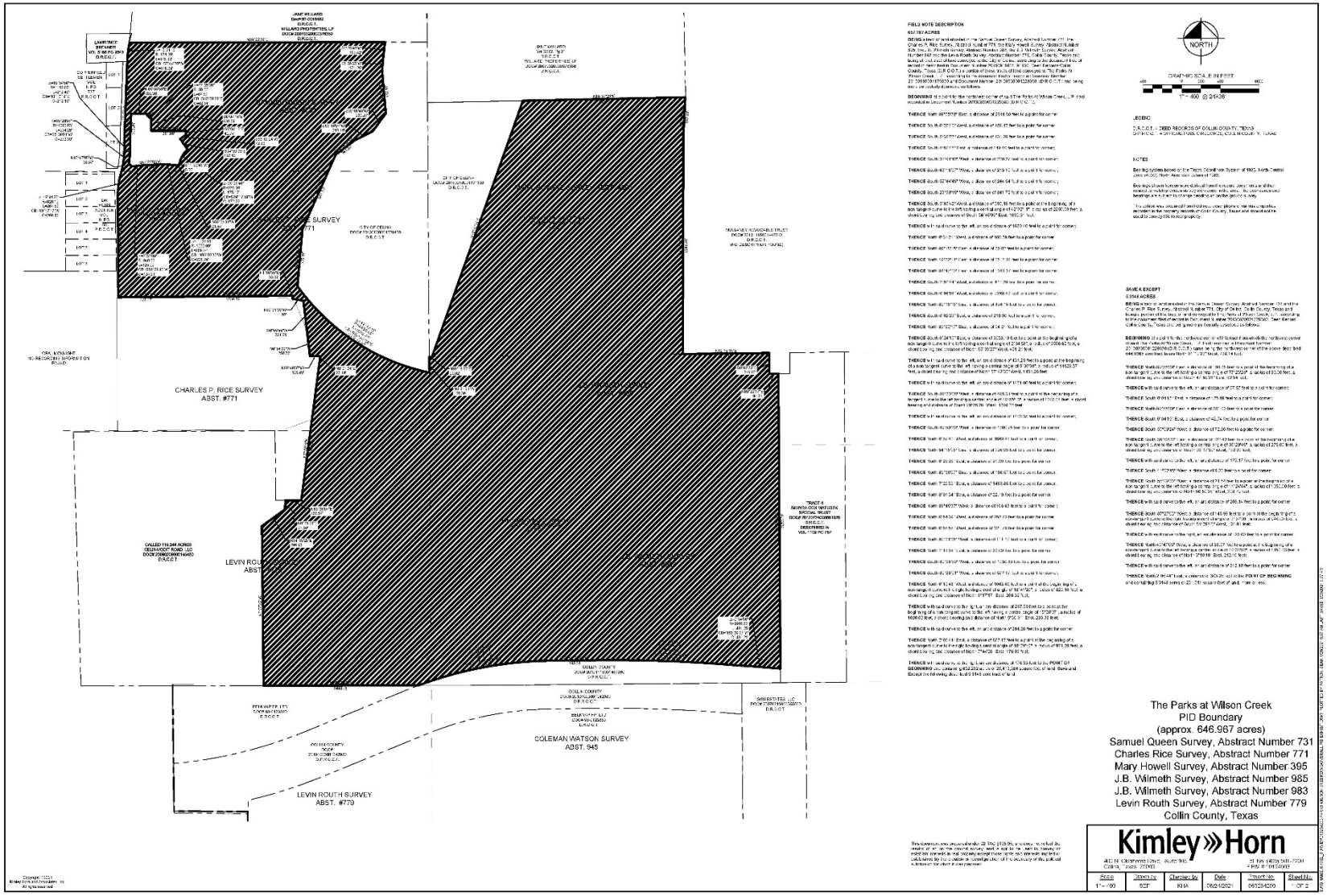
ATTEST: **SEAN TERRY, MAYOR**

VICKI TARRANT, CITY SECRETARY

SEAL

Attachment: Draft Resolution (Parks at Wilson Creek - PID Creation)

EXHIBIT A
PROPERTY DEPICTION



Resolution Creating The Parks at Wilson Creek PID
Exhibit A

1245.010\98950.1

Attachment: Draft Resolution (Parks at Wilson Creek - PID Creation)

EXHIBIT B
PROPERTY METES AND BOUNDS DESCRIPTION
(approximately 646.967 acres)

FIELD NOTE DESCRIPTION
652.282 ACRES

BEING a tract of land situated in the Samuel Queen Survey, Abstract Number 731, the Charles P. Rice Survey, Abstract Number 771, the Mary Howell Survey, Abstract Number 395, the J.B. Wilmeth Survey, Abstract Number 985, the J.B. Wilmeth Survey, Abstract Number 983 and the Levin Routh Survey, Abstract Number 779, Collin County, Texas and being all that tract of land conveyed to the City of Celina, according to the document filed of record in described in Document Number 20150918001191130, Deed Records Collin County, Texas (D.R.C.C.T.) a portion of those tracts of land conveyed to The Parks At Wilson Creek, L.P., according to the document filed of record in Document Number 20150916001178630 and Document Number 20130830001229380, (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said The Parks At Wilson Creek, L.P. tract recorded in Document Number 20130830001229380 (D.R.C.C.T.);

THENCE North 89°55'39" East, a distance of 2644.88 feet to a point for corner;

THENCE South 6°25'40" West, a distance of 159.42 feet to a point for corner;

THENCE South 5°35'23" West, a distance of 131.26 feet to a point for corner;

THENCE South 4°57'45" East, a distance of 449.10 feet to a point for corner;

THENCE South 36°01'46" West, a distance of 230.27 feet to a point for corner;

THENCE South 63°18'07" West, a distance of 213.10 feet to a point for corner;

THENCE South 52°44'48" West, a distance of 244.54 feet to a point for corner;

THENCE South 23°59'18" West, a distance of 841.72 feet to a point for corner;

THENCE South 5°05'42" West, a distance of 595.18 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 42°32'11", a radius of 2250.00 feet, a chord bearing and distance of South 56°46'05" East, 1632.31 feet;

THENCE with said curve to the left, an arc distance of 1670.40 feet to a point for corner;

THENCE North 0°31'21" West, a distance of 160.39 feet to a point for corner;

THENCE North 89°18'15" East, a distance of 29.02 feet to a point for corner;

THENCE North 19°32'14" East, a distance of 2818.61 feet to a point for corner;

THENCE North 88°47'20" East, a distance of 1681.37 feet to a point for corner;

THENCE South 2°52'44" West, a distance of 412.39 feet to a point for corner;

THENCE South 0°06'08" West, a distance of 2248.43 feet to a point for corner;

THENCE North 89°18'15" East, a distance of 894.18 feet to a point for corner;

THENCE South 0°02'23" East, a distance of 216.90 feet to a point for corner;

THENCE North 89°22'17" East, a distance of 94.21 feet to a point for corner;

Attachment: Draft Resolution (Parks at Wilson Creek - PID Creation)

THENCE South 0°24'10" East, a distance of 3053.19 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 2°34'58", a radius of 9566.62 feet, a chord bearing and distance of North 85°39'27" West, 431.21 feet;

THENCE with said curve to the left, an arc distance of 431.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°36'34", a radius of 14829.57 feet, a chord bearing and distance of North 87°48'35" West, 1451.28 feet;

THENCE with said curve to the left, an arc distance of 1451.86 feet to a point for corner;

THENCE South 89°23'08" West, a distance of 495.31 feet to a point at the beginning of a tangent curve to the left having a central angle of 19°55'13", a radius of 4045.01 feet, a chord bearing and distance of South 79°25'28" West, 1399.27 feet;

THENCE with said curve to the left, an arc distance of 1406.35 feet to a point for corner;

THENCE South 89°59'30" West, a distance of 1600.75 feet to a point for corner;

THENCE North 0°37'42" West, a distance of 1649.41 feet to a point for corner;

THENCE North 54°15'25" East, a distance of 296.95 feet to a point for corner;

THENCE North 0°25'25" East, a distance of 91.30 feet to a point for corner;

THENCE North 89°36'07" East, a distance of 166.57 feet to a point for corner;

THENCE North 7°29'59" East, a distance of 1483.88 feet to a point for corner;

THENCE North 8°01'34" East, a distance of 22.19 feet to a point for corner;

THENCE North 89°48'37" West, a distance of 106.63 feet to a point for corner;

THENCE North 6°54'39" West, a distance of 258.73 feet to a point for corner;

THENCE North 6°55'55" West, a distance of 321.75 feet to a point for corner;

THENCE North 80°31'35" West, a distance of 111.10 feet to a point for corner;

THENCE North 1°16'35" East, a distance of 33.09 feet to a point for corner;

THENCE South 89°28'59" West, a distance of 1230.89 feet to a point for corner;

THENCE South 89°28'21" West, a distance of 577.17 feet to a point for corner;

THENCE North 0°10'48" West, a distance of 1043.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 18°41'20", a radius of 820.10 feet, a chord bearing and distance of North 8°17'17" East, 266.32 feet;

THENCE with said curve to the right, an arc distance of 267.50 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 15°28'07", a radius of 1090.03 feet, a chord bearing and distance of North 5°30'01" East, 293.39 feet;

THENCE with said curve to the left, an arc distance of 294.28 feet to a point for corner;

THENCE North 2°06'44" East, a distance of 867.17 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 10°24'10", a radius of 971.20 feet, a chord bearing and distance of North 7°44'28" East, 176.09 feet;

THENCE with said curve to the right, an arc distance of 176.33 feet to the **POINT OF BEGINNING** and containing 652.282 acres or 28,413,384 square feet of land.

SAVE AND EXCEPT the following described 5.315 acre tract of land.

Attachment: Draft Resolution (Parks at Wilson Creek - PID Creation)

SAVE AND EXCEPT:
5.315 ACRES

BEING a tract of land situated in the Samuel Queen Survey, Abstract Number 731 and the Charles P. Rice Survey, Abstract Number 771, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to The Parks at Wilson Creek, L.P., according to the document filed of record in Document Number 20130830001229380, Deed Record Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the northwest corner of this tract from which the northwest corner of said The Parks at Wilson Creek, L.P. tract recorded in Document Number 20130830001229380 (D.R.C.C.T.) same being the northwest corner of the above described 646.9668 acre tract bears North 01°12'23" West, 738.14 feet;

THENCE North 89°55'39" East, a distance of 160.38 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 77°25'26", a radius of 50.00 feet, a chord bearing and distance of South 47°59'28" East, 62.54 feet;

THENCE with said curve to the left, an arc distance of 67.57 feet to a point for corner;

THENCE South 0°04'15" East, a distance of 135.09 feet to a point for corner;

THENCE North 89°55'39" East, a distance of 361.00 feet to a point for corner;

THENCE South 0°04'15" East, a distance of 42.74 feet to a point for corner;

THENCE South 55°09'24" West, a distance of 72.90 feet to a point for corner;

THENCE South 34°50'36" East, a distance of 132.42 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 36°29'48", a radius of 275.00 feet, a chord bearing and distance of South 29°17'39" West, 172.22 feet;

THENCE with said curve to the left, an arc distance of 175.17 feet to a point for corner;

THENCE South 11°02'45" West, a distance of 5.30 feet to a point for corner;

THENCE South 55°09'33" West, a distance of 21.54 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 11°24'44", a radius of 1050.00 feet, a chord bearing and distance of North 86°50'35" West, 208.79 feet;

THENCE with said curve to the left, an arc distance of 209.14 feet to a point for corner;

THENCE South 87°27'03" West, a distance of 145.99 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 7°37'09", a radius of 940.00 feet, a chord bearing and distance of South 84°29'46" West, 124.91 feet;

THENCE with said curve to the right, an arc distance of 125.00 feet to a point for corner;

THENCE North 40°47'05" West, a distance of 38.57 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 10°34'56", a radius of 1150.03 feet, a chord bearing and distance of North 3°10'19" East, 212.10 feet;

THENCE with said curve to the left, an arc distance of 212.40 feet to a point for corner;

THENCE North 2°06'44" East, a distance of 303.26 feet to the **POINT OF BEGINNING** and containing 5.315 acres or 231,511 square feet of land, more or less.

Attachment: Draft Resolution (Parks at Wilson Creek - PID Creation)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Bella Lopez, Senior Planner
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Hillside Village PID Creation

Action Requested:
Conduct a public hearing and act upon a resolution of the City of Celina, Texas authorizing and creating the Hillside Village Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date. (Hillside Village – PID Creation) (Lopez)

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Staff Presentation
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE HILLSIDE VILLAGE PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the "City" or "Celina"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its City limits or its extraterritorial jurisdiction ("ETJ"); and

WHEREAS, on *April 27, 2021*, the owners of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"), within the City, submitted and filed with the City Secretary of Celina (the "City Secretary") a petition ("Petition") requesting the establishment of a public improvement district for property within the corporate limits of the City; and

WHEREAS, the Petition requested the creation of the Hillside Village Public Improvement District (the "District"), which District is located within the City of Celina and more particularly depicted in **Exhibit A** and described by metes and bounds in **Exhibit B** (the "Property") each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of Celina (the "City Council") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Celina Record*, an official newspaper of general circulation in Celina and in the ETJ of the City and mailing notice of the hearing, all as required

Attachment: Draft Resolution (Hillside Village PID Creation)

by and in conformity with the Act, the City Council, conducted a public hearing on the advisability of the improvements and services on *August 10, 2021*; and

WHEREAS, the City Council of Celina closed the public hearing on the advisability of the improvements and services on *August 10, 2021*.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to Celina by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council of Celina, after considering the Petition and the evidence and testimony presented at the public hearing on *August 10, 2021*, hereby finds and declares:

(a) **Advisability of the Proposed Improvements**. It is advisable to create the District to provide the Authorized Improvements (as defined and described below). The Authorized Improvements are feasible and desirable and will promote the interests of Celina and will confer a special benefit on the Property.

(a) **General Nature of the Authorized Improvements.** The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements

Attachment: Draft Resolution (Hillside Village PID Creation)

and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, screening walls and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to off-street parking facilities, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage and rights-of-way; (7) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (6) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (8) payment of expenses incurred in the establishment, administration and operation of the District; and (9) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "***Authorized Improvements***"). These Authorized Improvements shall promote the interests of Celina and confer a special benefit upon the Property.

(b) **Estimated Costs of the Authorized Improvements and Apportionment of Costs** – The estimated total costs of the Authorized Improvements is $12,000,000.00, which costs shall be paid by assessment of the property owners within the proposed District. Celina will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property. No municipal property in the District shall be assessed. The developer of the property (the "Developer") may also pay certain costs of the Authorized Improvements from other funds available to the Developer.

(c) **Boundaries of the District.** The District is proposed to include approximately 71.314 acres of land generally located 1/4 mile east of Preston Road and adjacent to the north of East Glendenning Parkway and adjacent to the west of County Road 89, located within the corporate limits of the City, as more particularly depicted in **Exhibit A** attached hereto, and as more properly described in the metes and bounds described in **Exhibit B** attached hereto.

Attachment: Draft Resolution (Hillside Village PID Creation)

(d) **Proposed Method of Assessment** – Celina shall levy an assessment on each parcel of the Property within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments, including interest, may be paid in full at any time, and certain assessments may be paid in annual installments, with interest. If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments, and must continue for a period necessary to retire the indebtedness for those Authorized Improvements (including interest).

(e) **Management of the District.** The District shall be managed by Celina, with the assistance of a consultant, who shall, from time to time, advise Celina regarding certain operations of the District.

(f) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Section 4. The Hillside Village Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. Notice of this Resolution authorizing the District shall be given by publishing such notice once in the *Celina Record*, an official newspaper of general circulation in Celina and a newspaper of general circulation in the ETJ of Celina. Effective upon the publication of such notice, such authorization shall take effect and the District shall be established.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

Attachment: Draft Resolution (Hillside Village PID Creation)

PASSED, APPROVED AND ADOPTED on the 10th day of August, 2021.

ATTEST:

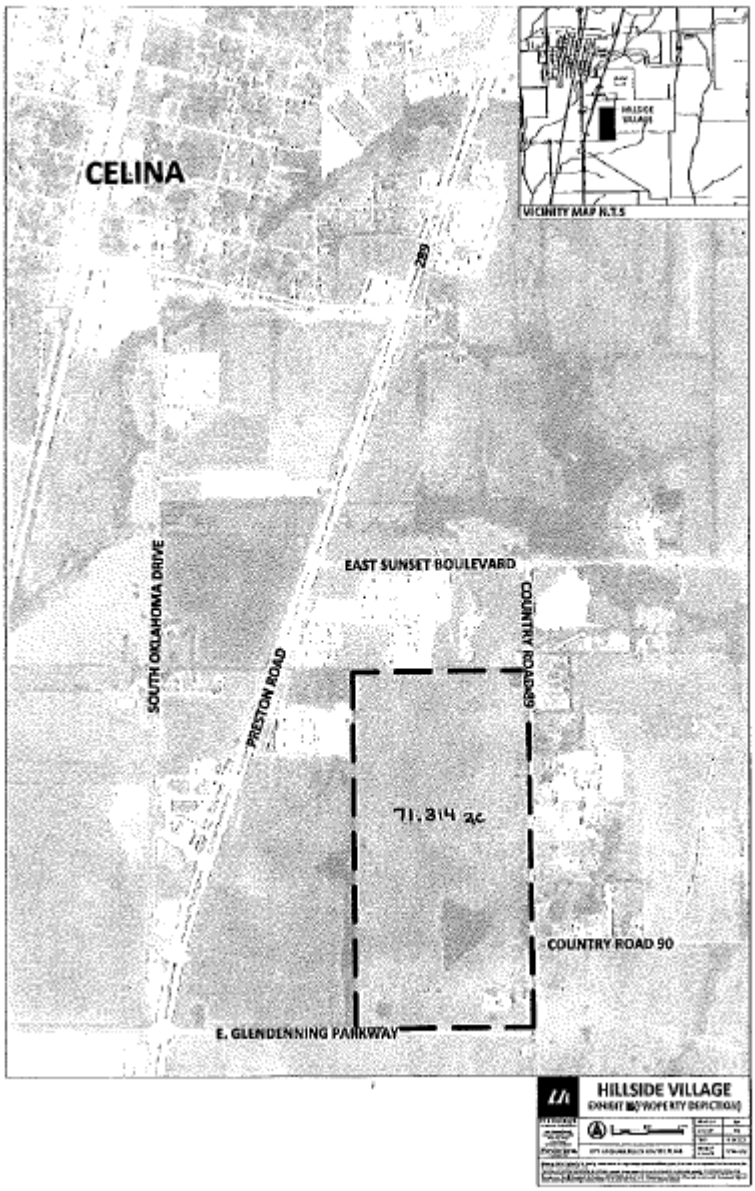
Sean Terry, Mayor

Vicki Tarrant, City Secretary

SEAL

Attachment: Draft Resolution (Hillside Village PID Creation)

EXHIBIT A
PROPERTY DEPICTION



Attachment: Draft Resolution (Hillside Village PID Creation)

EXHIBIT B
PROPERTY METES AND BOUNDS DESCRIPTION

Legal Description (71.314 Acres):

BEING A 71.314 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY # 14, ABSTRACT NO. 167, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 71.296 ACRE TRACT OF LAND, CONVEYED TO CELINA LAND INVESTORS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20150116000051930, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 71.314 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "SHIELDS" FOUND FOR THE NORTHWEST CORNER OF SAID 71.296 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 3.50 ACRE TRACT OF LAND CONVEYED TO AL-RAZA ENTERPRISES INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20080312000296050, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE SOUTH LINE OF LOT 3R-1, BLOCK A OF THE REPLAT OF CELINA TOWN CENTER ADDITION-PHASE 2, AN ADDITION TO THE CITY OF CELINA, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140312010000780, IN CABINET 2014, PAGE 117, AND IN SLIDE 9415-1-2, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 09 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID 71.296 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID LOT 3R-1, BLOCK A, THE SOUTH LINE OF LOT 6, BLOCK A OF CELINA TOWN CENTER ADDITION, PHASE 2, AN ADDITION TO THE CITY OF CELINA, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070803010002610, IN CABINET 2007, PAGE 393, AND IN SLIDE 9415, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND THE SOUTH LINE OF A 9.831 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO CELINA COMMERCIAL INVESTMENTS, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20191101001383960, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 1237.36 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 71.296 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID "TRACT2". SAID POINT BEING ON THE WEST LINE OF A 2.74 ACRE TRACT OF LAND CONVEYED TO ROBERT C. LOFTICE, AS RECORDED IN COUNTY CLERK'S FILE NO. 19940404000314370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 89, (PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 52 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID 71.296 ACRE TRACT AND THE COMMON WEST LINE SAID 2.74 ACRE TRACT, A 5.000 ACRE TRACT OF LAND CONVEYED TO MRN SQUARED, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210210000284360, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A 6.000 ACRE TRACT OF LAND CONVEYED TO

Attachment: Draft Resolution (Hillside Village PID Creation)

BILLY JOHN CARTER, JR. AND RITA S. CARTER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960415000307290, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A 5.000 ACRE TRACT OF LAND CONVEYED TO BILLY JOHN CARTER, JR. AND RITA S. CARTER, AS RECORDED IN COUNTY CLERK'S FILE NO. 20060112000054370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A 5.000 ACRE TRACT OF LAND CONVEYED TO DALA A. BRUTON AND TAMARA D. BRUTON, AS RECORDED COUNTY CLERK'S FILE NO. 20040907001319390, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A 5.572 ACRE TRACT OF LAND CONVEYED TO PAUL A. DAVIS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20040615000873230 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND A 5.84 ACRE TRACT OF LAND CONVEYED TO VERA LUCILLE JINKS, AS RECORDED IN VOLUME 1102, PAGE 761, DEED RECORDS, COLLIN COUNTY, TEXAS, WITH SAID COUNTY ROAD NO. 89, A DISTANCE OF 2499.93 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 71.296 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 77.694 ACRE TRACT OF LAND CONVEYED TO VERA LUCILLE JINKS, AS RECORDED IN VOLUME 1102, PAGE 752, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 22 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 71.296 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 77.694 ACRE TRACT, WITH THE APPROXIMATE CENTER OF SAID COUNTY ROAD NO. 89, A DISTANCE OF 1250.18 FEET TO A 3/8" IRON ROD FOUND, (BENT) FOR THE SOUTHWEST CORNER OF SAID 71.296 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 20.00 ACRE TRACT OF LAND CONVEYED TO SUMMIT CENTER AT PRESTON, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20130708000945990, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 34 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF SAID 71.296 ACRE TRACT AND THE COMMON EAST LINE OF SAID 20.00 ACRE TRACT, THE EAST LINE OF A 16.987 ACRE TRACT OF LAND CONVEYED TO JEOU-SHYONG HUANG AND MEI-FU LIN HUANG, AS RECORDED IN COUNTY CLERK'S FILE NO. 20120703000803140, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE EAST LINE OF A 4.321 ACRE TRACT OF LAND CONVEYED TO PRESTON TEP, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20200311000356960, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE EAST LINE OF LOT 1, BLOCK A OF THE KELLER WILLIAMS ADDITION, PHASE 1, AN ADDITION TO THE CITY OF CELINA, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190412010001750 AND IN CABINET 2019, PAGE 291, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND THE EAST LINE OF AFORESAID 3.50 ACRE TRACT, A DISTANCE OF 2495.28 FEET TO THE **POINT OF BEGINNING**
AND CONTAINING A CALCULATED AREA OF 3,106,432 SQUARE FEET OR 71.314 ACRES OF LAND.

Attachment: Draft Resolution (Hillside Village PID Creation)

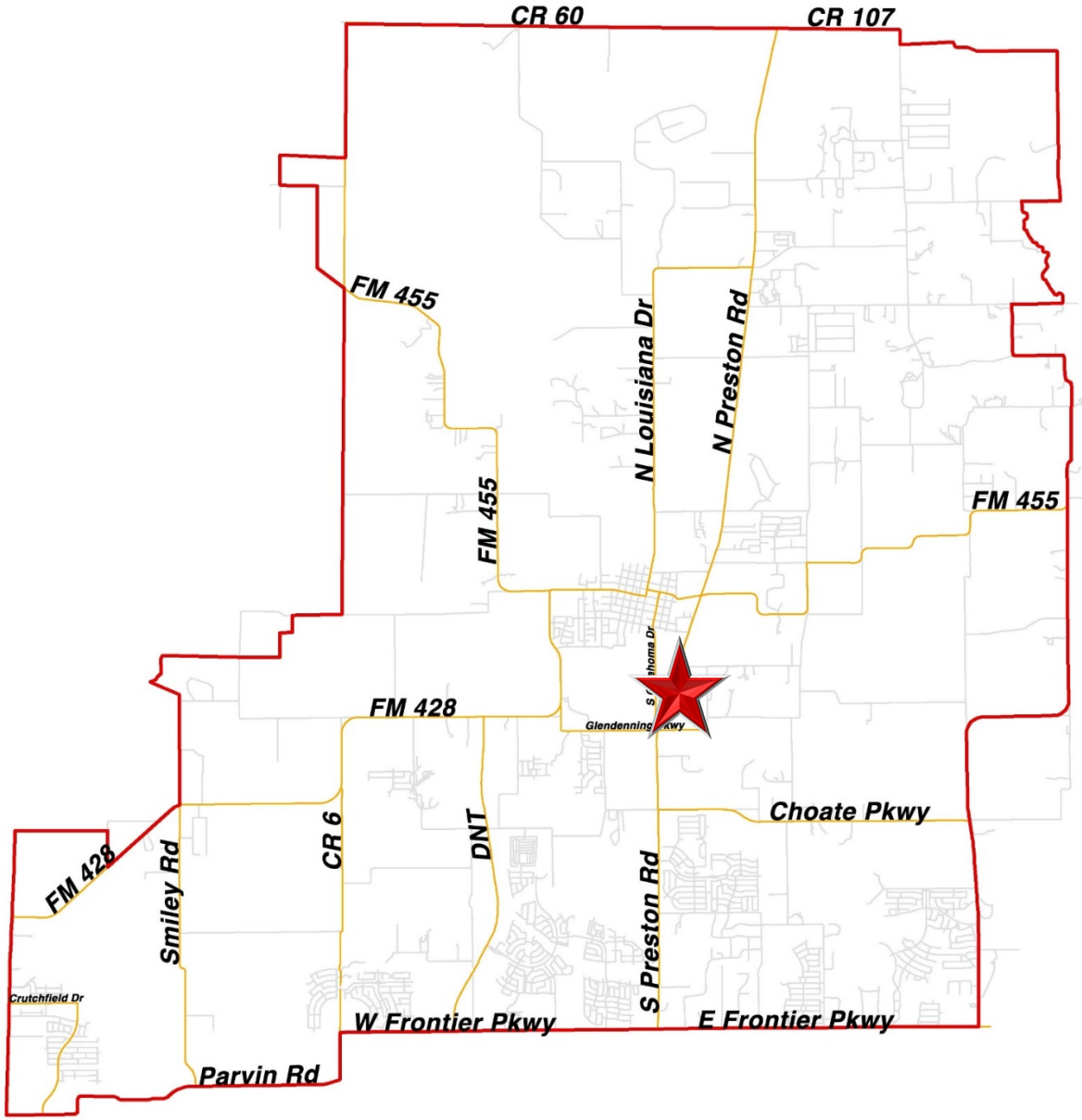
Hillside Village

PID Creation

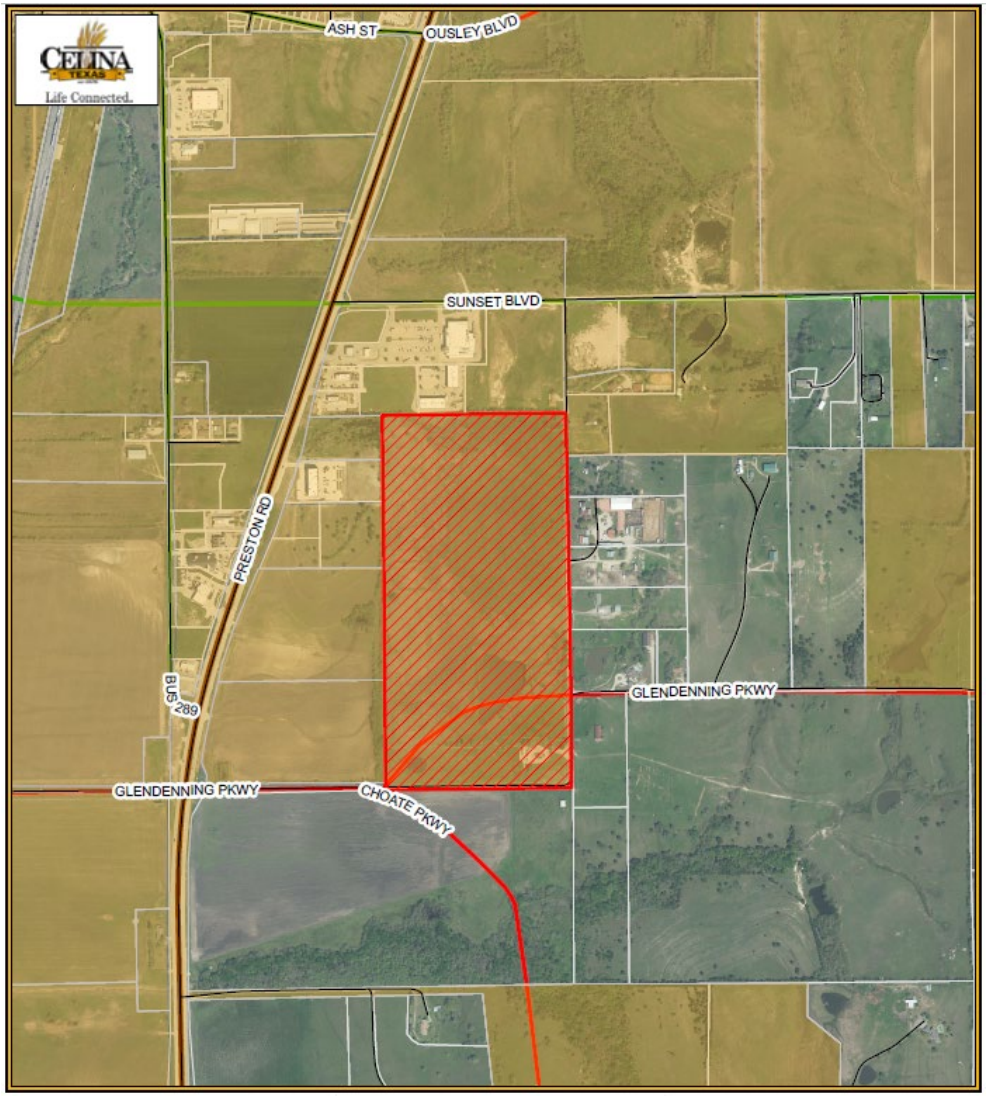
City Council – Public Hearing

August 10, 2021

Attachment: Staff Presentation (Hillside Village PID Creation)



Attachment: Staff Presentation (Hillside Village PID Creation)



Location Map

The subject property is generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane (CR 89)

Attachment: Staff Presentation (Hillside Village PID Creation)

Background

- The Development Agreement Amendmer (DA) for the subject property was approved b Council last month
- The DA allowed for a PID to fund, in part, th public infrastructure associated with th project
- The original Planned Development (PD#66 was approved in April 2016 and amended i July 2021

Attachment: Staff Presentation (Hillside Village PID Creation)

PID Overview

- The PID will consist of approximately 72 acre with extensive infrastructure needed to serv the project
- Maximum funding of $12M in Authorize Improvements costs

Attachment: Staff Presentation (Hillside Village PID Creation)

PID Timeline

- ~~July 13, 2021 – PID Petition Resolution~~
- August 10, 2021 – PID Creation Resolution
- Later Date – Pre-SAP Resolution
- Later Date – SAP/Levy Ordinance

Attachment: Staff Presentation (Hillside Village PID Creation)

Recommendation

- Staff recommends approval per the governing Development Agreement

Attachment: Staff Presentation (Hillside Village PID Creation)

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Bella Lopez, Senior Planner
CC:	Jason Laumer, City Manager
Date:	August 10, 2021
Re:	Tuscany Estates - PID Creation

Action Requested:
Conduct a public hearing and act upon a resolution of the City of Celina, Texas authorizing and creating the Tuscany Estates Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date. (Tuscany Estates – PID Creation) (Lopez)

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Staff Presentation
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

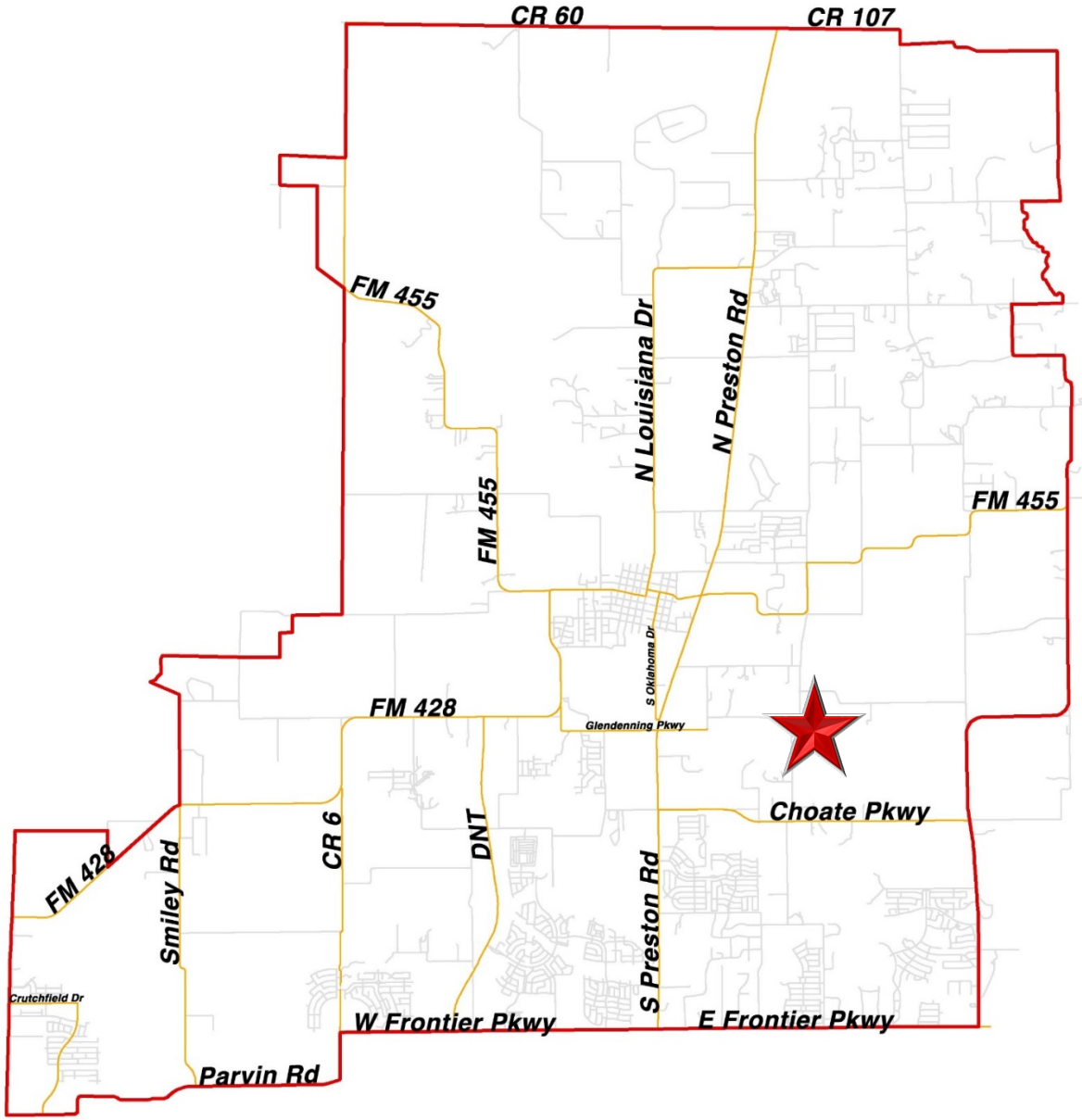
Tuscany Estates

PID Creation

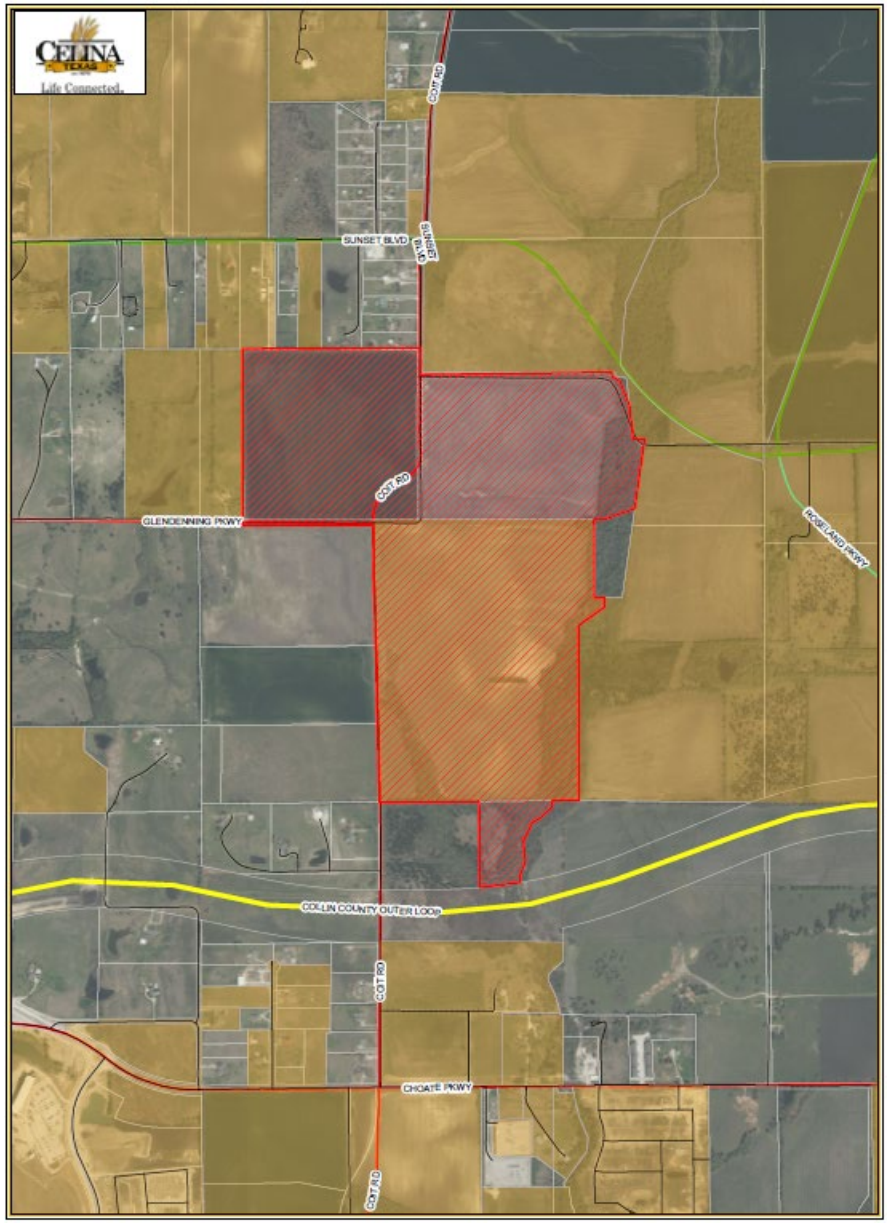
City Council – Public Hearing

August 10, 2021

Attachment: Staff Presentation (Tuscany Estates – PID Creation)



Attachment: Staff Presentation (Tuscany Estates – PID Creation)



Location Map

The subject property is generally located at the intersection of Coit Road and Glendenning Parkway

Attachment: Staff Presentation (Tuscany Estates – PID Creation)

Background

- The Development Agreement Amendmer (DA) for the subject property was approved b Council earlier this evening
- The DA allowed for a PID to fund, in part, th public infrastructure associated with th project
- The original Planned Development wa approved in April 2020

Attachment: Staff Presentation (Tuscany Estates – PID Creation)

PID Overview

- The PID will consist of approximately 244 acre with extensive infrastructure needed to serv the project
- Maximum funding of $40M in Authorize Improvements costs

Attachment: Staff Presentation (Tuscany Estates – PID Creation)

PID Timeline

- ~~July 13, 2021 – PID Petition Resolution~~
- August 10, 2021 – PID Creation Resolution
- Later Date – Pre-SAP Resolution
- Later Date – SAP/Levy Ordinance

Attachment: Staff Presentation (Tuscany Estates – PID Creation)

Recommendation

- Staff recommends approval per the governing Development Agreement

Attachment: Staff Presentation (Tuscany Estates – PID Creation)

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE TUSCANY ESTATES PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNEMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the "City" or "Celina"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its City limits or its extraterritorial jurisdiction ("ETJ"); and

WHEREAS, on *June 29, 2021*, the owners of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"), within the City, submitted and filed with the City Secretary of Celina (the "City Secretary") a petition ("Petition") requesting the establishment of a public improvement district for property within the corporate limits of the City; and

WHEREAS, the Petition requested the creation of the Tuscany Estates Public Improvement District (the "District"), which District is located within the City of Celina and more particularly depicted in **Exhibit A** and described by metes and bounds in **Exhibit B** (the "Property") each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of Celina (the "City Council") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Celina Record*, an official newspaper of general circulation in Celina and in the ETJ of the City, and also publishing in the *Dallas Morning News*, and mailing notice of the hearing, all as required by and in conformity with the Act, the City

Attachment: Draft Resolution (Tuscany Estates – PID Creation)

Council, conducted a public hearing on the advisability of the improvements and services on *August 10, 2021*; and

WHEREAS, the City Council of Celina closed the public hearing on the advisability of the improvements and services on *August 10, 2021*.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to Celina by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council of Celina, after considering the Petition and the evidence and testimony presented at the public hearing on *August 10, 2021*, hereby finds and declares:

(a) **Advisability of the Proposed Improvements**. It is advisable to create the District to provide the Authorized Improvements (as defined and described below). The Authorized Improvements are feasible and desirable and will promote the interests of Celina and will confer a special benefit on the Property.

(b) **General Nature of the Authorized Improvements.** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act (the "Authorized Improvements") that are necessary for the development of the Property, which Authorized Improvements will include: landscaping, entryway features, water, wastewater, sidewalks, streets, roadways, off-street parking, drainage system improvements, trails, parks and open space; special supplemental services for the improvement and promotion of the District; and payment of expenses incurred in the establishment, administration, and operation of the District.

Attachment: Draft Resolution (Tuscany Estates – PID Creation)

(c) **Estimated Costs of the Authorized Improvements and Apportionment of Costs** – The estimated total costs of the Authorized Improvements is $40,000,000.00, which costs shall be paid by assessment of the property owners within the proposed District. Celina will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property, and possible tax increment reinvestment zone revenue. No municipal property in the District shall be assessed. The developer of the property (the "Developer") may also pay certain costs of the Authorized Improvements from other funds available to the Developer.

(d) **Boundaries of the District.** The District is proposed to include approximately 244.994 acres of land generally located at the intersection of the property surrounding County Road 87 & County Road 90, to include Collin County property IDs 1011586, 1011602, 1011639 and a portion of 1011700, located within the corporate limits of the City, as more particularly depicted in **Exhibit A** attached hereto, and as more properly described in the metes and bounds described in **Exhibit B** attached hereto.

(e) **Proposed Method of Assessment** – Celina shall levy an assessment on each parcel of the Property within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments, including interest, may be paid in full at any time, and certain assessments may be paid in annual installments, with interest. If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments, and must continue for a period necessary to retire the indebtedness for those Authorized Improvements (including interest).

(f) **Management of the District.** The District shall be managed by Celina, with the assistance of a consultant, who shall, from time to time, advise Celina regarding certain operations of the District.

(g) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Attachment: Draft Resolution (Tuscany Estates – PID Creation)

Section 4. The Tuscany Estates Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. Notice of this Resolution authorizing the District shall be given by publishing such notice once in the *Celina Record*, an official newspaper of general circulation in Celina and a newspaper of general circulation in the ETJ of Celina. Effective upon the publication of such notice, such authorization shall take effect and the District shall be established.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED on the 10th day of August, 2021.

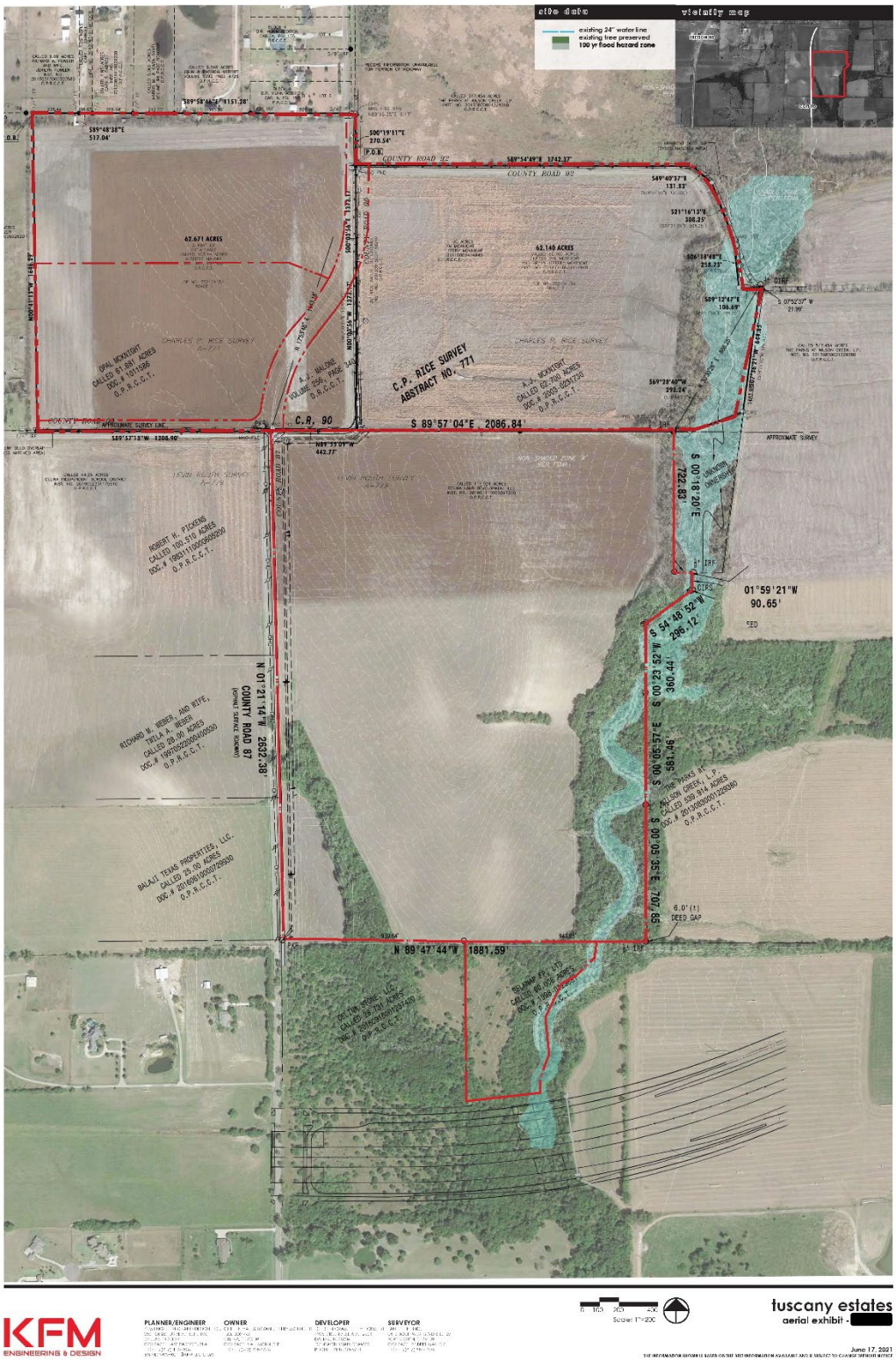
ATTEST: Sean Terry, Mayor

Vicki Tarrant, City Secretary

SEAL

Attachment: Draft Resolution (Tuscany Estates – PID Creation)

EXHIBIT A
PROPERTY DEPICTION



Attachment: Draft Resolution (Tuscany Estates – PID Creation)

EXHIBIT B
PROPERTY METES AND BOUNDS DESCRIPTION

Legal Description (244.994 Acres):

BEING 244.944 acres in the Charles P. Rice Survey, Abstract Number 771, and the Levin Routh Survey, Abstract Number 779, Collin County, Texas, and being all of that certain called 62.700 acre tract of land described in the deed to Clifton Van McKnight and Bryan Jeffery McKnight, recorded in Instrument Number 20181116001414940, Official Public Records of Collin County, Texas, and being a part of that certain called 103.44 acre tract of land described as Fifth Tract in the deed to Albertie Malone, recorded in Volume 423, Page 402, Deed Records of Collin County, Texas, and being a part of that certain called 119.024 acre tract of land described in the deed to Celina Land Development LLC, recorded in Instrument Number 201901110000397300, Official Public Records of Collin County, Texas, and being a portion of that certain called 317.729 acre tract of land described in the deed to Belknap FP, LTD, recorded in Volume 4288, Page 162, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4" Iron Rod Found at the northwest corner of said Fifth Tract of the called 103.44 acre tract, same being the northeast corner of a called 41.549 acre tract conveyed to Joseph A Miller, by instrument No. 20160506000552620 of the Official Public Records of Collin County, Texas, from which a 1/2" Iron Rod Found bears N89°56'42"W a distance of 458.95 feet;

THENCE with the north line of the Fifth Tract of the called 103.44 acre tract the following two (2) bearing and distances:

1. S89°48'38"E a distance of 517.04 feet to a 1/2" Iron Rod Found at the southeast corner of a called 1.95 acre tract conveyed to Cary T. Carroll by instrument of record in Document No. 20120831010002200 of the Official Public Records of Collin County, Texas;

2. S89°58'46"E a distance of 1151.28 feet to a 5/8" Iron Rod Set with plastic cap which reads "LANDPOINT" in County Road 90 and the west line of a called 517.454 acre tract conveyed to The Parks At Wilson Creek, L.P. by instrument of record Document No. 20130830001229380 of the Official Public Records of Collin County, Texas, for the northeast corner of the Fifth Tract of the called 103.44 acre tract, from which a Mag Nail Found bears North 89°16'35" East, a distance of 9.17 feet;

THENCE S00°19'11"E, along the centerline of County Road 90, same being the east line of the Fifth Tract of the called 103.44 acre tract, same being the west line of said 517.454 acre tract, a distance of 270.54 feet to an Iron Rod Set at a southeast corner of said 517.454 acre tract, same being the northwest corner of said 62.700 acre tract and being at the apparent intersection of the centerline of County Road 92 running east and west and the centerline County Road 90 running north and south;

Attachment: Draft Resolution (Tuscany Estates – PID Creation)

THENCE S89°54'49"E, in said County Road 92 with the North line of said 62.700 acre tract of land and a South line of said 517.454 acre tract of land, a distance of 1742.37 feet to a Mag Nail set for the Northeast corner of said 62.700 acre tract of land;

THENCE South 49°40'37" East, continuing in said County Road 92 and with the East line of said 62.700 acre tract of land, a distance of 131.83 feet to a Mag Nail set for corner;

THENCE South 21°16'13" East, continuing in said County Road 92 and the East line of said 62.700 acre tract, a distance of 308.25 feet to a Mag Nail set for corner in a West line of said 517.454 acre tract of land;

THENCE with the common line of said 62.700 acre tract and said 517.454 acre tract of land, the following Three (3) courses:

1. S06°18'48"E, a distance of 258.73 feet to a 5/8-inch capped iron rod stamped "Landpoint" set (hereinafter referred to as a capped iron rod set);

2. S89°12'47"E, a distance of 106.69 feet to a Mag Nail found in said County Road 92 for a salient corner of said 62.700 acre tract of land, common to a re-entrant corner of said 517.454 acre tract of land;

3. S07°36'21"W, a distance of 644.65 feet to a capped iron rod set for the Southeast corner of said 62.700 acre tract;

THENCE S69°28'40"W, with the South line of said 62.700 acre tract of land, a distance of 293.24 feet to a capped iron rod set for corner, from which a 1/2-inch iron rod found for reference bears North 00°03'23" East, a distance of 1.47 feet;

THENCE N89°55'09"W, continuing with the South line of said 62.700 acre tract of land, a distance of 86.35 feet a 1/2-inch iron rod found for the Northeast corner of said 119.024 acre tract of land;

THENCE S00°17'13"E, with the East line of said 119.024 acre tract of land, a distance of 722.50 feet to a 1/2-inch iron rod found for corner;

THENCE S88°21'21"E, continuing with the East line of said 119.024 acre tract of land, a distance of 82.77 feet to a point for a salient corner of said 119.024 acre tract of land, common to a salient corner of that certain called 539.914 acre tract of land described in the deed to The Parks at Wilson Creek, L.P., recorded in Instrument Number 20130830001229380, Official Public Records of Collin County, Texas, from which a 1/2-inch iron rod found for reference bears S88°21'21"E, a distance of 15.81 feet;

THENCE with the common line of said 119.024 acre tract of land and said 539.914 acre tract of land as described in boundary line agreement recorded in Instrument Number 20190111000037290, Official Public Records of Collin County, Texas, the following Three (3) courses:

Attachment: Draft Resolution (Tuscany Estates – PID Creation)

1. S00°30'04"W, a distance of 96.46 feet to a 1/2-inch iron rod found for corner;

2. S54°14'21"W, a distance of 296.98 feet to a 1/2-inch iron rod found for corner;

3. S00°38'08"E, a distance of 1,641.53 feet to a 5/8-inch iron rod with a cap stamped "Landpoint" set (hereinafter referred to as capped iron rod set) in the North line of that certain called 317.729 acre tract of land described in the deed to Belknap FP, LTD, recorded in Volume 4288, Page 162, Real Property Records of Collin County, Texas, for the Southeast corner of said 119.024 acre tract of land, common to the Southwest corner of said 539.914 acre tract of land;

THENCE N89°47'43"W, with the South line of said 119.024 acre tract of land and the North line of said 317.729 acre tract of land, as described in said boundary line agreement, a distance of 276.63 feet to a point being in or near the approximate centerline of Wilson Creek;

THENCE with the meanders of said creek, traversing through said 317.729 acre tract of land, the following Thirteen (13) courses and distances:

1. S06°02'26" W, a distance of 53.86 feet;
2. S19°07'11" W, a distance of 64.03 feet;
3. S33°39'52" W, a distance of 58.70 feet;
4. S48°50'02" W, a distance of 49.50 feet;
5. S61°18'45" W, a distance of 140.62 feet;
6. S21°47'28" W, a distance of 37.63 feet;
7. S41°58'57" W, a distance of 62.56 feet;
8. S05°20'22" W, a distance of 100.51 feet;
9. S17°57'34" E, a distance of 83.17 feet;
10. S26°30'46" E, a distance of 72.88 feet;
11. S06°00'09" W, a distance of 44.42 feet;
12. S40°01'05" W, a distance of 76.01 feet;
13. S13°39'27"E, a distance of 59.01 feet to a point in the North right-of-way line of Collin County Outer Loop (500 foot width right-of-way), as described in deed to Collin County, recorded in Instrument Number 20191003001242980, Official Public Records of Collin County, Texas, said point being the beginning of a curve to the right;

THENCE, with the North right-of-way line of said Collin County Loop, along said curve to the right an arc distance of 366.44 feet, having a radius of 4720.50 feet, a central angle of 04°26'52", and a chord which bears S82°50'06"W, a distance of 366.35 feet to a point, being in the West line of said 317.729 acre tract of land, same being the East line of that certain called 28.731 acre tract of land described in the deed to Celina Stone, LLC, recorded in Instrument No. 20160916001237420, Official Public Records of Collin County, Texas;

THENCE N00°44'19"W, with the West line of said 317.729 acre tract of land, same being the East line of said 28.713 acre tract of land, a distance of 796.73 feet to a point for the Northwest corner of said 317.729 acre tract of land and the Northeast corner of said 28.713 acre tract of land, and being in the South line of said 119.024 acre tract of land;

Attachment: Draft Resolution (Tuscany Estates – PID Creation)

THENCE N89°47'43"W, with the South line of said 119.024 acre tract of land and the North line of said 28.713 acre tract of land, a distance of 495.46 feet to a capped iron rod set for corner;

THENCE crossing said 119.024 acre tract, the following Four (4) courses:

1. North 00°49'50" West, a distance of 170.95 feet to a capped iron rod set for corner;
2. North 19°53'53" West, a distance of 572.39 feet to a capped iron rod set for corner;
3. North 00°21'18" West, a distance of 135.00 feet to a capped iron rod set for corner;
4. North 90°00'00" West, a distance of 268.68 feet mag nail set in County Road 87 in the westerly line of said 119.024 acre tract and in the easterly line of a called 28.006 acre tract of land described in the deed to Celina Progressive Associates LLC, recorded in Instrument No. 20191213001588210, said Official Public Records;

THENCE N01°18'07"W, in said County Road 87 with the West line of said 119.024 acre tract of land, the East line of said 25.000 acre tract of land, the East line of that certain called 28.006 acre tract of land described in the deed to Celina Progressive Associates LLC, recorded in Instrument No. 20191213001588210, Official Public Records of Collin County, Texas, and the East line of said 44.25 acre tract of land, passing at a distance of 629.33 feet a Mag Nail found for the Northeast corner of that certain called 44.25 acre tract of land in the deed to Celina Independent School District, recorded in Instrument Number 2019092331175910, Official Public Records of Collin County, Texas, and continuing on said course with the East line of said 44.25 acre tract of land, a total distance of 2633.17 feet to a Mag Nail found at the apparent intersection of County Road 90 and County Road 87, for the Northwest corner of said 119.024 acre tract of land, common to the Northeast corner of said 44.25 acre tract of land;

THENCE S89°57'13"W, with the South line of said 103.44 acre tract of land, a distance of 1208.90 feet to a 1/4-inch iron rod found for the Southwest corner of said 103.44 acre tract of land, same being the Southeast corner of said 41.549 acre tract of land;

THENCE N00°41'13"W, with the West line of said 103.44 acre tract of land and the East line of said 41.549 acre tract of land, a distance of 1646.29 feet to the POINT OF BEGINNING and enclosing 244.994 acres of land, more or less.

Attachment: Draft Resolution (Tuscany Estates – PID Creation)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Bella Lopez, Senior Planner
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: 21-01 Annexation 1st Public Hearing

Action Requested:
Conduct the first of three public hearings to annex approximately 449 acres, describing the municipal services to be provided to the area and the time in which municipal services will be provided, calling a public hearing, directing notices to be provided, directing that a petition for annexation of the area be prepared and opportunity to sign provided, providing for matters related thereto for the following areas: (21-01 Annexation First Public Hearing) (Lopez)

1) Collin CAD Property ID 2120983, being an approximate 116.17 acre tract of land in Collin County, Texas, legally described as Abstract No. 357 in the German Emigration Co Survey, Tract 1; generally located on the southwest corner of Louisiana Drive and County Road 58,
2) Collin CAD Property ID 1014538, being an approximate 36 acre tract of land in Collin County, Texas, legally described as Abstract No. 1072 in the G A Wilson Survey, Tract 1; generally located north of N Business 289 and approximately 3,000 feet west of Business 289,
3) Collin CAD Property ID 1014547, being an approximate 73.71 acre tract of land in Collin County, Texas, legally described as Abstract No. 1072 in the G A Wilson Survey, Tract 2; generally located approximately 4,000 feet west of Business 289 and at the terminus of N Business 289,
4) Collin CAD Property ID 985731, being an approximate 53 acre tract of land in Collin County, Texas, legally described as Abstract No. 730 in the W C Quigley Survey , Tract 3; generally located approximately 1,300 feet west of FM 2478 and approximately 550 feet north of County Road 129,
5) Collin CAD Property ID 986598, being an approximate 1.5 acre tract of land in Collin County, Texas, legally described as Abstract No. 836 in the B F Stapp Survey , Tract 2; generally located approximately 1,000 feet west of FM 2478 and approximately 1,500 feet North of County Road 129,
6) Collin CAD Property ID 995123, being an approximate 3 acre tract of land in Collin County, Texas, legally described as Abstract No. 443 in the A Huffstetler Survey, Tract 2; generally located approximately 1,100 feet west of FM 2478 and approximately 2,360 feet south of County Road 455,
7) Collin CAD Property ID 985777, being an approximate 81.63 acre tract of land in Collin County, Texas, legally described as Abstract No. 730 in the W C Quigley Survey, Tract 7; generally located east of County Road 127 and approximately 1,500 feet north of County Road 129,

8) Collin CAD Property ID 1498089, being an approximate 3.2 acre tract of land in Collin County, Texas, legally described as Preston 450 Addition, Lot 36; generally located west of Preston Road and approximately 320 feet south of Kathie Court,
9) Collin CAD Property ID 1498098, being an approximate 3.54 acre tract of land in Collin County, Texas, legally described as Preston 450 Addition, Lot 37; generally located west of Preston Road and approximately 790 feet south of Kathie Court,
10) Collin CAD Property ID 1585804, being an approximate 10.28 acre tract of land in Collin County, Texas, legally described as Abstract No. 168 in the Collin County School Land #16 Survey, Sheet 1, Tract 44; generally located east of Rawhide Road and approximately 1,920 feet north of County Road 8, and
11) Collin CAD Property ID 995748, being an approximate 66.9 acre tract of land in Collin County, Texas, legally described as Abstract No. 569 in the F L Meriwether Survey, Tract 2; generally located approximately 2,900 feet east of W FM 455 and approximately 1,600 feet north of County Road 946.

Background Information:
In alignment with the City's growth strategies and per the direction from Celina's City Council, the purpose of this public hearing is relating to the intent to annex certain properties.

Below is the anticipated annexation schedule for the properties:

~~July 13, 2021 - City Council acts on a resolution to set the public hearing dates.~~
August 10, 2021 - First Public Hearing to be held.
January 11, 2022 - Petition Verification.
February 8, 2022 - Second Public Hearing to be held.
March 8, 2022 - Third Public Hearing and annexation ordinance adoption.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:
NA.

Potential Annexations
City of Celina

Date: 7/8/2021

Life Connected.

Legend

- Ultimate Boundary
- Roads
- Potential Annexations
- Petition

N
W E
S

0 3,300 6,600 Feet

Attachment: Location Map (21-01 Annexation First Public Hearing)

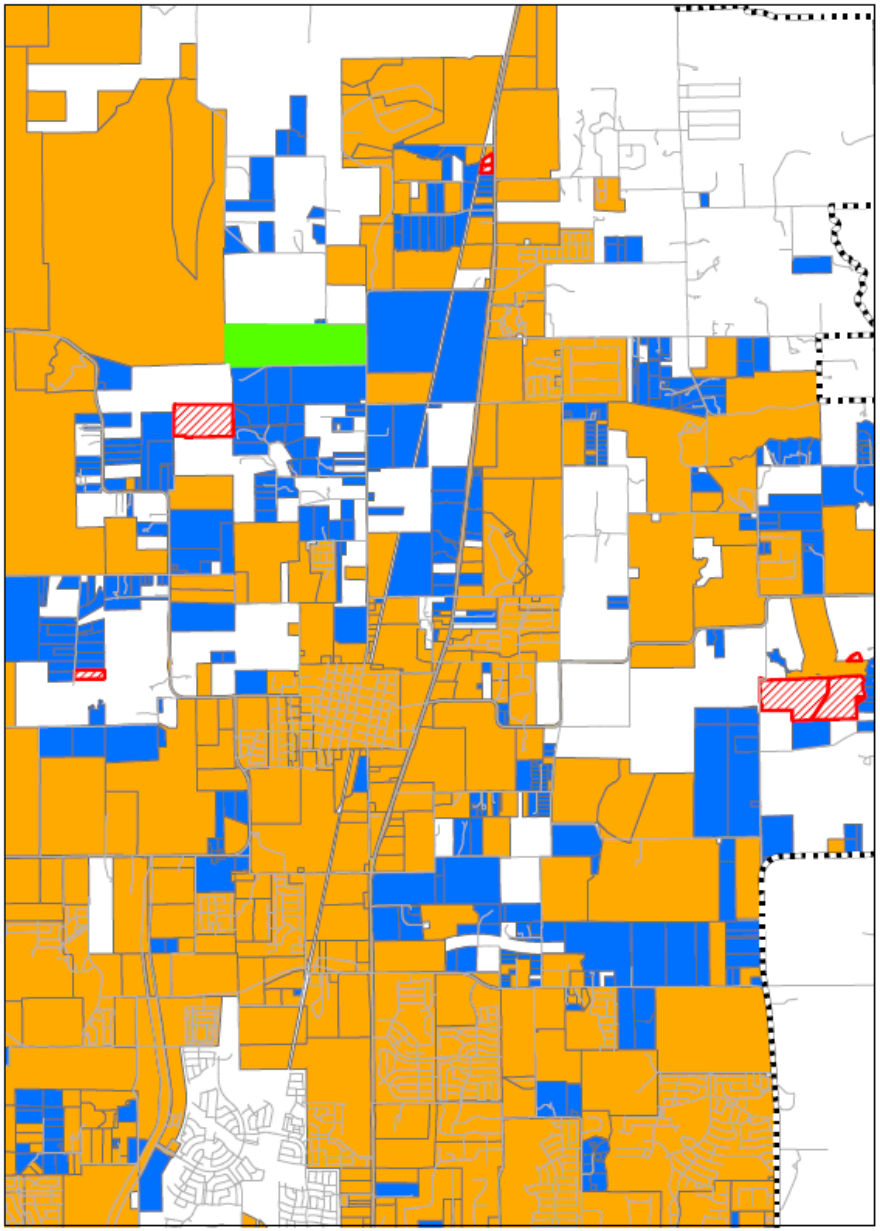
Annexation 21-01

City Council

August 10, 2021

Attachment: Staff Presentation (21-01 Annexation First Public Hearing)

Annexation Map



Legend

- Ultimate Boundary
- Roads
- Potential Annexations
- Petition

Attachment: Staff Presentation (21-01 Annexation First Public Hearing)

Fast Facts

- No person has been annexed since 2017 State law changes (just commercial or empty land)
- City's preference is to defer annexation for as long as possible (over 600 agreements)
- Some property owners have desired immediate annexation and zoning when contacted in order to secure future entitlements and protect property values

Attachment: Staff Presentation (21-01 Annexation First Public Hearing)

Policy Points

- City taxpayers subsidize services and infrastructure to county residents in the ETJ
- Ensures more orderly growth
- Places more infrastructure burden on the development community
- Critical to the health of the long-range tax base (and rate)

Attachment: Staff Presentation (21-01 Annexation First Public Hearing)

Annexation Timeline

- ~~July 13, 2021 – Annexation Resolution~~
- August 10, 2021 – 1st Public Hearing
- January 11, 2022 – Petition Verification
- February 8, 2022 – 2nd Public Hearing
- March 8, 2022 – 3rd Public Hearing and Annexation Ordinance adoption

Attachment: Staff Presentation (21-01 Annexation First Public Hearing)

Recommendation

- Staff recommends approval as presented.

Attachment: Staff Presentation (21-01 Annexation First Public Hearing)

Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Robin Bromiley, Director of Finance
CC: Jason Laumer, City Manager
Date: August 10, 2021
Re: Proposed Tax Rate and Budget FY 2021-2022

Action Requested:
Consider and act upon a resolution taking a record vote to place a proposal for adoption of the Fiscal Year 2021-2022 budget and tax rate on the September 14, 2021 agenda; specifying the proposed property tax rate; establishing date for public hearing on the proposed property tax rate; and providing for publication as provided by the Texas Property Tax Code. (Bromiley)

Background Information:
In accordance with the "Truth in Taxation" laws of the State of Texas, if an entity's proposed tax rate exceeds the No New Revenue tax rate, the entity is required to vote to place a proposal for adoption of budget and tax rate, publish notices and conduct a public hearings.

The City is required to provide the results of the roll call vote.

With City Council approval, the public hearing for the tax rate is scheduled for September 14, 2021. The public hearing for the proposed budget is scheduled for September 14, 2021.

The City Council's vote on the Tax Rate and Budget is scheduled for September 14, 2021.

The September 14th, Council Meeting will be held at 5:00pm at the Annex Building located within the Council Chambers at 112 N Colorado Street, Celina, Texas 75009

All public notice and meeting requirements will be completed and will adhere to the requirements outlined by Texas Tax Code Chapter 26, Local Government Code and the Truth in Taxation requirements established by the State of Texas.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

- Resolution
- FY2022 Budget and Tax cover page

Staff Recommendation:
Approve

RESOLUTION NO. XXXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, TO TAKE A RECORD VOTE TO PLACE A PROPOSAL FOR ADOPTION OF THE FISCAL YEAR 2021-2022 BUDGET AND TAX RATE ON THE AUGUST 10, 2021 AGENDA; SPECIFYING THE PROPOSED PROPERTY TAX RATE; ESTABLISHING DATES FOR PUBLIC HEARINGS ON THE PROPOSED PROPERTY TAX RATE; AND PROVIDING FOR THE PUBLICATION AS PROVIDED BY THE TEXAS PROPERTY TAX CODE.

WHEREAS, the City of Celina has received the calculated effective tax rate information as presented by the Collin County Tax Assessor/Collector's Office; and

WHEREAS, the proposed tax rate of $0.645000 exceeds the no-new-revenue ~~effective~~ tax rate of $0.586330 and does not exceed the voter-approval ~~rollback~~ tax rate of $0.645000. Statute requires one public hearing in order to entitle the City Council to consider acceptance and adoption of an ordinance levying a proposed tax rate; and

WHEREAS, the Texas Property Tax Code Chapter 26, as heretofore amended, provides the specific procedures in which to consider the proposed tax rate;

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

SECTION 1. The City of Celina placed a proposal for adoption of the budget and tax rate for fiscal year 2021-2022 on the agenda for the September 14, 2021 Council meeting.

SECTION 2. Public Hearing on the proposed tax rate shall be held on September 14, 2021 at 5:00 p.m. in the Celina City Council Chambers at 112 N. Colorado, Celina, Texas 75009 to receive public comment.

SECTION 3. Public Hearing on the proposed budget shall be held on September 14, 2021 at 5:00 p.m. in the Celina City Council Chambers at 112 N. Colorado, Celina, Texas 75009 to receive public comment.

SECTION 4. The City Council of the City of Celina, Texas met in a public meeting on August 10, 2021, and accepted this resolution with a majority vote as follows:

Mayor Sean Terry	YEA ____	NAY ____	ABSTAIN ____	ABSENT ____
Mayor Pro Tem Mindy Koehne	YEA ____	NAY ____	ABSTAIN ____	ABSENT ____
Deputy Mayor Pro Tem Justin Steiner	YEA ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Jay Pierce	YEA ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Andy Hopkins	YEA ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Wendie Wigginton	YEA ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Chad Anderson	YEA ____	NAY ____	ABSTAIN ____	ABSENT ____

READ and ADOPTED on the 10th day of August 2021.

APPROVED:

_____
Sean Terry,
Mayor

ATTEST:

_____
Vicki Tarrant,
Town Secretary

Attachment: Resolution Budget Record Vote (Proposed Tax Rate and Budget FY 2021-2022)

FY 2021-2022
PROPOSED BUDGET AND FINANCIAL PLAN

"This budget will raise more revenue from property taxes than last year's budget by an amount of $3,487,947, which is a 28.49 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $2,388,732."

The above information is presented on the cover page of the City of Celina's FY2022 Proposed Budget to comply with requirements of Section 102.005(b) of the Texas Local Government Code.

CITY COUNCIL RECORD VOTE

The members of the governing body voted on the adoption of the budget as follows:

FOR:

PRESENT and not voting:

ABSENT:

Tax Rate	Adopted 2020-2021	Proposed 2021-2022
Property Tax Rate	$ 0.645000	$ 0.645000
No-New-Revenue (~~Effective~~) Tax Rate	$ 0.633518	$ 0.586330
No-New Revenue (~~Effective~~) M&O Rate	$ 0.437803	$ 0.414865
Voter-Approval (~~Rollback~~) Tax Rate	$ 0.645000	$ 0.645000
De Minimis Rate	$ 0.655554	$ 0.650980
Debt Rate	$ 0.191875	$ 0.215615

The total amount of municipal debt obligations secured by property taxes for the City of Celina is $221,195,000.

Attachment: Truth in Taxation Statement (Proposed Tax Rate and Budget FY 2021-2022)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dawn Berry, Purchasing Manager
CC:	Kim Brawner, Executive Director of Public Services
Date:	August 10, 2021
Re:	CMAR FS3 | Pre-Construction Services

Action Requested:
Consider and act to award RFQ 2021-0078 for CMAR (Construction Manager at Risk) Services to Crossland Construction and authorize pre-construction services in the amount $10,000 and a pre-construction fee of 2.5 % for Fire Station #3. (Berry)

Background Information:
On June 7, 2021, the City received responses to solicitation 2021-0078 for construction manager at risk (CMAR) services. The bid invitation was advertised in the local paper and posted on the City's eProcurement system in which three-hundred fourteen vendors were notified. Two No-Bids and eleven responses were received.

The submittals were reviewed by a committee from various departments. Procurement evaluated the financial aspects of the solicitation. The committee reviewed each firms experience and qualifications of the proposed team. Upon initial review, staff selected the five top firms to interview.

Interviews were conducted on July 29, 2021. Staff further discussed the candidates and unanimously recommended Crossland Construction.

Staff is requesting authorization to contract with Crossland Construction for pre-construction services. Crossland will work with the architect and staff during the design of Fire Station 3. Once the design is complete, staff will present the construction contract and guaranteed maximum price (GMP).

Alternatives:
Council may reject the award and direct staff.

Financial Considerations:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order

Legal Review:
Construction Documents will be presented at a later date.

Supporting Documents:
None

Staff Recommendation:
Award bid 2021-0078

CITY OF CELINA

CONSTRUCTION MANAGER AT RISK AGREEMENT

This Agreement is made by and between the **City of Celina, Texas** a home rule municipality (Owner) and **CROSSLAND CONSTRUCTION COMPANY, INC.**, ("Contractor" or "Construction Manager"), to provide pre-construction services to the City Of Celina, Texas. This Agreement is effective on **August 10, 2021**, and unless earlier terminated pursuant to the provisions hereof, shall continue through the completion of performance of the Work specified hereunder.

WHEREAS, Owner desires to obtain pre-construction services for from Contractor for the **construction of Fire Station 3** project ("Project"); and

WHEREAS, Contractor is a construction firm selected to provide such services, based upon Contractor's municipal experience, references, and qualifications, and is willing to undertake the performance of such services for Owner in exchange for payment and fees as hereinafter specified.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein and in the Contract Documents, and subject to the terms and conditions hereinafter stated, Owner and Contractor do mutually agree as follows:

ARTICLE 1. CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE

The term "Contract Documents" shall include and consist of the following documents:

1. This Agreement;
2. Contractors Response to RFP 2021-0078
3. Other amendments and/or modifications to the above documents as are agreed upon by Contractor and Owner.

These Contract Documents are incorporated by reference into this Agreement as if set out herein in their entirety.

ARTICLE 2. EMPLOYMENT OF CONTRACTOR

A. Contractor will perform as an independent contractor all services under this Agreement to the prevailing professional standards consistent with the level of care and skill ordinarily exercised by members of the contractor/construction manager profession, both public and private, currently practicing in the North Texas area under similar conditions including, but not limited to, the exercise of reasonable, informed judgments and prompt, timely action.

B. The Contractor's and Owner's representatives on the Project(s) are listed as follows:

Contact Name & Address

1. **Contractor's Representative:**

   Contact:
   Address:
   Phone #:
   Email:

2. **Owner's Representative:**

   Kimberly Brawner
   142 N. Ohio | Celina, TX 75009
   972-382-2686 x 1081
   Contracts@celina-tx.gov

Neither the Owner's nor the Contractor's representative shall be changed without ten (10) days' written notice to the other party.

Attachment: Agreement CMAR - PRECONSTRUCTION SERVICE (CMAR - FS 3)

ARTICLE 3. SCOPE OF SERVICES

Contractor shall perform pre-construction services as necessary to the prepare the project for construction bidding including but not limited to:

1. Preparing and Manage the Guaranteed Maximum Price (GPM) Documentation
2. Participate in the design process
3. Provide pre-construction services including constructability and cost advice through the design process.

ARTICLE 4. CONTRACTOR'S LIABILITY

A. Acceptance of the Work by Owner shall not constitute nor be deemed a release of the responsibility and liability of Contractor, its employees, associates, agents or subcontractors for the accuracy and competency of their performance of the Work; nor shall such acceptance be deemed an assumption of responsibility by Owner for any defect in the performance of the Work by said Contractor, its employees, associates, agents or subcontractors.

B. If at any time during the term of this Agreement, Contractor shall fail to perform the Work in accordance with the provisions of this Agreement in an efficient, timely and careful manner and in strict accordance with the provisions of this Agreement or fail to use an adequate number of quality or quality of personnel to complete the Work or fail to perform any of its obligations under this Agreement, then Owner shall have the right, if Contractor shall not cure any such default after thirty (30) days' written notice thereof, to terminate this Agreement. Any such act by Owner shall not be deemed a waiver of any other right or remedy of Owner. If, after exercising any such remedy due to Contractor's non-performance under this Agreement, the cost to Owner to complete the Work to be performed under this Agreement is in excess of that part of the Agreement sum which has not theretofore been paid to Contractor hereunder, Contractor shall be liable for and shall reimburse Owner for such excess.

D. If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten (10) day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case, an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services, if any, made necessary by such default, neglect or failure. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

ARTICLE 5. CONFIDENTIAL INFORMATION

Contractor hereby acknowledges and agrees that its representatives may have access to or otherwise receive information during the furtherance of its obligations in accordance with this Agreement, which is of a confidential, non-public or proprietary nature. Contractor shall treat any such information received in full confidence and will not disclose or appropriate such confidential information for its own use or the use of any third party at any time during or subsequent to this Agreement.

ARTICLE 6. INDEMNITY

NOTWITHSTANDING ANY OTHER PROVISION IN THE CONTRACT DOCUMENTS TO THE CONTRARY:

A. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS OWNER, ITS TOWN COUNCIL, OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ALL CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, WHICH IN ANY WAY ARISE OUT OF, RELATE TO, OR RESULT FROM THE PERFORMANCE OF THE WORK OR WHICH ARE CAUSED BY THE INTENTIONAL ACTS OR NEGLIGENT ACTS OR OMISSIONS OF CONTRACTOR OR ITS SUBCONTRACTORS, AND ANY OTHER THIRD PARTIES FOR WHOM OR WHICH CONTRACTOR IS LEGALLY RESPONSIBLE (THE "INDEMNIFIED ITEMS"). BY WAY OF EXAMPLE, THE INDEMNIFIED ITEMS MAY INCLUDE

Attachment: Agreement CMAR - PRECONSTRUCTION SERVICE (CMAR - FS 3)

PERSONAL INJURY AND DEATH CLAIMS AND PROPERTY DAMAGE CLAIMS, INCLUDING THOSE FOR LOSS OF USE OF PROPERTY. INDEMNIFIED ITEMS SHALL INCLUDE ATTORNEY'S FEES AND COSTS OF COURT, COURT COSTS, AND SETTLEMENT COSTS. INDEMNIFIED ITEMS SHALL ALSO INCLUDE ANY EXPENSES, INCLUDING ATTORNEY'S FEES AND EXPENSES, INCURRED BY AN INDEMNIFIED INDIVIDUAL OR ENTITY IN ATTEMPTING TO ENFORCE THIS INDEMNITY.

B. IN ITS SOLE DISCRETION, THE TOWN SHALL HAVE THE RIGHT TO APPROVE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION TO DEFEND AND INDEMNIFY THE TOWN. CONTRACTOR SHALL RETAIN APPROVED COUNSEL FOR THE TOWN WITHIN SEVEN (7) BUSINESS DAYS AFTER RECEIVING WRITTEN NOTICE FROM THE TOWN THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF CONTRACTOR DOES NOT RETAIN COUNSEL FOR THE TOWN WITHIN THE REQUIRED TIME, THEN THE TOWN SHALL HAVE THE RIGHT TO RETAIN COUNSEL AND THE CONTRACTOR SHALL PAY THESE ATTORNEY'S FEES AND EXPENSES. THE TOWN RETAINS THE RIGHT TO PROVIDE AND PAY FOR ANY AND ALL COSTS OF DEFENDING INDEMNIFIED ITEMS, BUT IT SHALL NOT BE REQUIRED TO DO SO.

ARTICLE 7. TERMINATION OR SUSPENSION

A. If the Owner fails to make payments to the Contractor in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Contractor's option, cause for suspension of performance of Work under this Agreement. If the Contractor elects to suspend performance of the Work, the Contractor shall give ten (10) days' written notice to the Owner before suspending performance of the Work. In the event of a suspension of performance of the Work, the Contractor shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of performance of the Work. Before resuming Work, the Contractor shall be paid all sums due prior to suspension and any reasonable expenses incurred in the interruption and resumption of the Contractor's Work.

B. If the Owner suspends the Project, the Contractor shall be compensated for Work performed satisfactorily prior to notice of such suspension. When the Project is resumed, the Contractor may be compensated for expenses incurred in the interruption and resumption of the Contractor's performance of the Work. The Contractor's fee for the remaining Work and the time schedules may be equitably adjusted. If the Owner suspends the Project for more than ninety (90) cumulative days for reasons other than the fault of the Contractor, the Contractor may terminate this Agreement by giving not less than thirty (30) days' written notice.

C. Either party may terminate this Agreement upon not less than thirty (30) days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

D. The Owner may terminate this Agreement upon not less than thirty (30) days' written notice to the Contractor for the Owner's convenience and without cause. In the event of termination not the fault of the Contractor, the Contractor shall be compensated for services performed prior to termination.

ARTICLE 8. CLAIMS AND DISPUTES

A. The Owner and Contractor shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other party arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution set forth in this Agreement within the period specified by applicable law. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Article. To the extent damages are covered by property insurance, the Owner and Contractor waive all rights against each other and against the contractors, employees, agents, and subcontractors of the other party for damages, except such rights as they may have to the proceeds of such insurance as set forth in the Contract Documents. The Owner or the Contractor, as appropriate, shall require of the contractors, employees, agents, and subcontractors of any of them similar waivers in favor of the other parties enumerated herein.

Attachment: Agreement CMAR - PRECONSTRUCTION SERVICE (CMAR - FS 3)

B. Any claim, dispute, or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. The Owner and Contractor shall endeavor to resolve claims, disputes, and other matters in question between them first, informally and, second, by mediation. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of sixty (60) days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. The parties shall have fifteen (15) days after receipt of a request for mediation to agree on a mediator. If the parties are unable to agree on a mediator within fifteen (15) days, each party shall have an additional five (5) days to designate a mediator. The two mediators so designated shall then designate a third unbiased mediator who shall be the mediator to conduct the mediation. The decision of the mediator shall be nonbinding. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon by the parties. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

C. If the parties do not resolve a claim, dispute or other matter in question through mediation pursuant to this Article, the method of binding dispute resolution shall be litigation in a court of competent jurisdiction.

ARTICLE 9. INSURANCE AND BONDS

A. The Contractor shall, at its own expense, procure, pay for, and maintain during the term of this Agreement insurance as listed in Exhibit 1.

ARTICLE 10. MISCELLANEOUS

§10.1 Choice of Law

This Agreement shall be governed by the law of the State of Texas, and venue for any dispute shall be in any court of competent jurisdiction in Collin County, Texas.

§10.2 Severability

If any of the provisions contained in this Agreement are held for any reason to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceable provisions shall not affect any other provision, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein; and it is the intention of the parties that in lieu of each provision that is found to be illegal, invalid, or unenforceable, the parties seek to reasonably negotiate a new provision to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

§10.3 Notice

Except as otherwise provided in this Agreement or the Contract Documents, all notices and other communications required or permitted to be given under this Agreement, shall be in writing, addressed to the parties at their respective addresses as provided below, and may be delivered in person, sent by overnight express mail or courier service, or by certified mail, postage prepaid, return receipt requested. The addresses of each party are as follows:

If to the Owner: City of Celina
Attn: Contracts
142 N. Ohio
Celina, TX 75009

If to Contractor:

Attachment: Agreement CMAR - PRECONSTRUCTION SERVICE (CMAR - FS 3)

Each party may from time to time change its address for receipt of notices by sending notice thereof in the manner provided herein to the other party. Each notice given by certified mail shall be deemed delivered on the date of delivery as shown on the return receipt, or if delivery is attempted, at the last address specified and the notice is returned, notice shall be deemed delivered on the date the notice was originally sent. Each notice delivered in any other manner shall be deemed delivered as of the time of actual receipt thereof. The parties acknowledge and agree to provide to the other party within seventy-two (72) hours of transmission such notice documents bearing the original signatures.

§10.4 Unsatisfactory Work

Nothing contained in this Agreement shall require Owner to pay for any work that is unsatisfactory as determined by Owner or which is not submitted in compliance with the terms of this Agreement, nor shall such failure to withhold payment pursuant to the provisions of this Section constitute a waiver of any right, at law or in equity, which Owner may have if Contractor is in default, including the right to bring legal action for damages or for a specific performance of this Agreement.

§10.5 Conflict of Interest

Contractor covenants and agrees that Contractor and its associates and employees will have no interest, and will acquire no interest, either direct or indirect, which will conflict in any manner with the performance of the services called for under this Agreement. All activities, investigations and other efforts made by Contractor pursuant to this Agreement will be conducted by employees, associates or subcontractors of Contractor.

§10.6 Non-Waiver

The failure of either party to insist upon or enforce strict performance by the other party of any provision of this Agreement, or to exercise any right under this Agreement, shall not be construed as a waiver or relinquishment to any extent of any such party's right to assert or rely upon any such provision or right in that or any other instance, rather, the same shall be and remain in full force and effect.

§10.7 Assignment

The Owner and Contractor, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Contractor shall assign this Agreement without the prior written consent of the other party.

§10.8 Signatures

The undersigned officers and/or agents of the parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the parties hereto, and each party hereby certifies to the other that any necessary motions, resolutions or other act extending such authority have been duly passed and are now in full force and effect.

IN WITNESS WHEREOF, the parties execute below:

CITY OF CELINA, TEXAS	**CONTRACTOR.**
_____	_____
Jason Laumer, City Manager	Signature
Date: _____	_____
	Printed Name & Title
	Date: _____

Attachment: Agreement CMAR - PRECONSTRUCTION SERVICE (CMAR - FS 3)