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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 9, 2022
5:00 PM
AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

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

B. Introduction of new employees, recognitions, promotions (McAfee/Peters/Satarino)

C. Presentation of the Annual Downtown Update (McAfee)

D. Discussion regarding alcohol regulations (McAfee)

E. Discussion on 2022 Denton County Bond Election (Brawner)

F. Discussion regarding the 2021 International Model Construction Codes (McAfee)

G. Discussion regarding Fiscal Year 2022 Procurement Policy updates. (Berry)

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 551.071, 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; Section 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease, or value of real property; Section 551.074, Discussion on appointment, employment, evaluation and duties of a public officer or employee.

A. Discussion Regarding City Manager's Evaluation

B. Discussion Regarding Appointment of City Secretary

C. Discussion Regarding Dallas North Tollway Right-of-Way Purchase Generally Located at Outer Loop and Dallas North Tollway

D. Discussion Regarding Doe Branch Creek Realignment West of Legacy Road (CR 6) and North of Creeks of Legacy West subdivision

E. Discussion Regarding CCN Agreement by and between the City of Celina and Mustang Special Utility District

F. Discussion Regarding Development Agreement by and between the City of Celina and Steadfast Concepts, Inc. dba Burger Fixin's

G. Discussion Regarding Development Agreement by and between the City of Celina and First State Bank for a Temporary Site

H. Discussion Regarding Development Agreement by and between the City of Celina and a Membership Warehouse Club

I. Discussion Regarding Development Agreement by and between the City of Celina and Developer of Village at Ownsby Farms

J. Discussion Regarding Development Agreement by and between the City of Celina and C and C Land, LLC, for approximately 45 acres of land, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract Infrastructure)

K. Discussion Regarding Right-of-Way and Easement acquisitions within the Legacy Hills Development

L. Discussion Regarding softball tournaments at Old Celina Park.

Reconvene Into Open Session

M. 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:

1. City Council - Regular Meeting - July 12, 2022, 5:00 PM

2. City Council - Worksession - July 29, 2022, 9:00 AM

B. Consider and act upon concurrence of appointment of the City Secretary.

C. Review and Acceptance of the Quarterly Budget Report for the period ended June 30, 2022. (Bromiley)

D. Review and Acceptance of the Quarterly Investment Report for the period ended June 30, 2022. (Bromiley)

E. Review and Acceptance of the Quarterly Human Resources Report for the period ending June 30, 2022. (Peters)

F. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2021-75 which adopted and approved the budget for fiscal year beginning October 1, 2021, and ending September 30, 2022, and make appropriations for each department, project, and account, by adopting an amended 2021-2022 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Bromiley)

G. Consider and act upon a resolution of the City Council of the City of Celina, Texas approving authorized representatives to make transactions with TexPool/TexPool Prime, a Texas Local Government Investment Pool as needed for the purpose of investing city funds. (Bromiley)

H. Consider and act upon an ordinance of the City of Celina, Texas, authorizing the future release of a portion of a water and sewer easement situated on a 0.200 acre tract of land in the W. Wilhite Survey Abstract number 1002 as part of Lilyana Phase 5 development. (Glasgow)

I. Consider and act upon a Development Agreement between the City of Celina and C and C Land, LLC, for approximately 45 acres of land, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract Infrastructure – Development Agreement) (McAfee)

J. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 45 acres within the Extraterritorial Jurisdiction, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway. (Hong Tract - Annexation Service Agreement) (McAfee)

K. Consider and act upon an interlocal agreement for administrative services and office space with the Celina Community Development Corporation. (Brawner)

L. Consider and act to award bid 2022-0142 for Benefits Administrator to McGriff Insurance Services at an annual amount of $49,500 for a contract term not to exceed $247,500 for five years. (Quigley)

M. Consider and act to award bid 2022-0158 for Vehicle Preventative Maintenance to various vendors at the unit prices listed for an estimated annual amount not to exceed $86,000. (Quigley)

N. Consider and act to authorize the use of contingency funds for additional concrete panels and authorize Change Order 4 for street maintenance in an amount not to exceed $62,831.72. (Berry)

O. Consider and act to authorize Change Order 2 for the Oklahoma Drive gravity sanitary sewer line in an amount not to exceed $103,097.10. (Berry)

P. Consider and act upon approval of an Interlocal Agreement for Dispatch Services between City of Celina and Collin County - Fire. (Metdker)

Q. Consider and act upon an Interlocal Dispatch Services Agreement by and between the City of Celina and Collin County – PD. (Cullison)

R. Consider and act to authorize the purchase of a vehicle for Engineering from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed $36,622.00. (Berry)

S. Consider and act to purchase computers through a cooperative contract with State of Texas Department of Information Resources contract DIR-TS0-3763-R in an amount not to exceed $52,266.84. (Berry)

T. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Parkside Homeowner Association for a Neighborhood Integrity Program grant. (Satarino)

U. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina, Celina Economic Development Corporation, and Steadfast Concepts, Inc., dba Burger Fixin's, for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Satarino)

V. Consider and act upon an agreement by and between the Celina Economic Development Corporation and Shades of Green, Inc. for economic incentive funding. (Satarino)

W. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Cambridge Crossing Public Improvement District and providing an effective date. (Stovall)

X. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Celina Hills Public Improvement District and providing an effective date. (Stovall)

Y. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Chalk Hill Public Improvement District and providing an effective date. (Stovall)

Z. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for The Columns Public Improvement District and providing an effective date. (Stovall)

AA. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Creeks of Legacy Public Improvement District and providing an effective date. (Stovall)

AB. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Edgewood Creek Public Improvement District and providing an effective date. (Stovall)

AC. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Glen Crossing Public Improvement District and providing an effective date. (Stovall)

AD. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Glen Crossing West Public Improvement District and providing an effective date. (Stovall)

AE. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Hillside Village Public Improvement District and providing an effective date. (Stovall)

AF. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (Stovall)

AG. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Legacy Hills Public Improvement District and providing an effective date. (Stovall)

AH. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Ownsby Farms Public Improvement District and providing an effective date. (Stovall)

AI. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Parks at Wilson Creek Public Improvement District and providing an effective date. (Stovall)

AJ. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Sutton Fields II Public Improvement District and providing an effective date. (Stovall)

AK. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Sutton Fields East Public Improvement District and providing an effective date. (Stovall)

AL. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Wells North Public Improvement District and providing an effective date. (Stovall)

AM. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Wells South Public Improvement District and providing an effective date. (Stovall)

VIII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 45 acres, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract – Annexation) (McAfee)

B. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 45 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) and Multi-Family, Horizontal District (MF-0) base zoning, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway. (Hong Tract – PD Zoning) (McAfee)

C. Conduct a public hearing in accordance with Texas Local Government Code Section 43.0686(c)(2), and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of the following properties: (22-01 Annexation Second Public Hearing) (White)

1. Collin CAD Property ID 1013584, being an approximate 14.19 acre tract of land in Collin County, Texas, legally described as Abstract No. A0985 in the J. B. Wilmeth Survey, Tract 2; generally located on the south side of future Sunset Boulevard and approximately 1,035 feet west of future Custer Road (The Parks at Wilson Creek LP),

2. Collin CAD Property ID 998772, being an approximate 36.79 acre tract of land in Collin County, Texas, legally described as Abstract No. A0983 in the J. B. Wilmeth Survey, Tract 5; generally located north of the future Collin County Outer Loop and approximately 1,075 feet west of future Custer Road (The Parks at Wilson Creek LP),

3. Collin CAD Property ID 1011586, being an approximate 24.98 acre tract of land in Collin County, Texas, legally described as Abstract No. A0771 in the C. P. Rice Survey, Tract 6; generally located approximately 50 feet west of future Coit Road and approximately 30 feet north of future Old Glendenning Road (VP Caravan NoteCo LLC),

4. Collin CAD Property ID 1011602, being an approximate 62.14 acre tract of land in Collin County, Texas, legally described as Abstract No. A0771 in the C. P. Rice Survey, Tract 8; generally located at the southeast corner of future Coit Road and County Road 92 (VPTM Cross Creek LB LLC),

5. Collin CAD Property ID 2841668, being an approximate 37.70 acre tract of land in Collin County, Texas, legally described as Abstract No. A0771 in the C. P. Rice Survey, Tract 20; generally located west of future Coit Road and north of future Old Glendenning Road (VPTM Cross Creek LB LLC),

6. Collin CAD Property ID 2506775, being an approximate 5.00 acre tract of land in Collin County, Texas, legally described as Steeplechase Farms, Phase 1 (GCN), Lot 4; generally located east of future Custer Road and approximately 945 feet south of future Robinson Drive (Lucky Buddha Investment LLC),

7. Collin CAD Property ID 986473, being an approximate 29.83 acre tract of land in Collin County, Texas, legally described as Abstract No. A0810 in the W. W. Shawer Survey, Tract 6; generally located south of future Carl Darnall Parkway and approximately 2,625 feet east of Preston Road (Dalaki, Mohammad Ali),

8. Collin CAD Property ID 2143120, being an approximate 10.04 acre tract of land in Collin County, Texas, legally described as Abstract No. A0168 in the Collin County School Land #16 Survey, Sheet 1, Tract 5; generally located west of FM 455 and approximately 935 feet south of J. Fred Smith Parkway (Gadiraju, Raju & Tsai, Feng Tzu),

9. Collin CAD Property ID 2711132, being an approximate 10.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 1, Tract 62; generally located east of Louisiana Drive and approximately 3,985 feet south of future G. A. Moore Parkway (Quest IRA Inc FBO Alagu Selvamani IRA#1491211 & Palaniappan, Selvamani & Selvamani, Alagu),

10. Collin CAD Property ID 1225221, being an approximate 10.48 acre tract of land in Collin County, Texas, legally described as Abstract No. A1053 in the Ousley & Floyd Survey, Tract 8; generally located west of Louisiana Drive and north and south of future J. Fred Smith Parkway (3G Investments LLC),

11. Collin CAD Property ID 991733, being an approximate 12.91 acre tract of land in Collin County, Texas, legally described as Abstract No. A0168 in the Collin County School Land #16 Survey, Sheet 1, Tract 11; generally located west of future Legacy Drive and approximately 1,320 feet south of future J. Fred Smith Parkway (Smith, Tracy D. & Dawn L.),

12. Collin CAD Property ID 2142193, being an approximate 10.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A1053 in the Ousley & Floyd Survey, Tract 14; generally located approximately 1,035 feet west of Louisiana Drive and south of County Road 994 (Vision & Structure LLC),

13. Collin CAD Property ID 2649863, being an approximate 11.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0127 in the B B B & C Ry Co Survey, Tract 4; generally located north of County Road 106 and approximately 1,940 feet west of future Custer Road (LaBorde, James L. & Mary B.),

14. Collin CAD Property ID 2507796, being an approximate 5.16 acre tract of land in Collin County, Texas, legally described as Abstract No. A0130 in the B B B & C Ry Co Survey, Tract 6; generally located west of future Custer Road and approximately 1,420 feet south of future Robinson Drive (Hollis, James Thomas),

15. Collin CAD Property ID 1766084, being an approximate 2.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0804 in the Thomas Stayton Survey, Tract 2; generally located west of FM 455 and approximately 695 feet north of County Road 8 (Donaldson, Richard L. & Frances L.),

16. Collin CAD Property ID 992153, being an approximate 0.40 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 20; generally located south of future J. Fred Smith Parkway and approximately 620 feet west of Preston Road (Hamm, Donald & Janie),

17. Collin CAD Property ID 985401, being an approximate 10.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0357 in the German Emigration Co Survey, Tract 12; generally located west of Louisiana Drive and approximately 945 feet north of Old Preston Trail (Gibson, Joe Elzie & Dessie Imogene),

18. Collin CAD Property ID 2665774, being an approximate 5.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0125 in the Benjamin Brewton Survey, Tract 11; generally located north of Country Road 57 and approximately 535 feet west of future Celina Parkway (5H Ventures LLC), and

19. Denton CAD Property ID 159732, being an approximate 1.00 acre tract of land in Denton County, Texas, legally described as Smiley Acres, Lot 7; generally located south of Old Dairy Farm Road and approximately 700 feet east of Smiley Road (Zarate, Mario Juanita).

D. Conduct a public hearing to consider testimony regarding the creation of the Harper Estates Public Improvement District and act upon a resolution creating the Harper Estates Public Improvement District. (Harper Estates - PID Creation Resolution) (Pollard)

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

IX. ACTION ITEM:

A. Consider and provide direction to staff on the boards and commissions interview process. (Satarino)

B. Discussion regarding City Secretary's verification of whether there are a sufficient number of signatures to the petition for local option election to legalize the sale of all alcoholic beverages including mixed beverages. (Field)

C. Consider and act upon an Ordinance of the City Council of the City of Celina, Texas, ordering a special local option election to be held on November 8, 2022, for the purpose of submitting to the qualified voters of the City of Celina the following issue: legalizing the legal sale of all alcoholic beverages including mixed beverages in the City of Celina. (Field)

D. Consider and act upon a resolution accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2022-2023 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2022-2023 budget; and providing for publication of public hearing notices as provided by the Texas law. (Bromiley)

E. Consider and act upon the implementation of a comprehensive impact study focused on the existing residential tax increment reinvestment zones (TIRZ) established with the City of Celina. (Satarino)

F. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Neighborhood Improvement Area #5 improvements to be financed within Neighborhood Improvement Area #5 of the Wells South Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #5 Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #5 Assessment Roll with the Deputy City Secretary; and providing for noticing and calling a public hearing on September 13, 2022, to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #5 of the Wells South Public Improvement District. (Wells South NIA #5 – Pre-SAP) (Pollard)

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: August 4, 2022 at 5:00 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

_____ _____

Lauren Field, TRMC
Deputy City Secretary

Date Notice Removed

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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 9, 2022
Re:	Presentation of the Annual Downtown Update

Action Requested:
Presentation of the Annual Downtown Update (McAfee)

Staff Recommendation:
N/A

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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 9, 2022
Re:	Discussion regarding alcohol regulations

Action Requested:
Discussion regarding alcohol regulations (McAfee)

Staff Recommendation:
N/A

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Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Kim Brawner, Assistant City Manager
CC:	Kim Brawner, Assistant City Manager
Date:	August 9, 2022
Re:	2022 Denton County Bond Support

Action Requested:
Discussion on 2022 Denton County Bond Election (Brawner)

Background Information:
Denton County is doing a bond election and has asked all municipalities to show support by adopting a resolution.

Staff Recommendation:

Denton County Transportation Road Improvement Program 2022

Denton County Commissioners Court

Transportation Workshop

July 26, 2022

Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

Population Growth

- Denton County is routinely in the top 10 fastest growing counties in the nation by percentage.*
- Denton County's population **grew 38.1%** from the **665,833** people who lived here in **2010**. For comparison, the population in the US **grew 6.5%** and the population in Texas **grew 16.3%** during that period.
- Annual growth for Denton County has averaged 5% per year since 2015.
- An estimated 82 people move into Denton County every day.

* Source: US 2020 Census.

Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

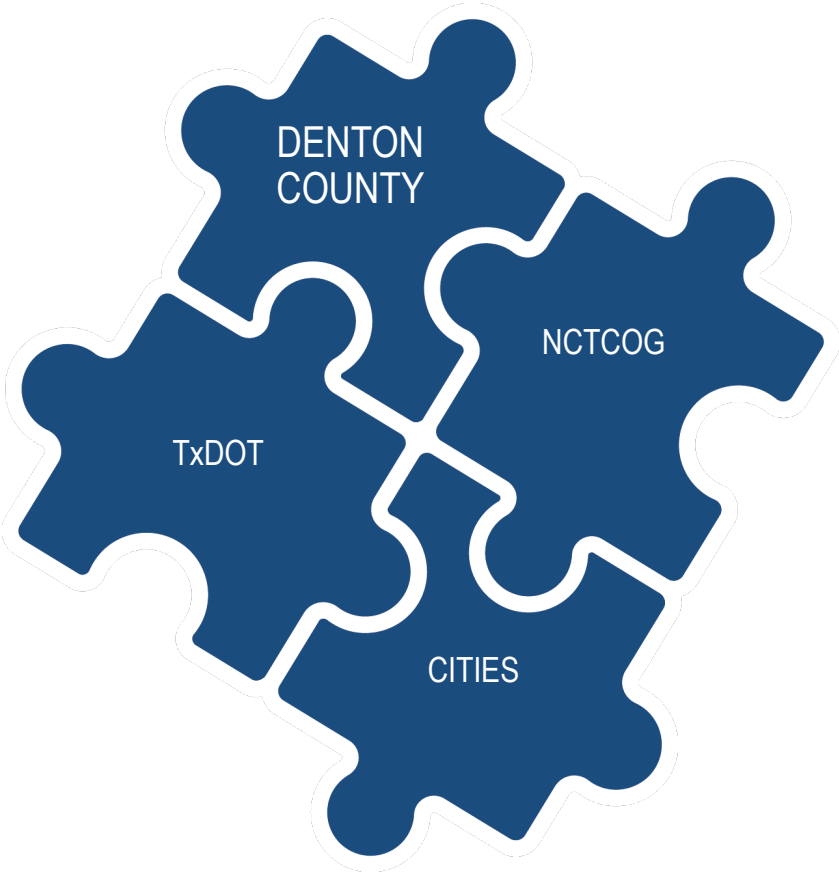
Why County Funds for New Roads?

- Federal and state funding agencies look for partnerships for leveraging opportunities for new roads.
- Gas tax has not been increased in 23 years.
- Fuel efficiency is reducing available transportation funding.
- Regional funding requires local government financial participation.

Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

Partnership in Action

As money becomes available, TxDOT and NCTCOG will choose and prioritize projects that have existing local funding dollars committed. The local funding provided by the bond program will substantially expedite roadway improvements.



Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

Benefits of Partnering

- Decreases congestion on city, county and state roads
- Enhances quality of life
- Provides through traffic on city roads
- Improves air quality
- Reduces standing traffic emissions
- Enhances economic development; keeps tax base strong
- Increases safety
  - Ambulance service accessibility
  - Reduces dangerously high roadbeds
  - Improves Bus Routes

Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

Power of Leveraging

To date, Denton County Commissioners, working with partners, have utilized the voter-approved proceeds $187 million from the 2004 and $310 million from the 2008 road bond programs to fund and construct more than

$8.4 BILLION

in roadway projects throughout the county that improve the quality of life of every resident.

Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

Financial Stewardship

- Denton County has effectively managed its road bond debt to maintain its AAA bond rating.
- Denton County's tax rate has dropped from $0.24.98/$100 valuation in 2009 to $0.23.3/$100 valuation in 2021.

Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

TRIP 22: Process to Date

- Denton County has been working with each community to identify the projects critical to their residents.
- A draft list of projects has been compiled for this initial Workshop.
- The County has had concurrent meetings with the Texas Department of Transportation(TxDOT) to identify which on system projects had the best potential for partnership leveraging.
- The North Central Texas Council of Governments is in attendance at today's Workshop.

Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

Proposed Celina Projects

- Parvin Road – Fm 1385 to Denton/Collin County Line
- Outer Loop Schematic Design from Collin County Line to IH 35 E

Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

TRIP 22: Next Steps

- Discuss project specifics by County Commissioner Precincts.
- Next Workshop: August 9, 2022.
- If consensus is reached, Denton County Commissioners Court to consider calling a road bond election on August 16, 2022 for November 8, 2022.

Attachment: Master Bond Program Presentation_TRIP-22_072622 (2022 Denton County

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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 9, 2022
Re:	Discussion regarding the 2021 International Model Construction Codes

Action Requested:
Discussion regarding the 2021 International Model Construction Codes (McAfee)

Supporting Documents:
- Staff Presentation
- Draft Ordinance

Staff Recommendation:
N/A

2021 INTERNATIONAL MODEL CODES

City Council
August 9, 2022



Attachment: Staff Presentation (Discussion regarding the 2021 International Model

BACKGROUND

- Celina adopted the 2018 model construction codes in 2019 and has been operating under them since that time
- The 2021 model construction codes have been reviewed and are ready to be adopted
- The 2021 codes would go into effect on November 1st, 2022
- Best practice suggests to adopt new codes on a 3-year cycle

Attachment: Staff Presentation (Discussion regarding the 2021 International Model

WHY ADOPT NEW CODES?

- Texas requires cities to adopt several of the ICC model codes
- Consistency (*most regional cities maintain updated code adoptions*)
- Public safety (codes born out of tragedy)
- ISO Rating
- Innovation (technology & materials constantly improving)
- Modern building codes protect property, first responders, and the tax base

Attachment: Staff Presentation (Discussion regarding the 2021 International Model

OUTREACH

- The proposed ordinance was shared with the greater builder community and the Dallas Builders Association for review and input
- A builder forum is tentatively scheduled in the early fall to provide detailed information on any implementation questions from the Builder community
- Both the City and Builder community are accustomed to updates to the Model Codes

Attachment: Staff Presentation (Discussion regarding the 2021 International Model

HISTORIC MILESTONES

- Building codes date back to Biblical times where civil law held builders responsible for dangerous structures
- The Roman Empire promulgated building standards after the collapse of the Coliseum
- London Building Act was the result of the destruction of over 15,000 buildings in the great fire of 1666
- The Chicago fire of 1871 (burned for 2 days, 250 dead, 17,000 destroyed buildings) prompted both a building and fire code
- First U.S. building code in 1905

Attachment: Staff Presentation (Discussion regarding the 2021 International Model

INTERNATIONAL MODEL CODES LISTING

- 2021 Building Code
- 2021 Fire Code
- 2021 Residential Code
- 2021 Mechanical Code
- 2021 Fuel Gas Code
- 2021 Swimming Pool Code
- 2021 Energy Conservation Code
- 2021 Property Maintenance Code
- 2021 Existing Building Code
- 2020 Storm Shelter Code
- 2021 Plumbing Code

Attachment: Staff Presentation (Discussion regarding the 2021 International Model

NEXT STEPS

- August – work session
- September – adoption
- October – builder forum
- November – effective dates
- 2025 – the 2024 code cycle review & adoption
- Feedback / questions?

Attachment: Staff Presentation (Discussion regarding the 2021 International Model

CITY OF CELINA, TEXAS ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING THE CITY'S CODE OF ORDINANCES; CHAPTER 3: BUILDING REGULATIONS; DIVISION 1 GENERALLY SECTION 3.02.001 ENFORCEMENT; ADD SECTION 3.02.003 ADOPTION BY REFERENCE; DIVISION 2 BUILDING CODE; SECTION 3.02.051 INTERNATIONAL BUILDING CODE WITH AMENDMENTS; DIVISION 3 FIRE CODE; SECTION 3.02.101 INTERNATIONAL FIRE CODE WITH AMENDMENTS; DIVISION 4 RESIDENTIAL CODE; SECTION 3.02.151 INTERNATIONAL RESIDENTIAL CODE WITH AMENDEMENTS; DIVISION 5 MECHANICAL CODE; SECTION 3.02.201 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS; DIVISION 6 FUEL GAS CODE; SECTION 3.02.251 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS; DIVISION 7 PLUMBING CODE; SECTION 3.02.301 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS; DIVISION 9 ENERGY CONSERVATION CODE; SECTION 3.02.401 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS; DIVISION 10 PROPERTY MAINTENANCE CODE; SECTION 3.02.451 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS; DIVISION 11 SWIMMING POOL AND SPA CODE; SECTION 3.02.501 INTERNATIONAL SWIMMING POOL SPA CODE WITH AMENDMENTS; DIVISION 12 EXISTING BUILDING CODE; SECTION 3.02.551 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS; DIVISION 13 STORM SHELTER CODE; SECTION 3.02.601 INTERNATIONAL CODE COUNCIL – NATIONAL STORM SHELTER ASSOCIATION 500 CODE WITH AMENTMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR SAVINGS; 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 OCCURES OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO THE PUBLIC HEALTH AND SAFETY; PROVIDING A PUBLICATION CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas, is a Home Rule Municipality located in Collin County and Denton County, Texas, created in accordance with 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 of Celina, Texas is a home rule municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

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WHEREAS, the Texas Local Government Code, Chapter 214, was amended by Senate Bill No. 365, an act of the 77th Texas Legislature, by adding Subchapter G, which provides for the adoption of the International Residential Code as a municipal residential building code in the State of Texas; and

WHEREAS, the City Council does hereby find and determine that the adoption of this Ordinance is in the best interest of the public health, safety, morals and general welfare of the City to adopt the construction and related codes as set forth herein;

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

SECTION 1
INCORPORATION OF PREMISES

That 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

That Chapter 3: Building Regulations; Article 3.02: Technical and Construction Codes and Standards; Section 3.02.001 Enforcement, Add Section 3.02.003 Adoption by Reference is hereby amended to read as follows:

DIVISION 1. GENERALLY

Section 3.02.001 – Enforcement

The City Building and Fire Official shall have the authority and power to enforce all provisions of the International Building Code, 2021 Edition and appendices, as amended; the International Fire Code, 2021 Edition and appendices, as amended; the International Residential Code, 2021 Edition and appendices, as amended; the International Mechanical Code, 2021 Edition and appendices, as amended; the International Fuel Gas Code, 2021 Edition and appendices, as amended; The International Plumbing Code, 2021 Edition and appendices as amended; the International Energy Conservation Code, 2021 Edition and appendices as amended; the International Property Maintenance Code, 2021 Edition and appendices as amended; the International Swimming Pool Spa Code,2021 edition and appendices as amended; the Existing Building Code, 2021 Edition and appendices as amended; ICC-NSSA 500 -2020 Edition and appendices as amended.

Section 3.02.003 - Adoption by Reference.

1. There is hereby adopted by the City of Celina for establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, the following codes:

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a. The International Building Code, being in particular the 2021 edition and all appendices, as amended, except as it may be in conflict with the provisions of any ordinance of the city.

b. The International Fire Code, being in particular the 2021 edition and appendices B, C, D, E, F, G, H, I, J, K, L and M, Appendix of the 2021 Edition of the International Fire Code published by the International Fire Code Institute and the International Conference of Building Officials, be particularly the 2021 Edition as amended, except as it may be in conflict with the provisions of any ordinance of the city.

c. The International Residential Code, being in particular the 2021 edition and all appendices, as amended, except as it may be in conflict with the provisions of any ordinance of the city.

d. The International Mechanical Code, being in particular the 2021 edition and all appendices, as amended, except as it may be in conflict with the provisions of any ordinance of the city.

e. The International Fuel Gas Code, being in particular the 2021 edition and all appendices, as amended, except as it may be in conflict with the provisions of any ordinance of the city.

f. The International Plumbing Code, being in particular the 2021 edition and all appendices, as amended, except as it may be in conflict with the provisions of any ordinance of the city.

g. The International Energy Conservation Code, being in particular the 2021 edition and all appendices, as amended, except as it may be in conflict with the provisions of any ordinance of the city.

h. The International Property Maintenance Code, being in particular the 2018 edition and all appendices, as amended, except as it may be in conflict with the provisions of any ordinance of the city.

i. The International Swimming Pool and Spa Code, being in particular the 2021 edition and all appendices, as amended, except as it may be in conflict with the provisions of any ordinance of the city.

j. The International Existing Building Code, being in particular the 2021 edition and all appendices, as amended, except as it may be in conflict with the provisions of any ordinance of the City.

k. The International Code Council – National Storm Shelter Association 500, being in particular the ICC 500-2020 edition and all appendices, as amended, except as it may be in conflict with provisions of any ordinance of the City.

2. The building codes adopted by reference in subsection (1) of this section are hereby amended in the following particulars:

a. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Permanent toilet facilities - means a room in an existing building (including a construction trailer) or in the building being constructed with a water closet installed in such room, which conforms to the plumbing code, and is continuously available to all workers involved in a construction project.

Temporary toilet facilities - means a portable, fully enclosed, chemically sanitized toilet which is serviced and cleaned at least once each week.

b. Every construction project requiring a permit within the city shall have adequate toilet facilities for workers associated with the project. The following shall be considered adequate facilities:

Commercial and Residential construction projects: At least one toilet facility for every ten (10) workers shall be maintained in each subdivision for the employees or subcontractors of each builder holding a permit for a building in that subdivision. Each builder must provide a toilet facility as long as the builder holds an active permit in the subdivision.

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3. Authority to establish policy standards**,** the Building and Fire Official shall, have authority to establish certain policy guidelines or standards regulating various provisions of the residential, building, fire, plumbing, fuel gas, mechanical, electrical, property maintenance, swimming pool, spa, existing buildings, abatement of dangerous buildings and health codes adopted in this chapter that are subject to the standardization of construction or health methods and/or local interpretation. The Building Official shall have the authority to outline conditions and provide for code consistency to rules, regulations, or laws with county, state or federal agencies.

4. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such Code shall be fully applicable and binding. Any reference to the NFPA Codes other than the National Electric Code shall mean the most current edition available.

5. Amendments. The following noted portions of the above noted codes are hereby amended to read as follows:

DIVISION 2. BUILDING CODE

Section 3.02.051 - International Building Code amendments:

The following noted portions of the International Building Code are hereby amended to read as follows:

Section 101.4; change to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Section 101.4.7; add the following:

101.4.8 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 103 Department of Building Safetyand 103.1; amend to read as follows:

Building Inspections Department

103.1 Creation of enforcement agency. The ~~Department of Building Safety~~ Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

Section [A] 104.2.1; Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas: Delete entire section

Section 104.10.1; Flood hazard areas: Delete entire section

Section 105.2; under sub-title entitled "Building" delete items 1, 2, 4, 6, 10 and 11 and re-number as follows:

Building:

~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m2).~~

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~~2. Fences not over 7 feet (1829 mm) high.~~

~~3.~~ 1. (Unchanged)

~~4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIA liquids.~~

~~5.~~ 2. (Unchanged)

~~6. Sidewalks and driveways not more than 30 inches (720 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.~~

~~7.~~ 3. (Unchanged)

~~8.~~ 4. (Unchanged)

~~9.~~ 5. (Unchanged)

~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~

~~11. Swings and other playground equipment accessory to detached one and two family dwellings.~~

~~12.~~6. (Unchanged)

~~13.~~7. (Unchanged)

Section 109; add Section 109.7 to read as follows:

109.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;
"Not ready" is defined as being obviously incomplete.
(Example: required element is missing, such as no water on DWV water test, No brick ties on framing brick-tie inspection, Work by trade is still being performed)

2. No building address is clearly posted;
Address must be posted according to the following minimums:
T-Pole / Plumbing Rough-in: on T-pole brace,
Framing / MEP: clearly posted on structure, trash container or sign
Meter release or other inspection after "dry-in": permanent address displayed on structure

3. City approved plans are not on the job site available to the inspector, if required on job site by Chief Building Inspector, Assistant Building Official or Building Official;

4. The building is locked or work otherwise not available for inspection when called;

5. The job site is red-tagged twice for the same item;

6. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before building final inspections are made on that job site.

Section 109; add Section 109.7, 109.7.1, 109.7.2 and 109.8 to read as follows:

109.7 Work without a permit.

109.7.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.7.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or

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the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

109.8 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

Section 111.1 Certificate of Occupancy: Add section 111.1.1 to read as follows;

Section 111.1.1 Fiber Optic Network Conduit and Fiber Optic Cable. All multiple-family subdivisions must make best efforts to install fiber optic capability before receiving a Certificate of Occupancy. In addition, the developer must inform the City of the provider chosen to serve the development and specify both the overall speed (minimum 1 GB) and the speed to each individual house or unit.

Section 202; amend definition of Ambulatory Care Facility as follows:

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation by the services provided. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

Section 202; add definition of Assisting Living Facilities to read as follows.

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

Section 202; change definition of "Atrium" as follows:

ATRIUM. An opening connecting three or more stories… *{Balance remains unchanged}*

Section 202; amend definition to read as follows:

HIGH-RISE BUILDING. A building with an occupied floor located more than ~~75~~ 55 feet ~~(22 860 mm)~~ (16 764 mm) above the lowest level of fire department vehicle access

Section 202; add definition to read as follows:

HORIZONTAL MULTI-FAMILY. Rentable one- and two-family dwellings no greater than two stories located on a single plat. They are classified as Residential Group (R-2) occupancies.

Section 202; add definition of "Repair Garage" as follows:

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

Section 202; amend definition of "Special Inspector" to read as follows:

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge and ~~approved by~~ the Building Official as having the competence necessary to inspect a particular type of construction requiring special inspection.

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Section 303.1.3; add a sentence to read as follows:

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy. Except when applying the assembly requirements of Chapter 10 and 11.

Section 304.1; add the following to the list of occupancies:

Fire stations
Police stations with detention facilities for 5 or less

Section 307.1.1; add the following sentence to Exception 4:

4. Cleaning establishments… *{Text unchanged}* …with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

Section 403.1, Exception 3; change to read as follows:

3. Open air portions of buildings ~~Buildings~~ with a Group A-5 occupancy in accordance with Section 303.6.

Section 403.3, Automatic Sprinkler System; Delete Exception

Section 403.3.2; Change to read as follows:

403.3.2 Water supply to required fire pumps. In buildings that are more than ~~420~~ 120 feet (36.5 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

Section 404.10; Change to read as follows

Section 404.10 exit stairways in an Atrium. Where an atrium contains an ~~interior~~ exit access stairway all the following shall be met. (Remainer Unchanged)

Section 406.3.3.1; Carport separation; amend to read as follows:

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides, there are not enclosed areas above and that the distance between the two is at least 10 feet (3048 mm).

Section 423 Storm Shelters; amend section 423.4, 423.5, 423.5.1 to read as follows and delete section 423.4.2

423.4 Critical emergency operations. In areas where the shelter design wind speed for tornados in accordance with Figure 304.2(1) of ICC 500 is 250 mph, all new buildings for 911 call stations, emergency operation centers and fire, rescue, ambulance and police stations shall comply with Table 1604.5 as a Risk Category IV structure and shall be provided with a storm shelter constructed in accordance with ICC 500.

423.5 Group E occupancies. In areas where the shelter design wind speed for tornados is 250 mph in accordance with Figure 304.2(1) of ICC 500, all new buildings for Group E occupancies with an occupant load of 50 or more shall have a storm shelter constructed in accordance with ICC 500.

Exceptions:

1. Group E day care facilities
2. Group E occupancies accessory to places of religious worship

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3. Buildings meeting the requirements for shelter design in ICC 500

423.5.1 Required occupant capacity. The required occupant capacity of the storm shelter shall include all of the buildings on the site and shall be the total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.

Exceptions:

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on the site, the storm shelter shall at a minimum accommodate the required occupant capacity for the new building.

2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the site.

3. Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by occupant load calculations, shall be permitted to be used in determination of the required design occupant capacity for the storm shelter.

Section 503.1; Add sentence to read as follows:

Section 503.1 General (existing Text to remain) Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height and stories, for the lesser type of construction or be separated by fire walls, except as allowed in section 510.

Table 506.2; delete footnote I. from table 506.2

~~I. The maximum allowable area for a single story non sprinklered Group U greenhouse is permitted to be 9000 square feet or the allowable area shall be permitted to comply with Table C102.1 of Appendix C~~

Section 506.3.1 Minimum percentage of perimeter; add sentence to read as follows:

{text unchanged}… In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway meeting fire department access from the street or approved fire lane shall be provided

Section 509 Incidental Uses; Add to [F] Table 509 the following:

ROOM OF AREA	SEPERATION AND/OR PROTECTION
FIRE RISER ROOM	1 HOUR

Section 708.4.2 Fireblocks and draftstops in combustible construction; Amend exception 1. to read as follows:

708.4.2 Fireblocks and draftstops in combustible construction. *[Body of text unchanged]*

Exceptions:
1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draft stopping as draft stopping will still be required. *[Remainder unchanged]*

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Section 718.3 Draft stopping in floors; amend exception to* read *as follows:

Exceptions: Draft stopping is required for buildings with anything other than a NFPA 13 sprinkler system from the ground floor to the attic. A NFPA 13R will not omit the requirement.

Exception –A NFPA 13 sprinkler system will omit draft-stopping

Section 718.4 Draft stopping in attics; amend exception to read as follows:

Exceptions: Draft stopping is required for buildings with anything other than a NFPA 13 sprinkler system from the ground floor to the attic. A NFPA 13R will not omit the requirement.

Exception –A NFPA 13 sprinkler system will omit draft-stopping

Section 901.6.1; add Section 901.6.1.1 to read as follows:

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be back flushed when foreign material is present, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.

2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.

3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.

4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.

5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.

6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.

7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.

9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must

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remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

Section 903.1.1; amend to read as follows:

[F] 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard, or as *approved* by the *fire code official*.

Section 903.2 Where required; add paragraph to read as follows and delete the exception:

[F] 903.2 Where required. [Text unchanged] Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

Section 903.2.4.2; change to read as follows:

903.2.4.2 Group F-1 distilled spirts, An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirts involving more than 120 gallons of distilled spirts (>16% alcohol) in the fire areaat any one time.

Section 903.2.9.4 and 903.2.9.5; delete Exception to 903.2.9.4 and add Section 903.2.9.5 to read as follows:

[F] 903.2.9.5 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Section 903.2.10 #3; change to read as follows:

Section 903.2.10; Group S-2 parking garages, 3. Where the fire area of the open parking garage in accordance with Section 406.5 exceeds 48,000 square feet or 10 foot fire access on one open side adjacent to the parking garage.

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories, other than penthouses in compliance with Section 1510 of the *International Building Code*, 35 feet (~~16 764~~ 10 668mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exception:
Open parking structures in compliance with Section 406.5 of the *International Building Code*, having no other occupancies above the subject garage.

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 of the IFC to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area over 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6000 sq. ft. or greater, for the purpose of this provision, firewalls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code* where the all following conditions apply:

A. The structure is free standing,

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B. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms, elevators or spaces used or occupied for anything other than motor vehicle parking,
C. The structure does not exceed 3 stories,
D. An approved fire apparatus access road is provided around the entire structure.

Section 903.3.1.1.1; amend to read as follows:

[F] 903.3.1.1.1 Exempt locations. When approved by the *fire code official*, automatic sprinklers shall not be required in the following rooms or areas where such. *{Text unchanged}…* because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.3.1.2; Change to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. The floor level of the highest story is ~~30~~ 35 feet (~~9144~~ 10668 mm) or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is ~~30~~ 35 feet (~~9144~~ 10668 mm) or less below the lowest level of fire department vehicle access.

{No change to remainder of section.}

Section 903.3.1.2.2; change to read as follows:

903.3.1.2.2 Corridors and balconies . Sprinkler protection shall be provided in all corridors and for all balconies. *{Delete the rest of this section.}*

Section 903.3.1.2.3; delete section and replace as follows:

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an un-sprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
    - 4.1. Provide automatic sprinkler system protection.
    - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
    - 4.3. Construct the attic using noncombustible materials.
    - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.

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4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3; change to read as follows:

[F] 903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems *installed in one- and two-family* dwellings, *Group R-3 and R-4 condition 1 and* townhouses *shall be permitted to be installed throughout in accordance with NFPA 13D* or in accordance with state law

Section 903.3.1.4; add section to read as follows:

[F] 903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Section 903.3.5 Water Supplies; add a second paragraph to read as follows:

[F] Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10 psi safety factor. Reference Section IFC 507.4 for additional design requirements.

Section 903.4 Sprinkler system supervision and alarms; add a second paragraph after the exceptions to read as follows:

[F] Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering

Section 903.4.2 Alarms; add second paragraph to read as follows:

[F] The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 905.2 Installation standard; change to read as follows:

[F] 905.2 Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

Section 905.3; add Section 905.3.9 and exception to read as follows:

[F] 905.3.9 Buildings exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally,

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from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
2. R-2 occupancies of four stories or less in height having no interior corridors.

Section 905.4; change item 1, 3, 5, and add item 7: to read as follows:

1. In every required stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.

   Exception: {No change.}

2. {No change.}

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

   Exception: Where floor areas adjacent to an exit passageway are reachable from an exit stairway hose connection by a ……{No change to rest.}

4. {No change.}

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.

6. {No change.}

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

Section 905.8; change to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.
Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm

Section 905.9 Valve supervision; add a second paragraph after the exceptions to read as follows:

[F] Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 906.1(1); Where required delete Exception #3 as follows:

Exceptions: 3. ~~In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants,~~
~~fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:~~

~~3.1. Use of vehicle-mounted extinguishers shall be approved by the fire code official.~~
~~3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved~~
~~by the extinguisher manufacturer or the fire code official for vehicular use.~~
~~3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.~~

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~~3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.~~
~~3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.~~

Section 907.1; add Section 907.1.4 to read as follows:

[F] 907.1.4 Design standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

Section 907.2.1; change to read as follows:

[F] 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.5 shall be installed in Group "A" occupancies having an occupant load of 300 or more persons or where more than 100 persons above or below the lowest level of exit discharge. Group "A" occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {unchanged.}
Activation of fire alarm notification appliances shall:

1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

Section 907.2.3; add exception 1.1 and change to read as follows:

[F] 907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

[F] Exceptions:

1. {no change}

1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {no change to remainder of exceptions}

Section 907.2.10; change to read as follows:

907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies ~~three stories or greater in height~~ for interior corridors and interior common areas. Visible notification appliances are not required within storage units.
Exception: {No change.}

Section 907.2.13, exception 3; amend to read as follows:

Section 907.2.13 High-rise buildings 3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

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Section 907.4.2 Manual fire alarm boxes; add section 907.4.2.7 to read as follows:

[F] 907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

Section 907.6.1; add Section 907.6.1.1 to read as follows:

[F] 907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from an addressable input (monitor) module may be wired Class B, provided the distance from the addressable module to the initiating device is ten feet or less.

Section 907.6.3 Initialing device identification; delete all four exceptions:

Section 907.6.6; add sentence at end of paragraph to read as follows:

See 907.6.3 for the required information transmitted to the supervising station.

Section 910.2; change exception 2 and 3 to read as follows:

Section 910.2 Where required:

2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m*S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

Section 910.2. Where required; add section 910.2.3 with exceptions to read as follows:

[F] 910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m^2) in single floor area.

   Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

   Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.3 Smoke and heat vents; Add Section 910.3.4 to read as follows:

[F] 910.3.4 Vent operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

[F] 910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically.

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The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only system per 910.2

[F] 910.3.4.2 Nonsprinklered buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

Section 910.4.3.1; change to read as follows:

[F] 910.4.3.1 Makeup air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m2 per 0.4719 m3/s) of smoke exhaust.

Section 912.2 Location; add section 912.2.3 to read as follows:

[F] 912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

Section 913.2.1 Protection of fire pump rooms; add Section 913.2.1.1 and exception to read as follows:

913.2.1.1 Fire Pump Room Access. When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by IFC Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the *fire code official*. Access keys shall be provided in the key box as required by IFC Section 506.1.

Section 1006.2.1 change exception 3 to read as follows;

Section 1006.2.1 Egress based on occupant load and common path of egress travel distance.

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

Section 1008.3 General; Amend to read as follows:

Section 1008.3 General in the event of power failure in buildings, an emergency electrical system shall automatically illuminate all the following areas: (Remainder unchanged)

Section 1008.3.3 Rooms and spaces; amend #5 as follows:

5. Public restrooms

Section 1009.8; add Exception 7 to read as follows:

Exceptions:
7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11.

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Section 1010.2.5 Bolt locks; amend exceptions 3 and 4 to read as follows:

Exceptions:

3. Where a pair of doors serves an *occupant load* of less than 50 persons in a Group B, F, M or S occupancy. {*Remainder unchanged*}
4. Where a pair of doors serves a Group A, B, F, M or S occupancy {*Remainder unchanged*}

Section 1020.2 Construction; add exception 6 to read as follows:

6. In group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector shall activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors shall be connected to an approved automatic fire alarm system where such system is provided.

Section 1030.1.1.1 Spaces under grandstands and bleachers; Delete entire section

Section 1101.1 Scope; Add exception to read as follows:

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be incompliance with the requirements of this chapter.

Section 1809.5.1 Frost protection at required exits; Delete entire section

Section 2702.2 Where required; Add Section 2702.5 to read as follows

Section 2702.5 Designated Critical Operations Areas (DCOA): In areas within a facility or site requiring continuous operation for the purpose of public safety, emergency management, national security or business continuity, the power systems shall comply with NFPA 70 Article 708.

Section 2901.1 Scope; add a sentence to read as follows:

[P] 2901.1 Scope. {*existing text to remain*} The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official or Assistant Building Official shall determine which provision applies.

Section 2902.1 Minimum number of fixtures; add a second paragraph to read as follows:

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

Table 2902.1; add footnote g to read as follows:

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

Section 2902.1 Minimum number of fixtures; add new Section 2902.1.4 to read as follows:

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

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2902.1.4.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.
2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the **City of Celina** Health Department.

Section 3002.1 Hoistway enclosure protection; add exceptions to read as follows:

Exceptions:
1. Elevators wholely located within atriums complying with Section 404 shall not require hoistway enclosure protection.

2. Elevators in open or enclosed parking garages that serve only the parking garage, and complying with Sections 406.5 and 406.6, respectively, shall not require hoistway enclosure protection.

Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; Delete exceptions and add two new exceptions to as follows:

Exceptions:
1. Elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.

2. Elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

Section 3005.5: Add a new subsection to Section 3005.5.1 as follows:

3005.5.1 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.

3005.5.1.1 Automatic sprinkler system. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.5.1.1.1.

3005.5.1.1.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

3005.5.1.1.2 Sprinkler system monitoring. The sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

3005.5.1.2 Water protection. An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.

3005.5.1.3 Omission of Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

Section 3005 Machine rooms; add Section 3005.7 to read as follows:

3005.7 Storage. Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "No Storage Allowed.

Section 3006.2 Hoistways opening protection required; amend 5. to read as follows:

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5. The building is a high rise and the elevator hoistway is more than ~~75 feet (22 860 mm)~~ 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway.

Section 3007.3 and Section 3008.3: Revise text by deleting "enclosed" as follows:

3007.3 Water Protection. Water from the operation of an automatic sprinkler system outside the ~~enclosed~~ lobby shall be prevent from infiltrating into the hoistway enclosure in accordance with an approved method.

3008.3 Water Protection. Water from the operation of an automatic sprinkler system outside the ~~enclosed~~ lobby shall be prevent from infiltrating into the hoistway enclosure in accordance with an approved method.

DIVISION 3. FIRE CODE

Section 3.02.101 International Fire Code amendments:

The following noted portions of the International Fire Gas Code are hereby amended to read as follows.

Sec. 101.1 Scope and general requirements; is amended to read as follows:

Section 101.1 Title. These regulations shall be known as the Fire Code of the City of Celina, hereinafter referred to as "this code."

Section 102.1 Construction and design provisions; amend #3 to read as follows:

3. Existing structures, facilities, and conditions when required in Chapter 11 or in specific sections of this code.

Sec. 103.1 General; is amended to read as follows:

Sec. 103.1 Creation of agency. Celina Fire Department's Fire Marshal's Office Division is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Sec. 104 Duties and Powers of the Fire Code Official; add new section 104.13 to read as follows:

Sec. 104.13 Fire Marshal's Office personnel and police. The Chief and members of the Fire Marshal's Office division shall have the power to issue citations for violations of this code. When requested to do so by the Fire Chief, the Chief of Police is authorized to assign such available police officers as necessary to assist the fire department in enforcing the provisions of this code.

Section 105.3.3 Occupancy prohibited before approval; amend to read as follows:

105.3.3 Occupancy Prohibited before Approval. The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

Section 105.6 Required construction permits; Add Section 105.6.25 to read as follows:

105.6.25 Electronic access control systems. Construction permits are required to install or modify an electronic access control system, as specified in Chapter 10. A separate construction permit is required for to install or modify a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 107 Fees; Section 107.2 Amend to read as follows and delete Section 107.3:

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107.2 Schedule of permit fees; See the most recently adopted Master Fee Chart for all Fire Department fees.

Section 107.3 deleted in its entirety

Section 202 Definitions; amend and add definitions to read as follows:

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided. This group may include but not limited to the following:

-Dialysis centers
-Sedation dentistry
-Surgery centers
-Colonic centers
-Psychiatric centers

ATRIUM. An opening connecting three or more stories, other than enclosed *stairways*, elevators, hoist ways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall. Stories, as used in this definition, do not include balconies within assembly groups or *mezzanines* that comply with Section 505 of the International Building Code.

DEFEND IN PLACE. A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

FIRE WATCH. A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the fire code official, for the purpose of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

FIREWORKS. Any composition or device for the purpose of producing a visible or an audible effect for entertainment purpose by combustion, deflagration, detonation, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.4G fireworks or 1.3G fireworks as set forth herein …{remainder of text unchanged}.

HIGH-PILED COMBUSTIBLE STORAGE. {add second paragraph} Any building exceeding 6,000 sq. ft. that has a clear height in excess of 12 feet, shall be considered to be high-piled storage and shall comply with the provisions of this section. When a specific product cannot be identified, a fire protection system shall be installed as for Class IV commodities, to the maximum pile height.

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

HORIZONTAL MULTI-FAMILY. Rentable one- and two-family dwellings no greater than two stories located on a single plat. They are classified as Residential Group (R-2) occupancies.

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such a lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

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SELF-SERVICE STORAGE FACILITY. Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

STANDBY PERSONNEL. Qualified fire service personnel approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be as normally calculated by the jurisdiction.

UPGRADED OR REPLACED FIRE ALARM SYSTEM. A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

- Firmware updates
- Software updates
- Replacing boards of the same model with chips utilizing the same or newer firmware

Section 307.1.1 Prohibited open burning; amend to read as follows:

Section 307.1.1 Prohibited Open Burning. Open burning shall be prohibited within the City of Celina.

Exceptions:

1. Permits may be issued for ceremonial campfires not to exceed 3 feet in diameter and 2 feet in height, and located a minimum of 25 feet from any structure or property line.
2. Permits may be issued for warming fires when the following are met:
   a. The fire is placed in a barrel not to exceed 55 gallons in size.
   b. The barrel must have a screen secured to the top of the barrel.
   c. The barrel must be located a minimum of 25 feet from any structure or property line.

Section 307.2 Permit required; amend to read as follows:

307.2 Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for recognized silviculture or range or wildlife management practices, prevention or control of disease or pests, or open burning. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality guidelines and/or restrictions
2. State, County, or local temporary or permanent bans on open burning.
3. Local written policies as established by the fire code official.

Section 307.3 Extinguishment authority; amend to read as follow;

307.3 Extinguishment Aauthority. The fire code official is authorized to order the extinguishment by the permit holder, another person responsible or the fire department of open burning that creates or adds to a hazardous or objectionable situation.

Section 307.4 Location; amend to read as follows:

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307.4 Location. The location for open burning shall not be less than 300 feet (91,440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet (91,440 mm) of any structure.

Exceptions: {no change}

Section 307.4.1 Bonfires; amend to read as follows:

307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15 240 mm), or greater distance as determined by the fire code official, of a structure or combustible material, unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within the required setback of a structure shall be eliminated prior to ignition.

Section 307.4.3 Portable outdoor fireplaces Exceptions; add exception #2 to read as follows:

Exceptions:

1. Portable outdoor fireplaces used at one- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

Section 307.4 Location; add sections 307.4.4 and 307.4.5

307.4.4 Permanent Outdoor Firepit. Permanently installed outdoor firepits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material.

Exception: Permanently installed outdoor fireplaces constructed in accordance with the International Residential Code or International Building Code.

307.4.5 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with Section 307.2.

Section 307.5 Attendance; amend to read as follows:

307.5 Attendance. Open burning, trench burns, bonfires or recreational fires shall be constantly attended until the . . . {remainder of section unchanged}.

Section 308.1.4 Open-flame cooking devices; amend to read as follows:

308.1.4 Open-flame Cooking Devices. Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be ~~operated~~ located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings where LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20-pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
2. Where buildings, balconies and decks are protected by an approved *automatic sprinkler system*, and LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2-1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

Section 308.1.6.2 Portable fueled open-flame devices, Exception #3; amended to read as follows:

Exceptions:

3. Torches or flame producing devices in accordance with Section 308.1.3.

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Section 308.1.6.3 Sky lanterns; amend to read as follows:

308.1.6.3 Sky Lanterns. A person shall not release or cause to be released an unmanned free-floating devices containing an open flame or other heat source, such as but not limited to a sky lantern.

Section 311.5 placards; amend to read as follows:

311.5 Placards. The fire code official is authorized to require marking of any vacant or abandon buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards as required by Section 311.5.1 through 311.5.5.

Sec. 401.3 Emergency responder notification; add Section 401.3.4 to read as follows:

Sec. 401.3.4 False Alarms and Nuisance Alarms. False alarms, nuisance alarms, and unwanted alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Section 403.4 Group E Occupancies; amend to read as follows:

403.4 Group E Occupancies. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group E occupancies and for buildings containing both a Group E occupancy and an atrium. A diagram depicting two evacuation routes shall be posted in a conspicuous location in each classroom. Group E occupancies shall also comply with Sections 403.5.1 through 403.5.3.

Section 404.2.2 Fire safety plans; add Number 4.10 to read as follows:

4.10 Fire extinguishing system controls.

Section 405.4 Time; amend Section 405.4 to read as follows:

405.5 Time. The fire code official may require an evacuation drill at any time. Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

Section 501.4 Timing of installation; amend to read as follows*:*

501.4 Timing of Installation. When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

Section 503.1.1 Building and facilities; add sentence to read as follows:

Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway around the external walls of the structure.

Section 503.1 Where required; add section 503.1.4 to read as follows:

Section 503.1.4 Building Courtyards. Buildings having an interior courtyard that do not meet the requirements of Section 503.1.1 for fire department access shall provide two points of access from the fire lane to the interior courtyard. Each of the two points of access shall be a minimum of 10 feet wide in each corridor having a minimum of a 2-hour fire rating in accordance with the IBC.

Section 503.2.1 Dimensions; amend to read as follows:

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503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and *approved* signs are installed and maintained indicating the established vertical clearance when approved.

Section 503.2.2 Authority; amend to read as follows:

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access width and vertical clearances, and radius where they are inadequate for fire or rescue operations.

Section 503.2.3 Surface; amend to read as follows:

503.2.3 Surface. Fire lanes shall be constructed per the most recently adopted City of Celina Engineering Standards for Fire Lane Specifications.

Section 503.3 Marking; amend to read as follows:

503.3 Marking. Approved striping or when allowed by the Code Official, signs, or both shall be provided for fire apparatus roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

1. **Striping**. Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb. The Fire Code official has the authority to allow alternatives on a case-by-case basis.

2. Sign. Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

Section 503.4 Obstruction of fire apparatus access roads; amend to read as follows:

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

Sec. 503.6 Security Gates; add section 503.6.1 is amended to read as follows:

Sec. 503.6.1 Pedestrian Security gates. Pedestrian gates when provided are to have a manual key override to permit immediate access by fire personnel and equipment in the event of a fire or emergency.

When deemed necessary by the Celina Fire Department and the Celina Police Department, for the safety of the citizens of Celina, additional requirements shall be met regarding pedestrian gates as follows:

1. Multi-family residential structures which have restricted pedestrian access through locked gates that share a common corridor for access to the living units shall provide an approved switch which unlocks all pedestrian gates at once when activated.

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2. The approved switch shall be located at the main entrance of the business office of the multi-family community. The switch shall be mounted on the exterior wall at a height of five (5) feet from the ground. The switch shall also be within five (5) feet of the main entrance door to the business office.

3. Newly constructed properties meeting the requirements of this section shall have an approved switch in place and operational before a certificate of occupancy is approved for the multi-family complex.

4. In the event of a power outage, the pedestrian gate locks shall fail-safe into the unlocked position allowing unrestricted access to the living units.

5. The gate locks shall be tied into the fire alarm system on the property and the locks shall automatically unlock when the fire alarm activates. Once the fire alarm panel is reset the locks on the gates shall reactivate

Section 505.1 Address identification; amend to read as follows:

505.1 Address identification Approved numerals of a minimum 6" - 24" in height and of a color contrasting with the background designating the address shall be placed on all new and existing buildings or structures in such a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved 6 inch height building numerals or address and 3-inch height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum 20 inch by 30 inch background or border. Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width shall be 0.5 inches. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

Exception 1. R-3 Single Family occupancies shall have approved numerals of a minimum 4-inches in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

Sec. 505 Premises Identification; Add Section 505.3 to read as follows:

Sec. 505.3 Address Marking in Parking Garages. An approved sign displaying the building name and address with a minimum 1 inch high letters and numerals on a contrasting background in new and existing parking garages. The signs shall be located in each elevator lobby and at the entrance to each stairwell.

Sec. 506.1 Where Required; add Section 506.1.3 to read as follows:

Sec. 506.1.3 Knox Box approved locations. A key box shall be provided at the entrances to each sprinkler riser room and pump room. An additional key box shall be provided at the main entrance of large facilities typically where the remote annunciator or fire alarm control panel is located.

Section 507.4 Water supply test; amend to read as follows:

507.4 Water supply test date and information. The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 "Recommended Practice for Fire Flow Testing and Marking of Hydrants" and within one year of sprinkler plan submittal. The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official*, as required. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan

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submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the *fire code official*. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

Sec. 507.5.1 Where required; is amended to read as follows:

Sec. 507.5.1 Where Required. As properties develop, fire hydrants shall be located at all intersecting streets and at the maximum spacing indicated in Table 903.4.2. Distances between hydrants shall be measured along the route that fire hose is laid by a fire vehicle from hydrant to hydrant.

Maximum Distance Between Hydrants

OCCUPANCY	DISTANCE
Residential (1 & 2 Family)	500 feet
Residential (Multi Family)	300 feet
All Other	300 feet

Table 903.4.2

1. *PROTECTED PROPERTIES.* Fire hydrants required to provide a supplemental water supply for automatic fire protection system shall be within 100 feet of the fire department connection for such system and shall have an isolation valve located between the connections to a looped main.

2. *FIRE HYDRANT LOCATIONS.* Fire hydrants shall be located 3 feet to 5 feet back of curb or fire lane and shall not be located in the bulb of a cul-de-sac. See Engineering Standards for additional requirements.

3. *MINIMUM NUMBER OF FIRE HYDRANTS*. There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above.

Section 507.5.4 Obstruction; amend to read as follows:

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

Section 509.1 Identification; add new section 509.1.2 to read as follows:

509.1.2 Sign Requirements. Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2 inches (50.8 mm) when located inside a building and 4 inches (101.6 mm) when located outside, or as approved by the *fire code official*. The letters shall be of a color that contrasts with the background.

Section 605.4 Fuel oil storage systems; is amended as follows:

605.4 Fuel oil storage systems. Fuel oil storage systems ~~for building heating systems~~ shall be installed and maintained in accordance with this code. Tanks and fuel-oil piping systems shall be installed in accordance with Chapter 13 of the *International Mechanical Code* and Chapter 57.

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605.4.1 Fuel oil storage in outside, above-ground tanks. Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA 31 and Chapter 57.

605.4.1.1 Approval. Outdoor fuel oil storage tanks shall be in accordance with UL 142 or UL 2085, and also listed as double-wall/secondary containment tanks.

605.4.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 605.4.2.2 through 605.4.2.8 ~~or~~ and Chapter 57.

605.4.2.1 Approval. Indoor fuel oil storage tanks shall be in accordance with UL 80, UL 142 or UL 2085.

605.4.2.2 Quantity limits. One or more fuel oil storage tanks containing Class II or III *combustible liquid* shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660 gallons (2498 L) in un-sprinklered buildings, where stored in a tank complying with UL 80, UL 142 or UL 2085, and also listed as a double-wall/secondary containment tank for Class II liquids.
2. 1,320 gallons (4996 L) in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142 or UL 2085. The tank shall be listed as a secondary containment tank, and the secondary containment shall be monitored visually or automatically.
3. 3,000 gallons (11 356 L) in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7. The tank shall be listed as a secondary containment tank, as required by UL 2085, and the secondary containment shall be monitored visually or automatically.

Section 807.5.2.2 Artwork in corridors and 807.5.2.3 Artwork in classrooms; amend to read as follows:

807.5.2.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

807.5.2.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached.
Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Section 901.4.7 Pump and riser room size; Add section 901.4.7.5 to read as follows:

901.4.7.5 Pump and riser room size. Automatic sprinkler system risers providing protection for buildings with a single tenant, multiple tenant spaces and/or occupancies shall be provided with a ground floor room directly accessible from the exterior of the building. The door shall be labeled as the RISER ROOM. The minimum size of the room shall be no less than 36 sq. ft. with the minimum dimension being 6ft. with walls being (1) hour fire rated barrier wall. Only life safety equipment is allowed within the riser room, along with the domestic waterline and backflow preventer. When approved by the fire marshal's office, a smaller room may be permitted. The fire pump rooms are to be designed so that the fire pump panel is visible from the main entry point of the room.

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Section 901.6.1 Standards; add Section 901.6.1.1 to read as follows:

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.

2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.

3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.

4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.

5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.

6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.

7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.

9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official.*

Section 901.6 Inspection, testing and maintenance; add Section 901.6.4 to read as follows:

901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Section 901.7 Systems out of service; amend to read as follows:

901.7 Systems Out of Service. Where a required *fire protection system* is out of service or in the event of an excessive number of activations, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved fire watch* shall be provided for all occupants left unprotected by the shut down until the *fire protection system* has been returned to service. ... *{remaining text unchanged}*

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Section 903.1.1Alternative protection; amend to read as follows:

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~instead of~~ in addition to automatic sprinkler protection where recognized by the applicable standard ~~and~~, or as *approved* by the *fire code official*.

Section 903.2 Where required; add paragraph to read as follow and delete exceptions:

Automatic sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry door to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

Section 903.2.4.2 Group F-1 distilled spirts; amend to read as follows:

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits, involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at any one time.

Section 903.2.8.1. Group R-3; add Section 903.2.8.1.1 to read as follows:

Section 903.2.8.1.1 Group R-3; Horizontal Multi-family is categorized as R2, but is defined as being an R3, therefore, an NFPA 13D system is appropriate with the following additional requirements:

1. Horn strobe in a visible location near the front of the dwelling
2. Flow switch to be provided
3. Locking cabinet door where the riser is located with a master key provided in a Knox Box somewhere on the property
4. Underground fire line water supply loop/line with tap
5. Underground plan review and inspection
6. Signage for power disconnect
7. Fire shut-off valve covers to be painted red

Section 903.2.9.3; change to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>16% alcohol) in the fire area at any one time.

Section 903.2.9.4 Group S-1 upholstered furniture and mattresses; Delete Exception to 903.2.9.4

Section 903.2.9 Group S-1; add Section 903.2.9.5 to read as follows:

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Section 903.2.11 Specific buildings areas and hazards; amend 903.2.11.3 and add sections 903.2.11.7, 903.2.11.8, and 903.2.11.9 to read as follows*:*

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories, other than penthouses in compliance with Section 1511 of the *International Building Code* that is located 35 feet (10,668 mm) or more above the lowest level of fire department vehicle access measured to the finished floor. {**Exception is deleted}**

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903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings over 6,000 sq. ft. An automatic fire sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater, in all existing buildings that are enlarged to be 6,000 sq. ft. or greater, and in all existing buildings that the cumulative remodel over any period of time that is equal to or greater than 6,000 sq. ft.. For the purpose of this provision, **fire walls** shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code* where all of the following conditions apply:

a. The structure is freestanding.
b. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms, elevators or spaces used or occupied for anything other than motor vehicle parking.
c. The structure does not exceed 3 stories.
d. An approved fire apparatus access road is provided around the entire structure.

Section 903.3.1.1.1 Exempt locations; amend to read as follows:

903.3.1.1.1 Exempt locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, where approved by the fire code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Elevator machine rooms, machinery spaces, and hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Sec. 903.3.1.1.2 Bathrooms; delete this section it its entirety

Section 903.3.1.2.3 Attics; amend the section to read as follows:

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
    4.1. Provide automatic sprinkler system protection.
    4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.

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4.3. Construct the attic using noncombustible materials.
4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3 NFPA 13D sprinkler systems; amend to read as follows:

903.3.1.3 NFPA 13 D sprinkler systems. *Automatic sprinkler systems* installed in one- and two-family *dwellings*; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

Section 903.3.1 Standards; add section 903.3.1.4 and section 903.3.1.5 to read as follows

Sec. 903.3.1.4 Freeze Protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Sec. 903.3.1.5 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply from a looped water main and point for the Fire Department Connection (FDC) shall be provided for all buildings.

2. Fire department connections shall be provided with one 5-inch Storz connection. For system demands greater than 150 psi an additional 2 ½ inch Siamese connection and sign identifying pressure demand shall be required. Each shall have an independent check valve.

Section 903.3.5 Water supplies; add a second paragraph to read as follows:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every water-based fire protection system shall be designed with a 10 psi safety factor.

Section 903.4 Sprinkler system supervision and alarms; add a second paragraph after the exceptions to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All

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control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.2 Alarms; add a second paragraph to read as follows:

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Sec. 903.4.3 Floor control valves: is amended to read as follows:

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Sec. 905.3 Required Installations; add new Section 905.3.9 to read as follows:

905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
2. R-2 occupancies of four stories or less in height having no interior corridors.

Section 905.4 location of Class I standpipe hose connection; amend item 1, 3 and 5, add item 7 to read as follows:

1. In every required ~~interior~~ exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.
2. {No change.}
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

   Exception: Where floor areas adjacent to an exit passageway are reachable from an ~~interior~~ exit stairway hose connection by a {No change to rest.}
4. {No change.}
5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

Section 905.8 Dry sandpipes; Amend exception to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

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Section 905.9 Valve supervision; add a second paragraph after the exception to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Sec. 907.1.1 Construction documents; is amended by adding the following sentence at end of paragraph:

Sec. 907.1.1 Construction documents. {unchanged}Plans for fire alarm systems shall be in accordance with Celina Fire Department Fire Alarm Submittal Guidelines

Section 907.1 General; add Section 907.1.4 to read as follows:

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

Section 907.2.1 Group A; amend to read as follows*:*

Sec. 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

Section 907.2.3 Group E; amend to read as follows:

Sec. 907.2.3 Group E A manual alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall by installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group E occupancies.

Exception

1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

Sec. 907.2.6 Group I; add new Section 907.2.6.4 to read as follows:

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Sec. 907.2.6.4 Group I-4 Occupancies. An approved smoke detection system shall be installed in Group I-4 occupancies. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group I-4 occupancies.

Sec. 907.2.10 Group S;, is amended to read as follows, Exception to remain:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public– and self–storage occupancies for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Section 907.2.13 High-rise buildings; Exception #3 is amend to read as follows:

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

Section 907.4.2 Manual fire alarm boxes; add Section 907.4.2.7 to read as follows:

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

Section 907.6.1 Wiring; add Section 907.6.1.1 to read as follows:

Sec. 907.6.1.1 Wiring installation. All fire alarm wire jacket shall be RED in color. A contrasting color stripe may be incorporated for circuit identification provided the base color of the fire alarm wire jacket is RED. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an signaling line circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet of separation horizontal and one foot vertical between supply and return circuit conductors. Notification appliance circuits (NAC) may be installed as Class B circuits.

Section 907.6.3 Initiating device identification; delete all four Exceptions

Sec. 907.6.3 Imitating device identification; add new Sections 907.6.3.2 and 907.6.3.3 to read as follows:

Sec. 907.6.3.2 Communication Requirements. All alarm systems, new or replacement, shall transmit alarm, supervisory, and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

Sec. 907.6.3.3 Flow detectors and electronic monitoring. Sprinkler and standpipe system water flow detectors shall be provided for each floor zone to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a trouble signal at the central station upon tampering.

Section 907.6.6 Monitoring; add sentence at end of paragraph to read as follows:

See 907.6.3 for the required information transmitted to the supervising station

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Section 910.2 Where required; amend Exception 2 and 3 to read as follows:

2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall be required in areas of buildings equipped with control mode special application sprinklers with a response time index of 50(m*S)$^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

Section 910.2 Where required; add subsection 910.2.3 with exceptions to read as follows:

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m^2) in single floor area.

   Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials..

Section 910.4.3.1 Make up air; amend to read as follows:

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m2 per 0.4719 m3/s) of smoke exhaust

Section 912.2 location; add Section 912.2.3 to read as follows:

Section 912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

Sec. 912.4.1 Locking fire department connection caps; is amended to read as follows:

Sec. 912.4.1 Locking Fire Department Connection Caps. All new fire department connections and existing where caps are missing shall be protected by Knox locking caps.

Section 913.2.1 Protection of fire pump rooms; is amended to read as follows:

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the *fire code official*. Access keys shall be provided in the key box as required by Section 506.1.

Section 914.3.1.2 Water supply to required fire pumps; amend to read as follows:

914.3.1.2 Water Supply to required Fire Pumps. In all buildings that are more than 120 feet (128 m) in *building height*, required fire pumps shall be supplied by connections to no fewer than two water mains located in different

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streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate. **Exception:** {No change to exception.}

Section 1006.2.1 Egress based on occupant load and common path of egress travel distance; exception 3 is amended to read as follows:

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with common path of egress travel distance measurements.

Section 1009.8 Two-way communication; add Exception 7 to read as follows:

Exceptions:

{previous exceptions unchanged}

7. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and Chapter 11.

Section 1010.2.5 Bolt Locks; amend Exceptions 3 and 4 to read as follows:

Exceptions:

3. Where a pair of doors serves an *occupant load* of less than 50 persons in a Group B, F, M or S occupancy. {*Remainder unchanged*}
4. Where a pair of doors serves a Group A, B, F, M or S occupancy {*Remainder unchanged*}

Section 1020.2 Construction; add Exception 6 to read as follows:

6. In unsprinklered group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector shall activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors shall be connected to an approved automatic fire alarm system where such system is provided.

Section 1030.1.1.1 Spaces under grandstands and bleachers; **add the following Exception #4.**

4. Where alternate means or methods are submitted to and approved by the Building and Fire Officials

Section 1032.2 Reliability; is amended to read as follows:

Section 1032.2 Reliability. Required exit accesses, exits, *and exit* discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. An *exit or exit passageway* shall not be used for any purpose that interferes with a means of egress.

Section 1103.3 existing elevators; add sentence to end of paragraph as follows:

Provide emergency signage as required by Section 604.4

Section 1103.5.1 Group A: add sentence to read as follows:

Fire sprinkler system installation shall be completed within 24 months from date of notification by the fire code official.

Section 1103.5 Sprinkler systems; add Section 1103.5.6 and 1103.7.7 to read as follows:

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Sec. 1103.5.6 Spray booths and rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

Sec. 1103.7.7 Fire Alarm System Design Standards. All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after January 1, 1998, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

1103.7.7.1 Communication requirements. Refer to Section 907.6.6 for applicable requirements.

Section 1203 Emergency and standby power systems; amend and add to read as follows:

1203.1.1 {No change.}
1203.1.2 {No change.}
1203.1.3 Installation. Emergency power systems and standby power systems shall be installed in accordance with the *International Building Code*, NFPA 70, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval, except as specified in Chapter 11.
1203.1.4 {No change.}
1203.1.5 Load Duration. Emergency power systems and standby power systems shall be designed to provide the required power for a minimum duration of 2 hours without being refueled or recharged, unless specified otherwise in this code.

Exception: Where the system is supplied with natural gas from a utility provider and is approved.

1203.1.6 through 1203.1.9 {No changes to these sections.}
1203.1.10 Critical Operations Power Systems (COPS). For Critical Operations Power Systems necessary to maintain continuous power supply to facilities or parts of facilities that require continuous operation for the reasons of public safety, emergency management, national security, or business continuity, see NFPA 70.
1203.2 Where Required. Emergency and standby power systems shall be provided where required by Sections 1203.2.1 through 1203.2.~~18~~26 or elsewhere identified in this code or any other referenced code.
1203.2.1 through 1203.2.3 {No change.}
1203.2.4 Emergency Voice/alarm Communications Systems. Emergency power shall be provided for emergency voice/alarm communications systems in the following occupancies, or as specified elsewhere in this code, as required in Section 907.5.2.2.5. The system shall be capable of powering the required load for a duration of not less than 24 hours, as required in NFPA 72.

Covered and Open Malls, Section 907.2.20 and 914.2
Group A Occupancies, Sections 907.2.1 and 907.5.2.2
Special Amusement Areas, Section 907.2.12 and 914.7
High-rise Buildings, Section 907.2.13 and 914.3
Atriums, Section 907.2.14 and 914.4
Deep Underground Buildings, Section 907.2.19 and 914.5

1203.2.5 through 1203.2.14 {No change.}
1203.2.15 Means of Egress Illumination. Emergency power shall be provided for *means of egress* illumination in accordance with Sections 1008.3 and 1104.5.1. (90 minutes)
1203.2.16 Membrane Structures. Emergency power shall be provided for *exit* signs in temporary tents and membrane structures in accordance with Section 3103.12.6. (90 minutes) Standby power shall be provided for auxiliary inflation systems in permanent membrane structures in accordance with Section 2702 of the *International Building Code*. (4 hours) Auxiliary inflation systems shall be provided in temporary air-supported and air-inflated membrane structures in accordance with section 3103.10.4.
1203.2.17 {No change.}
1203.2.18 Smoke Control Systems. Standby power shall be provided for smoke control systems in the following occupancies, or as specified elsewhere in this code, as required in Section 909.11:

Covered Mall Building, *International Building Code*, Section 402.7

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Atriums, *International Building Code*, Section 404.7
Underground Buildings, *International Building Code*, Section 405.8
Group I-3, *International Building Code*, Section 408.4.2
Stages, *International Building Code*, Section 410
Special Amusement Areas (as applicable to Group A's), *International Building Code*, Section 411
Smoke Protected Seating, Section 1030.6.2

1203.2.19 {No change.}

1203.2.20 Covered and Open Mall Buildings. Emergency power shall be provided in accordance with Section 907.2.20 and 914.2.

1203.2.21 Airport Traffic Control Towers. A standby power system shall be provided in airport traffic control towers more than 65 ft. in height. Power shall be provided to the following equipment:

1. Pressurization equipment, mechanical equipment and lighting.
2. Elevator operating equipment.
3. Fire alarm and smoke detection systems.

1203.2.22 Smokeproof Enclosures and Stair Pressurization Alternative. Standby power shall be provided for smokeproof enclosures, stair pressurization alternative and associated automatic fire detection systems as required by the *International Building Code*, Section 909.20.7.2.

1203.2.23 Elevator Pressurization. Standby power shall be provided for elevator pressurization system as required by the *International Building Code*, Section 909.21.5.

1203.2.24 Elimination of Smoke Dampers in Shaft Penetrations. Standby power shall be provided when eliminating the smoke dampers in ducts penetrating shafts in accordance with the *International Building Code*, Section 717.5.3, exception 2.3.

1203.2.25 Common Exhaust Systems for Clothes Dryers. Standby power shall be provided for common exhaust systems for clothes dryers located in multistory structures in accordance with the *International Mechanical Code*, Section 504.11, Item 7.

1203.2.26 Means of Egress Illumination in Existing Buildings. Emergency power shall be provided for *means of egress* illumination in accordance with Section 1104.5 when required by the fire code official. (90 minutes in I-2, 60 minutes elsewhere.)

1203.3 through 1203.6 {No change.}

Section 2304.1 Supervision of dispensing; amend to read as follows.

2304.1 Supervision of Dispensing. The dispensing of fuel at motor fuel-dispensing facilities shall be in accordance with the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

Section 2401.2 Nonapplicability; delete this section entirely

Section 3103.3.1 Special amusement buildings; delete this section entirely

Table 3206.2 General Fire Protection and Life Safety Requirements, footnote h; amend to read as follows:

h. Where storage areas are protected by either early suppression fast response (ESFR) sprinkler systems or control mode special application sprinklers with a response time index of 50 (m • s) 1/2 or less that are listed to control a fire in the stored commodities with 12 or fewer sprinklers, installed in accordance with NFPA 13, manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas.

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Table 3206.2, footnote j; amend and add footnote j to row titled 'High Hazard' and 'Greater than 300,000' to read as follows:

j. High hazard high-piled storage areas shall not exceed 500,000 square feet. A 2-hour fire wall constructed in accordance with Section 706 of the *International Building Code* shall be used to divide high-piled storage exceeding 500,000 square feet in area.

Section 3311.1 Required access; amend to read as follows:

Sec. 3311.1 Required access. When fire apparatus access roads are required to be installed for any structure or development, they shall be approved and installed prior to the time of which construction has progressed beyond completion of the foundation of any structure.

Section 5601.1.3 Fireworks; amend to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:
1. Only when approved fireworks displays, storage and handling are allowed in Section 5604 and 5608,

2. The use of fireworks for approved display as permitted in Section 5608. The presence or use of fireworks within the jurisdiction of the City of Celina in violation of this ordinance is hereby declared to be a common and public nuisance. The restrictions of this Section shall be applicable and in force throughout the territory of the City of Celina, Texas, and extending for a distance outside the City limits for a total of 5,000 feet; provided that this Section shall not be in effect within any portion of such 5,000 feet area which is contained within the territory of any other municipal corporation.

Section 5703.6 Piping systems; add a sentence to read as follows:

5703.6 Piping system. Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 5703.6.1 through 5703.6.11.An approved method of secondary containment shall be provided for underground tank and piping systems.

Section 5704.2.11.4 Leak prevention; add a sentence to read as follows:

Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 through 5704.2.11.4.3. An *approved* method of secondary containment shall be provided for underground tank and piping systems.

Section 5704.2.11.4.2 Leak detection; amend to read as follows:

5704.2.11.4.2 Leak Detection. Underground storage tank systems shall be provided with an *approved* method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.4.3.

Section 5704.2.11.4 Leak prevention; amend to read as follows:

5704.2.11.4.3 Observation Wells. . Approved sampling tubes of a minimum 6 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling sump at the corners of the excavation with a minimum of 4 sumps. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers. A minimum of two are required.

.Section 5707.4 Mobile fueling areas; add paragraph to read as follows:

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Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

Section 6103.2.1 Portable containers; add Section 6103.2.1.8 to read as follows:

6103.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies. Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

Section 6104.2 Maximum capacity within established limits, Exception; add exception 2 to read as follows:

Exceptions:
1. {existing text unchanged}
2. Except as permitted in 308 and 6104.3.2, LP-gas containers are not permitted in residential areas.

Section 6104.3 Container location; add Section 6104.3.3 to read as follows:

6104.3.3 Spas, Pool Heaters, and Other Listed Devices. Where natural gas service is not available, an LP-gas container is allowed to be used to supply spa and pool heaters or other listed devices. Such container shall not exceed 250-gallon water capacity per lot. See Table 6104.3 for location of containers.

> **Exception:** Lots where LP-gas can be off-loaded wholly on the property where the tank is located may install up to 500 gallon above ground or 1,000 gallon underground approved containers.

Section 6107.4 and 6109.13; amend to read as follows:

6107.4 Protecting Containers from Vehicles. Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with Section 312.

6109.13 Protection of Containers. LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.

~~**Exception:** Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in lockable, ventilated cabinets of metal construction.~~

Appendix B Fire-Flow requirements for buildings Table B105.2; Amend footnote a. to read as follows:

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

{Appendix D Fire Apparatus Access Roads amendments}

Section D102.1; amend to read as follows:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to ~~75,000~~ 85,000 pounds (~~34 050~~ 38 556 kg).

Section D103.4; change to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4

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REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	~~20~~ 24	None required
151–500	~~20~~ 24	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

Section D103.5; change Item 1 to read as follows:

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than ~~20~~ 24 feet (~~6096~~ 7315.2 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).

Section D103.6; change to read as follows:

D103.6 ~~Signs.~~ Marking. Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb. The Fire Code official has the authority to allow an alternative on a case-by-case basis.

(2) Signs – Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high (See Figure D103.6). Signs shall have red letters on a white reflective background, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

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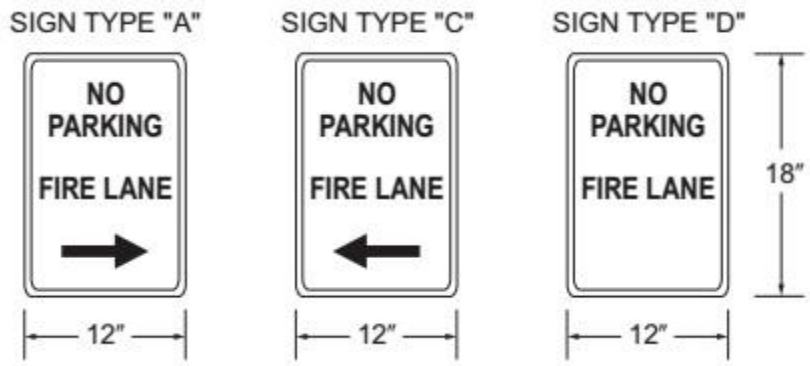


FIGURE D103.6
FIRE LANE SIGNS

Section D103.6.1 and D103.6.2; delete sections as follows:

~~**D103.6.1Roads 20 to 26 feet in width.** *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).~~
~~**D103.6.2 Roads more than 26 feet in width.** *Fire lane* signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).~~

Section D104.3; change to read as follows:
D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses, or as *approved* by the *fire code official.*

Section D105.3; change to read as follows:

D105.3 Proximity to building. Unless otherwise approved by the fire code official, one or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved* by the *fire code official*.

Section D106.3; change to read as follows:

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as *approved* by the *fire code official.*

Section D107.2; change to read as follows:

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as *approved* by the *fire code official.*

{Appendix L Requirements For Fire Fighter Air Replenishment Systems amendments}

Section L101.1; add section L101.2 Required location to read as follows:

Sec. L101.2 Required Location. In new buildings, fill stations shall be required when any of the following conditions occur:

1. Any new building 5 or more stories in height.
2. Any new building with 2 or more floors below grade.

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3. Any new building 500,000 square feet or more in size.

Each stairwell shall have a supply riser. SCBA fill stations shall be located on odd numbered floors in the primary stairwell and on even numbered stairs in the secondary stairwells. The primary stairwell will be the stair located closest to the main entrance.

Plans and specifications shall be submitted to the fire department for review and approval prior to installation. Plans and specifications shall be from a Firefighter Air Replenishment company and sealed by a Texas licensed PE.

Each system shall have an on-site cascade system capable of refilling 50 air bottles. A minimum of one external air fill station will be required. Depending on the size of the facility and complexity, more than one external air fill station may be required.

Air monitoring shall be required at a location approved by the fire department. All conditions required by the code shall be monitored by the fire alarm system.

Section L104.13.1; delete this section in its entirety.

Section L104.14; add paragraph to read as follows:

> The external mobile air connection shall be located with approved separation from the Fire Department Connection (FDC) to allow functionality of both devices by first responders; shall be visible from and within 50 ft. of a fire apparatus access road along an unobstructed path; and shall be located in an approved signed, secured cabinet.

DIVISION 4 RESIDENTIAL CODE

Sec. 3.02.151 - International Residential Code amendments:

The following noted portions of the International Residential Code are hereby amended to read as follows:

Section R101 Scope and General Requirements; Add section R101.4 to read as follows:

Section R101.4 Builder Product Options. Upon request by a prospective resident, builders shall make best efforts to accommodate and make available the following products – residential fire suppression sprinkler system, electric car charging station, and solar panels.

Section R102.4 Referenced codes and standards; amend to read as follows:

R102.4 Referenced codes and standards. The *codes*, when specifically adopted, and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced *codes* and standards, each reference to said *code* and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted.

Section R103 and R103.1; amend to read as follows:

~~**DEPARTMENT OF BUILDING SAFETY**~~ **Building Inspection Department**

R103.1 Creation of enforcement agency. The ~~Department of Building Safety~~ Building Inspection Department is hereby created and the official in charge thereof shall be known as the *building official*.

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Section R104.10.1; Flood Hazard areas; delete this section

Section R105.2; Work exempt from permit: Building: Delete # 1, 2. 3, 5 and 10, re-number as follows

Building:

~~1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m2).~~

~~2. Fences not over 7 feet (2134 mm) high.~~

~~3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.~~

~~4.~~ 1. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

~~5. Sidewalks and driveways.~~

~~6.~~ 2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

~~7.~~ 3. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

~~8.~~ 4. Swings and other playground equipment.

~~9.~~ 5. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

~~10. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.~~

Section R105.3.1.1& R106.1.4; delete these sections entirely

Section R106.1 Submittal documents; Add section 106.1.5 to read as follows:

R106.1.5 Information on storm shelters. Construction documents shall include the information required for storm shelters in ICC 500.

Section R108 Fees; add Section 108.7 to read as follows:

R108.7 Re-Inspection Fee. A fee as established by City Council resolution may be charged when:

1. The inspection called for is not ready when inspector arrives; "Not Ready" is defined as being obviously incomplete. (Example; required element is missing, such as brick ties, on framing/brick-tie inspection, no water on DWV water test, HVAC work incomplete, Electrical work incomplete)
2. No building address is clearly posted; Address must be posted to the following minimums: **T-Pole / Plumbing Rough-in**: On T-Pole brace**, Framing/MEP**: Clearly posted on structure, trash container or sign, **Meter Release or other inspection after dry-in**: Permanent address displayed on structure
3. The project fails twice for the same item
4. Failure to maintain erosion control, trash control or tree protection

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

Section R110.1 Certificate of Occupancy; Add section 110.1.1 to read as follows:

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R110.1.1 Fiber Optic Network Conduit and Fiber Optic Cable. All residential subdivisions must make best efforts to install fiber optic capability before receiving a Certificate of Occupancy. In addition, the developer must inform the City of the provider chosen to serve the development and specify both the overall speed (minimum 1 GB) and the speed to each individual house or unit.

Section R202 Definitions; change definition of "Townhouse" and add Storm Shelter to read as follows:

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a *yard* or *public way* on at least two sides.

[BS] STORM SHELTER. A building, structure or portions thereof, constructed in accordance with ICC 500 and designated for use during a severe wind storm event, such as a hurricane or tornado.

Table R301.2 (1) Climatic and geographic design criteria; amend as follows:

Delete remainder of table Manual J Design Criteria and footnote N

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	ICE BARRIER UNDER-LAYMENT[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
	SPEED[d] (MPH)	Topographic Effects[k]	Special Wind Region[L]	Windborne Debris Zone[m]		Weathering A	Frost Line Depth[b]	Termite[c]					
5 lb/ft	115 (3 sec-gust)/ 76 fastest mile	No	No	No	A	Moderate	6”	Very Heavy	22^0 F	No	Local Code	150	64.9^0 F

Section R302.1 Exterior walls; add exception #6 to read as follows:

Exceptions: *{previous exceptions unchanged}*

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

Section R302.3 Two-family dwellings; add Exception #3 to read as follows:

Exceptions:

1. *{Existing text unchanged}*

2. *{Existing text unchanged}*
3. two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

Section R302.5.1 Opening protection; amend to read as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

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Section R303.3 Bathrooms; Exception: amend to read as follows:

Exception: {existing text unchanged**}** Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

Section R307 Toilet, Bath and Shower Spaces; Add section R307.3 and Section R307.4

307.3 Blocking. Required at one toilet at grade level. Blocking per Sec. R307.4 and Figure 307.4, shall be installed at rear wall and one wall adjacent to toilet at the lowest living level where a toilet is provided

R307.4 Blocking. Blocking may be ½" plywood or equivalent or 2 x solid wood blocking flush with wall

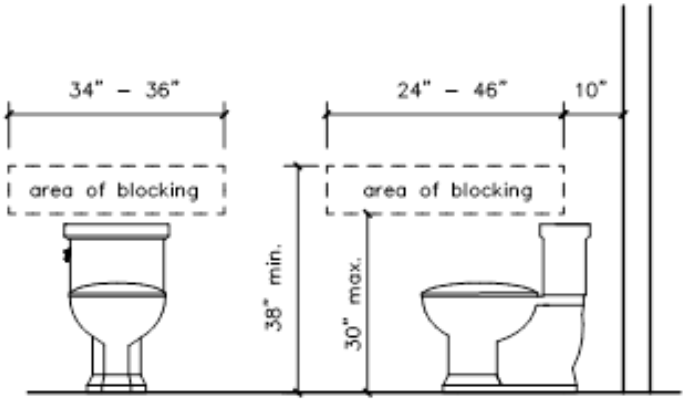


Figure 307.4

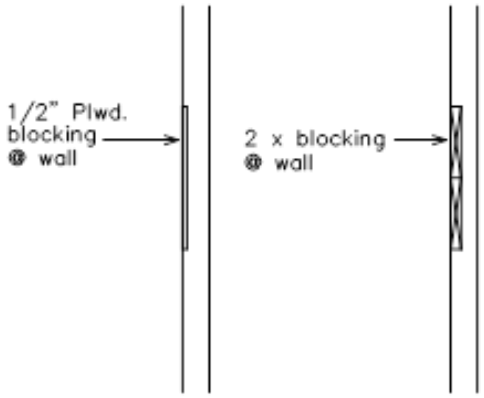


Figure 307.4

Section R313.2 One and two-family dwellings automatic fire sprinkler systems; amend to read as follows:

An automatic residential fire sprinkler system shall be installed in one-two-family dwelling that are 6000 square feet or greater and in all existing buildings that are enlarged to be 6000 sq. ft. or greater. For the purpose of this provision, Fire Walls, shall not define separate buildings.

Section R315.2.2 Alterations, repairs and additions; amend exception 2 to read as follows:

Exception:
1. {existing text remains}
2. Installation, alteration or repairs of all electrical powered mechanical systems or plumbing appliances.

Section R319 Site Address; Amend to read as follows:

Section R319. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. *Homes with ally's or mew entrances shall have addresses directly or internally illuminated and visible from the ally or mew as determined by the Fire Marshall's Office. (Remainder is unchanged)*

Section R322 Flood Resistant Construction. Deleted Section

Section 323 Storm Shelters; amend section to read as follows:

R323.1 General. This section applies to storm shelters where constructed as separate detached buildings or where constructed within buildings for the purpose of providing refuge from storms that produce high winds, such as

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tornados and hurricanes. In addition to other applicable requirements in this code, storm shelters shall be constructed in accordance with ICC-500.

R323.1.1 Sealed documentation. The construction documents for all structural components and impact-protective systems of the storm shelter shall be prepared and sealed by a registered design professional indicating that the design meets the criteria of ICC-500.

Exception: Structural components and impact-protective systems that are listed and labeled as complying with ICC-500.

Section R401.2, amended by adding a new paragraph following the existing paragraph to read as follows.

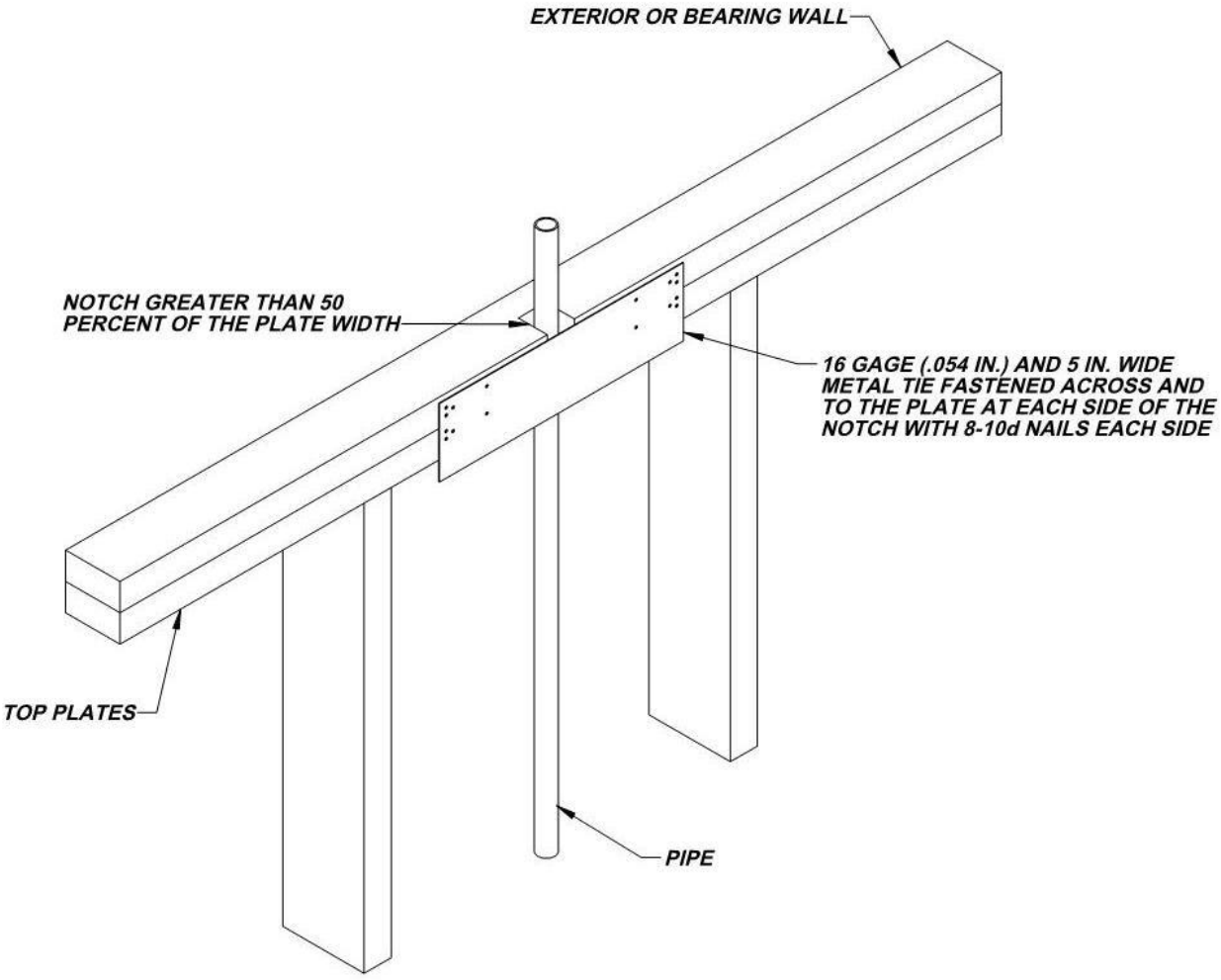
Section R401.2. Requirements. *{Existing text unchanged} …* Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.

Section 602.6.1; amend the following:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and ~~1 ½ inches (38) mm~~ 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {Remainder unchanged}

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Figure R602.6.1; delete the figure and insert the following figure:



Section R703.8.4.1; add section R703.8.4.1.2 Veneer ties for wall studs to read as follows:

R704.8.4.1.2 Veneer Ties for wall studs
In stud framed exterior walls, all ties shall be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or

2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

***Section R902.1; Amend and add exception #5 to read as follows*:**

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed ~~in areas designated by law as requiring their use or when the edge of the roof is less than 3 feet from a lot line~~. *{Remainder unchanged}*

Exceptions:

1. *{Text unchanged}*

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2. *{Text unchanged}*

3. *{Text unchanged}*

4. *{Text unchanged}*

5. Non-classified roof coverings shall be permitted on one-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed (area defined by jurisdiction).

Section R908.3 Roof replacement; amend to read as follows:

R908.3 Roof replacement. Roof replacement shall include the removal of **all** existing layers of roof coverings down to the roof deck.

Sections R908.3.1, R908.3.1.1 and R908.4; deleted in its entirety

Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2018 IECC for energy code provisions and recommended amendments

***Section M1305.1.2 Appliances in attics; amend to read as follows*:**

M1305.1.2 Appliances in attics. *Attics* containing *appliances* requiring access shall be provided . . . *{bulk of paragraph unchanged}* . . . sides of the *appliance* where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger and large enough to allow removal of the largest *appliance*. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, for *access* to the attic space, provide one of the following:

1. A permanent stair.

2. A pull down stair with a minimum 300 lb. (136 kg) capacity and pulled to the open position prior to inspection for attic access.

3. An *access* door from an upper floor level.

   Exceptions:

   1. The passageway and level service space are not required where the *appliance* can be serviced and removed through the required opening.

   2. Where the passageway is unobstructed*…{remaining text unchanged}*

***Section M1411.3 Condensate disposal; change to read as follows*:**

M1411.3 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to a sanitary sewer through a trap, by means of a direct or indirect drain. {Remaining text unchanged}

Section M1411.3.1* Auxiliary and secondary drain systems, *Items 3 and 4; add text to read as follows:

M1411.3.1 Auxiliary and secondary drain systems. *{bulk of paragraph unchanged}*

1. *{text unchanged}*

2. *{text unchanged}*

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3. An auxiliary drain pan… *{bulk of text unchanged}…* with Item 1 of this section. A water level detection device may be installed only with prior approval of the *building official*.

4. A water level detection device… *{bulk of text unchanged}…* overflow rim of such pan. A water level detection device may be installed only with prior approval of the *building official*.

Section M1411.3.1.1 Water-level monitoring devices; add text to read as follows:

M1411.3.1.1 Water-level monitoring devices. On down-flow units …*{bulk of text unchanged}*… installed in the drain line. A water level detection device may be installed only with prior approval of the *building official.*

Section M1503.6 Makeup Air Required; amend and add exception as follows:

M1503.6 Makeup air required. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

Exception: Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m3/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m3/s) shall be provided with a makeup air at a rate approximately equal to the difference between the exhaust air rate and 600 cubic feet per minute.

Section M2005.2 Prohibited locations; amend to read as follows:

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device. Installation of direct-vent water heaters within an enclosure is not required

Section G2408.3 (305.5) Private garages; delete entire section

Section G2415.2.1 (404.2.1) CSST; add a second paragraph and exception to read as follows:

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING
1/2 to 5 psi gas pressure
Do Not Remove"

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EDH).

Section G2415.12 (404.12) and G2415.12.1 (404.12.1) Minimum burial depth; amend to read as follows:

G2415.12 (404.12) Minimum burial depth. Underground *piping systems* shall be installed a minimum depth of ~~12 inches (305 mm)~~ 18 inches (457 mm) below grade, ~~except as provided for in Section G2415.12.1.~~

Section G2417.1 (406.1) General; amend to read as follows:

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G2417.1 (406.1) General. Prior to acceptance and initial operation, all *piping* installations shall be inspected and *pressure tested* to determine that the materials, design, fabrication, and installation practices comply with the requirements of this *code*. The *permit* holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this *code*. The *permit* holder shall give reasonable advance notice to the *building official* when the *piping system* is ready for testing. The *equipment*, material, power and labor necessary for the inspections and test shall be furnished by the *permit* holder and the *permit* holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

Section G2417.4 (406.4) Test pressure measurements; amend to read as follows:

G2417.4 (406.4) Test pressure measurement. Test pressure shall be measured with a manometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the *pressure test* period. The source of pressure shall be isolated before the *pressure tests* are made, gauges used to measure… *{remainder unchanged}*

Section G2417.4.1 (406.4.1) Test pressure; amend to read as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing

Section G2417.4.2 Test duration; amend to read as follows:

G2417.4.2 (406.4.2) Test duration. The test duration shall be held for a length of time satisfactory to the *Building Official*, but in no case for less than fifteen (15) minutes. For welded *piping*, and for *piping* carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the *Building Official*, but in no case for less than thirty (30) minutes.

Section G2420.1 (406.1) General; add Section G2420.1.4 to read as follows:

G2420.1.4 Valves in CSST installations. Shutoff *valves* installed with corrugated stainless steel (CSST) *piping systems* shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the *valves*, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the *valve*. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's *piping*, fittings, and *valves* between anchors. All *valves* and supports shall be designed and installed so they will not be disengaged by movement of the supporting *piping*.

Section G2420.1.1 (409.1.1) Valve approval; Add sentence to paragraph to read as follows:

Section G2420.1.1 (409.1.1) Valve approval. All valves servicing cooktops, stovetops, ranges and ovens shall be approved ANSI Z 21.15 valves with full shut off handles. Keyed/handless (Clive) valves will not be allowed for the appliances mentioned only.

Section G2420.1.3 (409.1.3) Access to shutoff valve; Add sentence to paragraph to read as follows:

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Section G2420.1.3 (409.1.3) Access to shutoff valve. Shutoff valve for cooktops, stovetops, ovens and ranges shall be readily accessible unless approved by Building Official or Chief Building Inspector on per case basis.

Section G2420.5.1 (409.5.1) Located within same room; add text to read as follows:

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve *{bulk of paragraph unchanged}…* in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 6 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

Section G2421.1 (410.1) Pressure regulators; add text and Exception to read as follows:

G2421.1 (410.1) Pressure regulators. A line *pressure regulator* shall be *… {bulk of paragraph unchanged}… approved* for outdoor installation. Access to *regulators* shall comply with the requirements for access to *appliances* as specified in Section M1305.

> **Exception:** A passageway or level service space is not required when the *regulator* is capable of being serviced and removed through the required *attic* opening.

Section G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations; delete Exception 1 and Exception 4.

Section G2445.2 (621.2) Prohibited use; add Exception to read as follows:

G2445.2 (621.2) Prohibited use. One or more *unvented room heaters* shall not be used as the sole source of comfort heating in a *dwelling unit*.

> **Exception:** Existing *approved unvented room heaters* may continue to be used in *dwelling units*, in accordance with the *code* provisions in effect when installed, when *approved* by the *Building Official* unless an unsafe condition is determined to exist as described in *International Fuel Gas Code* Section 108.7 of the Fuel Gas Code.

Section G2448.1.1 (624.1.1) Installation requirements; amend to read as follows:

G2448.1.1 (624.1.1) Installation requirements. The requirements for *water heaters* relative to access, sizing, *relief valves*, drain pans and scald protection shall be in accordance with this *code*

Section P2603; amend to read as follows:

P2603.3 Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section P2603.5.1 Sewer Depth; change to read as follows:

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section P2604; add section 2604.2.1 Plastic sewer and DWV piping installation to read as follows:

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P2604.2.1 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

P2605.1 General; add text and #5 to list:

P2605.1 General. Piping and expansion tanks … remainder unchanged…

5. Thermal expansion tanks shall be supported to not allow sagging, hangers and anchors shall be of sufficient strength to support tanks and attached to building construction in an approved manner.

Section P2801.6 Required pan; amend to read as follows:

P2801.6 Required pan.
Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:

1. Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.
2. Plastic not less than 0.036 inch (0.9 mm) in thickness.
3. Other *approved* materials.

Section P2801.6.1 Pan size and drain; amend to read as follows:

Section P2801.6.1 Pan Size and drain. The pan shall be not less than 11/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table 605.4. Multiple pan drains may terminate to a single discharge piping system when *approved* by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

Section P2801.7; amend Exception and add exception #2 to read as follows:

Exceptions:

1. Elevation of the *ignition source* is not required for appliances that are *listed* as flammable vapor ignition resistant
2. Electric Water Heater

Section P2804.6.1 Requirements for discharge piping; amend to read as follows:

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

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5. Discharge to an approved location or to the outdoors.

[remainder unchanged]

Section P2902.5.3; amend to read as follows:

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Section P3003.9 Solvent cementing; amend to read as follows:

P3003.9. Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

Section P3111Combination waste and vent system; delete section entirely

Section P3112.2 Vent connection; delete and replace with the following:

P3112.2 Installation Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

DIVISION 5 MECHANICAL CODE

Sec. 3.02.201- International Mechanical Code amendments:

The following noted portions of the International Mechanical Code are hereby amended to read as follows

Section 102.8; amend to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC *Electrical Code* shall mean the Electrical Code as adopted.

Section 306.3 Appliances in attic; amend to read as follows:

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306.3 Appliances in attics. Attics containing appliances requiring *access* shall be provided . . . *{bulk of paragraph unchanged}* . . . side of the appliance. The clear *access* opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, for *access* to the attic space, provide one of the following:

1. A permanent stair.

2. A pull down stair with a minimum 300 lb. (136 kg) capacity.

3. An *access* door from an upper floor level.

4. *Access* Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed… *{remainder of section unchanged}*

Section 306.5 Equipment and appliances on roofs or elevated structures; amend to read as follows:

306.5 Equipment and appliances on roofs or elevated structures. . Where *equipment* requiring *access* or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, a permanent interior or exterior means of access shall be provided. Permanent exterior ladders providing roof *access* need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the *equipment* and appliances' level service space. Such *access* shall . . . *{bulk of section to read the same}* . . . on roofs having a slope greater than 4 unit's vertical in 12 unit's horizontal (33-percent slope). ... *{Bulk of section to read the same}*.

Section 306.5.1 Sloped roofs; amend to read as follows:

306.5.1 Sloped roofs. Where appliances, *equipment*, fans or other components that require service are installed on roofs having slopes greater than 4 units vertical in 12 units horizontal and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof *access* to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which *access* is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*.

Section 306 Access and service space; add Section 306.6 to read as follows:

306.6 Water heaters above ground or floor. When the mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

Section 307.2.3 Auxiliary and secondary drain system; amend item 2 to read as follows:

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of

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the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

Section 403.2.1 Recirculation of air; add an item 5 to read as follows:

5. Toilet rooms within private dwellings that contain only a water closet, lavatory or combination thereof may be ventilated with an *approved* mechanical recirculating fan or similar device designed to remove odors from the air.

Section 501.3 Exhaust discharge; add an exception to read as follows:

501.3 Exhaust Discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.

2. Commercial cooking recirculating systems.

3. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.

4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

Section 606.2.1 Return air systems; Amend to read as follows:

Section 606.2.1 Return air systems. Smoke detectors shall be installed in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.

Section 606.2.2 Common supply and return air systems; Amend section and exception to read as follows:

Section 606.2.2 Common supply and return air systems. Where multiple air-handling systems share a common supply or return air ducts or plenums, the return air system shall be provided with smoke detectors in accordance with Section 606.2.1

Exception: Individual smoke detectors shall not be required for each fan-powered terminal unit and will be shut down by activation of one of the following: (remainder unchanged)

Section 607.5.1 Fire walls; amend to read as follows:

607.5.1 Fire Walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 705.11 of the International Building Code shall be protected with listed fire dampers installed in accordance with their listing**.** For hazardous exhaust systems see Section 510.1-510.9 IMC.

DIVISION 6 FUEL GAS CODE

Sec. 3.02.251 - International Fuel Gas Code amendments:

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The following noted portions of the International Fuel Gas Code are hereby amended to read as follows

Section 102.2 Existing installations; add an exception to read as follows:

Exception: Existing dwelling units shall comply with Section 621.2.

Section 102.8 Referenced codes and standards; amend to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC *Electrical Code* shall mean the Electrical Code as adopted.

Section 306.3 Appliances in attic; amend to read as follows:

[M] 306.3 Appliances in attics. Attics containing appliances requiring *access* shall be provided . . . *{bulk of paragraph unchanged}* . . . side of the *appliance*. The clear *access* opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest *appliance.* A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, for *access* to the attic space, provide one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb. (136 kg) capacity.

4. An *access* door from an upper floor level.

5. *Access* Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening.

2. Where the passageway is not less than *{bulk of section to read the same}*.

Section 306.5 Equipment and appliances on roofs or elevated structures; amend to read as follows:

[M] 306.5 Equipment and appliances on roofs or elevated structures. Where *equipment* requiring *access* or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, ~~an~~ a permanent interior or exterior means of access shall be provided. Permanent exterior ladders providing roof *access* need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the *equipment* and appliances' level service space. Such *access* shall . . . *{bulk of section to read the same}* . . . on roofs having a slope greater than 4 unit's vertical in 12 unit's horizontal (33-percent slope). ... *{Bulk of section to read the same}*.

Section 306.5.1 Sloped roofs; amend to read as follows:

[M] 306.5.1 Sloped roofs. Where appliances, *equipment*, fans or other components that require service are installed on roofs having slopes greater than 4 units vertical in 12 units horizontal and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof *access* to a level platform at the appliance. The level platform

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shall be provided on each side of the appliance to which *access* is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*.

Section 306 Access and service space; add Section 306.7 with exception and subsection 306.7.1 to read as follows:

306.7 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

> **Exception:** A max 10 gallon water heater (or larger when approved by the *code official*) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

Section 401.5 Identification; add a second paragraph to read as follows:

Both ends of each section of medium pressure corrugated stainless steel tubing (CSST) shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

> "WARNING
> 1/2 to 5 psi gas pressure
> Do Not Remove"

Section 404.12 Minimum burial depth; amend to read as follows:

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) top of pipe below grade.

Section 404.12.1 Individual outside appliances; Delete in its entirely

Section 406.1 General; amend to read as follows:

406.1 General. Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 406.1.1 through 406.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the code official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

Section 406.4 Test pressure measurement; amend to read as follows:

406.4 Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

Section 406.4.1 Test pressure; amend to read as follows:

406.4.1 Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, For tests requiring a pressure of 3

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psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 15 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 50 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section 409.1 Valve approval; add Section 409.1.4 to read as follows:

409.1.4 Valves in CSST installations Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an *approved* termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

Section 409.1.1 Valve approval; add sentence to paragraph to read as follows:

Section 409.1.1 Valve approval. (unchanged*)* All valves servicing cooktops, stovetops, ranges and ovens shall be approved ANSI Z 21.15 valves with full shut off handles. Keyed/handless (Clive) valves will not be allowed for the appliances mentioned only.

Section 409.1.3 Access to shutoff valve; Add sentence to paragraph to read as follows:

Section 409.1.3 Access to shutoff valve. (unchanged) Shutoff valves for cooktops, stovetops, ovens and ranges shall be readily accessible unless approved by Building Official or Chief Building Inspector on per case basis.

Section 409.5 Appliance shutoff valve; Add section 409.8 Shut-off Valve for Outdoor Locations

Section 409.8 Shutoff valve for outdoor locations An emergency shutoff valve shall be installed in a readily accessible location, within sight and labeled for Outdoor Kitchens, Grills, Fire Pits or other appliances requiring gas.

Section 410.1 Pressure regulators; add a second paragraph and exception to read as follows:

Access to regulators shall comply with the requirements for *access* to appliances as specified in Section 306.

> **Exception:** A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

Section 621.2 Prohibited use; add exception as follows:

621.2 Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

> **Exception:** Existing *approved* unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when *approved* by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.

Section 624.1.1 Installation requirements; amend to read as follows:

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624.1.1 Installation requirements. The requirements for water heaters relative to *access*, sizing, relief valves, drain pans and scald protection shall be in accordance with the *International Plumbing Code.*

DIVISION 7 PLUMBING CODE

Sec. 3.02.301 - International Plumbing Code amendments:

The following noted portions of the International Plumbing Code are hereby amended to read as follows

Table of Contents, Chapter 7, Section 713; amend to read as follows:

714 Engineered Drainage Design 7-12

Section 102.8 referenced codes and standards; amend to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 13 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC *Electrical Code* shall mean the Electrical Code as adopted.

Section 305.1; amend to read as follows:

305.1 Protection against contact. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. All plastic piping in direct contact or exposed to concrete shall be sleeved or wrapped with approved material. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section 305.4.1 sewer depth; amend to read as follows:

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section 306.2 Trenching and bedding; add section 306.4 to read as follows:

306.2.4 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section 401.1 Scope; add a sentence to read as follows:

401.1 Scope. This chapter shall govern the materials, design and installation of plumbing fixtures, faucets and fixture fittings in accordance with the type of *occupancy*, and shall provide for the minimum number of fixtures for

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various types of occupancies. The provisions of this Chapter coordinate with the provisions of the *Building Code*. Should any conflicts arise between the two chapters, the *Code Official* shall determine which provision applies.

Section 413.4 Public laundries and central washing facilities; amend to read as follows:

413.4 Required location for floor drains: Floor drains shall be installed in the following areas.

1. In public coin-operated laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.

2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.

3. Public restrooms.

Section 502.3 Water heaters installed in attic; amend to read as follows:

502.3 Appliances in attics. Attics containing a water heater shall be provided . . . {bulk of paragraph unchanged} . . . side of the water heater. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions be not less than 20 inches by 30 inches(508mm by 762mm) where such dimensions are large enough to allow removal of the water heater. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:
1. The passageway and level service space are not required where the appliance is capable of being serviced and removed… {remainder of section unchanged}

Section 502 Installation; Add Section 502.6 to read as follows:

502.6 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

Section 604.8 Water pressure-reducing valve or regulator; add Section 604.8.3 and section 604.8.3.1 to read as follows:

604.8.3 Thermal expansion control. An expansion tank or approved device shall be installed for the water heater with the addition of a pressure reducing valve or regulator creating a closed system.

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604.8.3.1 Thermal expansion tank support. Thermal expansion tanks shall be supported to not allow sagging, hangers and anchors shall be of sufficient strength to support tanks and attached to building construction in an approved manner.

Section 606.1 Location of full open valves; delete items #4 and #5.

Section 606.2 Location of shutoff valves; amend to read as follows:

606.2 Location of shutoff valves. Shutoff valves shall be installed in the following locations:

1. On the fixture supply to each plumbing fixture other than bathtubs and showers in one- and two-family residential occupancies, and other than in individual sleeping units that are provided with unit shutoff valves in hotels, motels, boarding houses and similar occupancies.

2. On the water supply pipe to each appliance or mechanical equipment.

Section 608.17.1.1 Carbonated beverage dispensers; amend to read as follows;

Section 608.17.1.1 Carbonated beverage dispensers. The water supply connection to each carbonated beverage dispenser shall be protected against backflow by a reduced pressure principle backflow preventer conforming to ASSE 1013 or by an air gap. The portion of the backflow preventer device downstream from the second check valve of the device and the piping downstream therefrom shall not be affected by carbon dioxide gas.

Section 608.17.1.2 Coffee machines and noncarbonated drink dispensers; amend to read as follows;

Section 608.17.1.2 Coffee machines and noncarbonated drink dispensers. The water supply connection to each coffee machine and each noncarbonated beverage dispenser shall be protected against backflow by a reduced pressure principle backflow preventer conforming to ASSE 1013 or ASSE 1024, or protected by an air gap.

Section 608.17.5 Connections to lawn irrigation systems; amend to read as follows:

608.17.5 Connections to lawn irrigation systems.
The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Section 703.6 Combined sanitary and storm public sewer; Delete entire section

Section 704 Drainage piping installation; add section 704.5 to read as follows:

704.5 Single stack fittings. Single stack fittings with internal baffle, PVC schedule 40 or cast iron single stack shall be designed by a registered engineer and comply to a national recognized standard

Section 705.10.2 Solvent cementing; amend to read as follows:

705.10.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

Section 712 Sumps and ejectors; add Section 712.5 to read as follows:

712.5 Dual Pump System. All sumps shall be automatically discharged and, when in any "public use" occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to

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function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

Section 713 Computerized drainage design and 713.1 design of drainage system; amend to read as follows:

SECTION 713
ENGINEERED DRAINAGE DESIGN

713.1 Design of drainage system. The sizing, design and layout of the drainage system shall be designed by a registered engineer using *approved* design methods.

Section 803 Special waste; add section 803.3 to read as follows:

803.3 Special waste pipe, fittings, and components. Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials

Section 903.1.1 Roof extension unprotected; amend to read as follows:

903.1.1 Roof extension unprotected. All open vent pipes that extend through a roof shall be terminated at least six (6) inches (152 mm) above the roof.

Section 918.3; amend to read as follows.

918.3 Where permitted. Individual, branch and circuit vents shall be permitted to terminate with a connection to an individual or branch-type air admittance valve in accordance with Section 918.3.1. Stack vents and vent stacks shall be permitted to terminate to stack-type air admittance valves in accordance with Section 918.3.2. Air admittance valves shall only be installed with the prior approval of the building official.

Section 1106.1 General; amend to read as follows:

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour rainfall rate.

Section 1108.3 Sizing of secondary drains; amend to read as follows:

1108.3 Sizing of secondary drains. Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106 Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

Section 1109 Controlled flow roof drain systems; Delete entire section

Section 1202.1 Nonflammable medical gases; delete Exception 1 and 2:

DIVISION 9 ENERGY CONSERVATION CODE

Sec. 3.02.401 - International Energy Conservation Code amendments:

The following noted portions of the International Energy Conservation Code are hereby amended to read as follows

Section C102/R102 General; add Section C102.1.2 and R102.1.2 (N1101.4.1) to read as follows:

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C102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

R102.1.2 (N1101.4.1) Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 (N1102.4.1.2) and R403.3.3 (N1103.3.3) respectively.

Section R105.2 Required Inspections; Changed numbering and to read as follows:

R105.2.1 Footing and foundation inspection.
Inspections associated with footings and foundations shall verify compliance with the code as to R-value, location, thickness, depth of burial and protection of insulation as required by the code and approved plans and specifications.

R105.2.2 Framing and Air Barrier rough-in inspection.
Inspections at framing and rough-in shall be made before application of insulation and shall verify compliance with the code as to: air leakage controls as required by the code; and approved plans and specifications.

R105.2.3 Insulation and Fenestration rough-in inspection.
Inspections at framing and rough-in shall be made before application of interior finish and shall verify compliance with the code as to: types of insulation and corresponding R-values and their correct location and proper installation; fenestration properties such as U-factor and SHGC and proper installation.

R105.2.4 Plumbing rough-in inspection.
Inspections at plumbing rough-in shall verify compliance as required by the code and approved plans and specifications as to types of insulation and corresponding R-values and protection and required controls.

R105.2.5 Mechanical rough-in inspection.
Inspections at mechanical rough-in shall verify compliance as required by the code and approved plans and specifications as to installed HVAC equipment type and size, required controls, system insulation and corresponding R-value, system air leakage control, programmable thermostats, dampers, whole-house ventilation, and minimum fan efficiency.

Exception: Systems serving multiple dwelling units shall be inspected in accordance with Section C105.2.4.

R105.2.6 Final inspection.

Section R202 (N1101.6) Definitions; ***add the following definition:***

PROJECTION FACTOR. The ratio of the horizontal depth of the overhang, eave or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave or permanently attached shading device.

Section R202 (N1101.6) Definitions; ***add the following definition:***

DYNAMIC GLAZING. Any fenestration product that has the fully reversible ability to change it performance properties, including *U*-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

Section R401.2.5 Additional Energy efficiency; ***deleted in its entirety.***

Table R402.1.2 Maximum Assembly/Climate Zone items: amend table as follows.

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

Climate Zone	Fenestration U-Factor[f]	Ceiling U-Factor
2	.40	~~0.26~~ 0.29
3	~~0.30~~ 0.32	~~0.26~~ 0.29

Table 402.1.3 Insulation/Climate Zone items: amend table as follows.

Climate Zone	Fenestration U-Factor[b,i]	Ceiling R-Value	Wood Frame Wall R-Value	Slab R-Value & Depth
2	.40	~~49~~ 42	13 or 0 + 10	0
3	~~0.30~~ 0.32	~~49~~ 42	19 or 13+~~5~~3ci, 0+15	~~10ci, 2 ft~~ 0

Section R402.4.1 Building thermal envelope; add section R402.4.1.4 to read as follows

R402.4.1.4 Sampling options for R2 multifamily dwelling units. For buildings with eight or more testing units that must be tested as required by R402.4.1.2 or R402.4.1.3, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit enclosure area. For each tested unit that exceeds the maximum air leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings have fewer than eight testing units, each testing unit shall be tested.

Section R402.4.6 Electrical and Communication outlet boxes. Delete after the first sentence to read as follows.

R402.4.6 Electrical and communication outlet boxes (air-sealed boxes). Electrical and communication outlet boxes installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces.

Section C402.5.2 Dwelling and sleeping unit enclosure testing. Added the underlined to read as follows

C402.5.2 Dwelling and sleeping unit enclosure testing. The building thermal envelope shall be tested in accordance with ASTM E779. ANSI/RESNET/ICC 380, ASTM E1827 or an equivalent method approved by the code official. The measured air leakage shall not exceed 0.30 cfm/ft2 (1.5 Us m2) of the testing unit enclosure area at a pressure differential of 0.2 inch water gauge (50 Pa). Where multiple dwelling units or sleeping units or other occupiable conditioned spaces are contained within one building thermal envelope, each unit shall be considered an individual testing unit, and the building air leakage shall be the weighted average of all testing unit results, weighted by each testing unit's enclosure area. Units shall be tested separately with an unguarded blower door test as follows:
1. Where buildings have fewer than eight testing units, each testing unit shall be tested.
2. For buildings with eight or more testing units, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit enclosure area. For each tested unit that exceeds the maximum air leakage rate, an additional two three units shall be tested, including a mixture of testing unit types and locations.

Section R403.3 Ducts; add section R403.3.8 to read as follows

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

R403.3.8 Sampling options for R2 multifamily dwelling units. For buildings with eight or more testing units that must be tested as required by R403.3.5, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit floor area. For each tested unit that exceeds the maximum duct leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings have fewer than eight testing units, each testing unit shall be tested.

Section R403.6 Mechanical Ventilation; add section R403.6.4 to read as follows

R403.6.4 Sampling options for R2 multifamily dwelling units. For buildings with eight or more testing units that must be tested as required by R403.6.3, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit floor area. For each tested unit that does not meet the minimum ventilation rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings have fewer than eight testing units, each testing unit shall be tested.

Section R403.10.3 Covers; Delete in its entirety

Section R404.2 Interior Lighting Controls; Deleted in its entirety.

Section C404.8.3 Covers; Delete in its entirety

Section R405.2 (N1105.2); amend to read as follows:

Section R405.2 Performance-based compliance. Added to underlined to read as follows.

Section R405.2 Performance-based compliance. Compliance based on total building performance requires that a *proposed design* meets all of the following:

1. The requirements of the sections indicated within Table R405.2.
2. The building thermal envelope greater than or equal to levels of efficiency and solar heat gain coefficients in Table R402.1.1 or R402.1.3 of the 2009 *International Energy Conservation Code.*
3. An annual energy cost that is less than or equal to the annual energy cost of the 2021 *standard reference design* or 8% less than the annual energy cost of the 2018 *standard reference design.* Energy prices shall be taken from a source *approved* by the *code official*, such as the Department of Energy, Energy Information Administration's State Energy Data System Prices and Expenditures reports. Code officials shall be permitted to require time-of-use pricing in energy cost calculations.

Exception: The energy use based on source energy expressed in Btu or Btu per square foot of *conditioned floor area* shall be permitted to be substituted for the energy cost. The source energy multiplier for electricity shall be 3.16. The source energy multiplier for fuels other than electricity shall be 1.1.

TABLE R406.4 (N1106.4) MAXIMUM ENERGY RATING INDEX; **amend to read as follows**:

TABLE R406.4 *(N1106.4)* [1]
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2	~~52~~ 63
3	~~52~~ 63

[1] This table is effective until August 31, 2022.

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

TABLE R406.4 *(N1106.4)* [2]
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2	~~52~~ 59
3	~~52~~ 59

[2] The table is effective from September 1, 2022 to August 31, 2025.

TABLE R406.4 *(N1106.4)* [3]
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2	~~52~~ 57
3	~~52~~ 57

[3] The table is effective from September 1, 2025 to August 31, 2028.

TABLE R406.4 *(N1106.4)* [3]
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2	~~52~~ 55
3	~~52~~ 55

[4] This table is effective on or after September 1, 2028.

***Section R408 ADDITIONAL EFFICIENCY PACKAGE OPTIONS;* deleted in its entirety.**

DIVISION 10 PROPERTY MAINTENANCE CODE

Sec. 3.02.451 - International Property Maintenance Code amendments:

The International Property Maintenance Code is hereby adopted as it is written.

DIVISION 11 SWIMMING POOL AND SPA CODE

Sec. 3.02.501 - International Swimming Pool and Spa Code amendments:

The following noted portions of the International Swimming Pool and Spa Code are hereby amended to read as follows

Section 102 Applicability; Section 102.9 Other laws; amend to read as follows:

Section 102.9 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to;

1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas;* §285.181 through §285.208, (TDSHS rules do not apply to pools serving one- and two family dwellings).

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

2. *Texas Department of Licensing and Regulation (TDLR); 2012 Texas Accessibility Standards (TAS*), TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with *2012 TAS, Section 242.* (TAS rules do not apply to pools serving one- and two family dwellings).

Exception: Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

Section 103.1 Creation of enforcement agency; amend to read as follows:

Section 103.1 Creation of enforcement agency. The Building Inspections Department of the City of Celina is hereby created and the official in charge thereof shall be known as the *code official*. The Health Department of the City of Celina is hereby created and the official in charge thereof shall be known as the *code official* for operation and maintenance of any *public swimming pool* in accordance this code, local and state law.

Section 113.4 Violation penalties; *Changed to read as follows:*

113.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code may be punishable for each day of the violation set forth by the authority having jurisdiction.

Section 202 definitions; create definition:

Health Department of City of Celina: The Health Department of the City of Celina shall regulate the operation of public pools. Routine inspections on pools and spas open to the public are conducted to document compliance with the standards set forth in State law.

Section 305.1 General; amend to read as follows:

Section 305.1 General The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In one-and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7.

Section 305.2 Outdoor swimming pools and spas; amend to read as follows:
Section 305.2 Outdoor swimming pools and spas. All outdoor aquatic vessels and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7 and in accordance with the Texas Administrative Code, Texas Health and Safety Code 757 for public pools.

Section 305.2.7 Chain link dimensions; add section 305.2.7.1 to read as follows:

Section 305.2.7.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

Section 305.4 Structure wall as a barrier; amend to read as follows:

Section 305.4 Structure wall as a barrier. Where a wall of a one and two family dwelling or townhouse or its accessory structure serves as part of a barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

1. Remainder Unchanged
2. Remainder Unchanged
3. Remainder Unchanged
4. Remainder unchanged
5. Remainder unchanged
6. Remainder unchanged

Section 305.6 Natural barriers; amend to read as follows:

305.6 Natural barriers used in a one and two family dwelling or townhouse. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

Section 307.1.4 Accessibility; add exception to read as follows:

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

Section 307.2.2. Material and structural design add Section 307.2.2.2 to read as follows:

Section 307.2.2.2. Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception:
A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

Section 310.1 General: amend to read as follows:

310.1 General. Suction entrapment avoidance for aquatic vessels shall be provided in accordance with APSP 7 or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190 **[remainder unchanged]**

Section 313.7 Emergency shutoff switch: amend to read as follows:

313.7 Emergency shutoff switch for spas and hot tubs. A clearly labeled emergency shutoff or control switch for the purpose of stopping the motor(s) that provide power to the recirculation system and jet system shall be installed at a point readily accessible to the users and not less than 1.5 m (5 ft.) away, adjacent to, and within sight of the spa or hot tub. This requirement shall not apply to one and two family dwellings.

Section 402.12 Water envelopes; amend to read as follows:

Section 402.12 Water envelopes. The minimum diving water envelopes shall be in accordance with ~~Table 402.12~~ Texas department of State Health services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6). (Delete Table 402.12 and Figure 402.12)

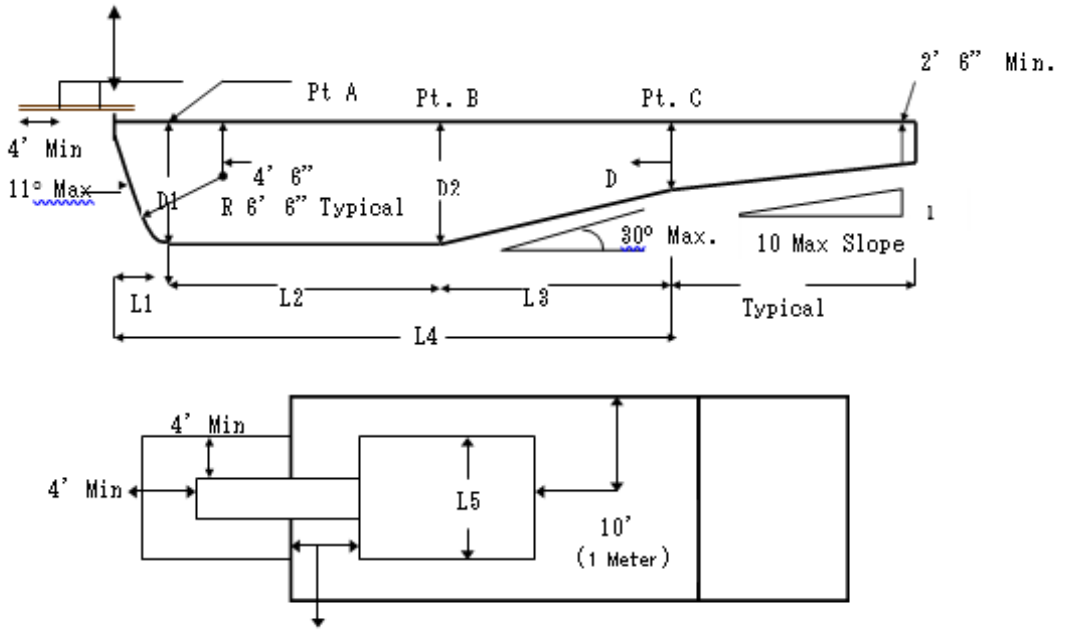
: Figure: 25 TAC §265.186 (e) (6)

Maximum Diving Board Height Over Water	¾ Meter	1 Meter	3 Meters
Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8 ft. 6 in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.
D3 Minimum	4 ft.	6 ft.	6 ft.

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
L5 Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plummet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plummet to Adjacent Plummet	10 ft.	10 ft.	10 ft.

H (Overhead Obstruction or Ceiling)



(Reason: To avoid conflict with 25 TAC Chapter 265)

Section 402.13 Ladders for diving equipment: amend and delete exception to read as follows:

Section 402.13 Ladders for diving equipment. Ladders shall be provided with two grab rails or two handrails. There shall be a uniform distance between ladder treads with a, 7 inch (178 mm) minimum distance and 12 inch (305 mm) maximum distance. Supports, platforms, steps, and ladders for diving equipment shall be designed to carry the anticipated loads. Steps and ladders shall be of corrosion-resistant material, easily cleanable and with slip-resistant tread;

Section 411.2.1 Tread dimensions and area & 411.2.2 Risers: amend to read as follows:

Section 411.2.1 Tread dimensions and area. Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches.

Section 411.2.2 Risers. Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero.

Section 411.5.1 Swimouts & 411.5.2 Underwater seats and benches: amend to read as follows:

Section 411.5.1 Swimouts. Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

1. Unchanged
2. Unchanged
3. Unchanged
4. The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface

Section 411.5.2 Underwater seats and benches. Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. Unchanged
5. The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.
6. Unchanged
7. Unchanged

Section 610.5.1 Uniform height of 9 inches: amend to read as follows:

610.5.1 Uniform height of 10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 10 inches (~~229~~ 254 mm). The bottom riser height shall be permitted to vary from the other risers.

Section 804 Diving Water Envelopes: amend to read as follows:

Section 804.1 General. The minimum diving water envelopes shall be in accordance with Table 804.1 and Figure 804.1, or the manufacturer's specifications, whichever is greater. Negative construction tolerances shall not be applied to the dimensions of the minimum diving water envelopes given in Table 804.1.

DIVISION 12 EXISTING BUILDING CODE

Sec. 3.02.551 - International Existing Building Code amendments:

The following noted portions of the International Existing Building Code are hereby amended to read as follows

Section 102.4 Referenced codes and standards; amend to read as follows:

Section 102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

Section 110.2 Certificate issued; delete number 11 as follows:

~~*11. Where an automatic sprinkler system is provided, and whether an automatic sprinkler system is required.*~~

Section 202 Definitions; amend definition of Existing Building and Existing Structures to read as follows:

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

Existing Building - A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; or a change of occupancy or use.

Existing Structure- A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; or a change of occupancy or use.

Section 303 Storm Shelters; Delete section 303.2 in its entirely

Section 306.1Scope; adds an exceptions to read as follows:

Exceptions:

1. Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.
2. If the cost of the project is less than $50K, it must comply with ICC A117.1, or it shall be reviewed and inspected to the Texas Accessibility Standards by a Registered Accessibility Specialist.

Section 306.2 Design; add exception to read as follows:

Exception: Projects subject to the Texas Accessibility Standards as adopted by the Texas Department of Licensing and Regulation are exempt from this section. Projects with a valuation of less than $50,000.00 (which are subject to the Texas Accessibility Standards) may be accepted as equivalent to this section where reviewed and inspected to the Texas Accessibility Standards by a Texas Department of Licensing and Regulation Registered Accessibility Specialist when a plan review report and a compliant inspection report are provided to the building code official.

Section 306.5 Change of Occupancy; Add Section 306.5.1 add to read as follows:

306.5.1 Complete change of occupancy. Where an entire building undergoes a *change of occupancy*, it shall comply with Section 305.4.1 and shall have all of the following accessible features:

1. Not fewer than one accessible building entrance.
2. Not fewer than one accessible route from an accessible building entrance to *primary function* areas.
3. Signage complying with Section 1111 of the *International Building Code*.
4. Accessible parking, where parking is being provided.
5. Not fewer than one accessible passenger loading zone, where loading zones are provided.
6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.
7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

Section 401.3 Flood Hazard Areas; delete this section:

Section 405.2.5 Flood Hazard Areas; delete this section:

Section 405.2.6 Flood Hazard Areas; delete this section.

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

Section 406.1 Material; amend to read as follows:

406.1 Material. Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material, in accordance with the requirements of NFPA 70.

Section 502.3 Flood hazard areas; delete entire section:

Section 503.2 Flood hazard areas; delete this section.

Section 503.16 Enhanced classroom acoustics; add exception to read as follows:

> **Exception:** Compliance with the Texas Accessibility Standards is not considered equivalent compliance for the purpose of enforcement of this code section.

Section 504.1.2 Existing fire escapes; amend to read as follows:

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.

Section 504.1.3 New fire escapes; delete entire section*:*

Section 507.3 Flood hazard areas; delete entire section:

Section 701.3 Flood Hazard Areas; delete entire section:

Section 702.4; add exception 2 to read as follows:

> 2. Operable windows with openings that are provided with window fall prevention devices that comply with ASTM F2090.

Section 702.7 Material and methods; amend to read as follows:

Section 702.7 Materials and methods. All new work shall comply with the materials and methods requirements in the *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, National Electrical Code, and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

Section 802.5.1 Minimum requirement; amend to read as follows:

Section 802.5.1 Minimum requirement. Every portion of open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

Section 803.1 Scope; add sentence to end of paragraph to read as follows:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 803.2.6 Supervision; change exception to read as follows:

> **Exception:** Supervision is not required where the Fire Code does not require such for new construction.

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

Section 803.3 Standpipes; amend section to read as follows:

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements. ***{Delete rest of Section 803.3.}***

Section 804.2 General; Remove Exception #1

Exception 1. ~~Where the work area and the means of egress serving it complies with NFPA101.~~
Exception ~~2.~~ 1. unchanged

Section* 804.4.1.2*; change to read as follows:

804.4.1.2 Fire Escapes required. For other than Group I-2, where more than one exit is required, an existing ~~or newly constructed~~ fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

Section* 804.4.1.2.1*; change to read as follows:

804.4.1.2.1 Fire Escape access and details - …

1. [Remain unchanged]
2. Access to a ~~new~~ fire escape shall be through a door...
3. ~~*Newly constructed fire escapes shall be permitted only where exterior stairways cannot be utilized because of lot lines limiting the stairway size or because of the sidewalks, alleys, or roads at grade level.*~~
4. *[Remain unchanged]*
5. In all buildings of Group E occupancy up to and including the 12th grade, buildings of Group I occupancy, ~~rooming~~ boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

Section 804.6.2 Transoms; add language to read as follows:

804.6.2 Transoms. *In all buildings of Group B, E, I-1, I-2, R-1 and R-2 occupancies, ….[Remainder unchanged]*

Section 904.1 Automatic sprinkler systems; add sentence to read as follows:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 904.1.1 High-rise buildings; amend sentence to read as follows:

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas of high-rise buildings.

Section 1011.2.1: change to read as follows:

1011.2.1 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*. The installation of the automatic sprinkler system shall be required within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the *change of occupancy* by one of the following:

~~1. Nonrated permanent partition and horizontal assemblies.~~
~~2. Fire partition.~~
~~3. Smoke partition.~~
~~4. Smoke barrier.~~

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

5. Fire barrier, as required by Section 707 of the IBC.
6. Fire wall, as required by Section 706 of the IBC.

Exceptions: [Remain unchanged.]

Section 1102.2. Area limitations; add Section 1102.2.1 to read as follows:

1102.2.1 Fire Separations. *Where fire separations are utilized to allow additions without exceeding the allowable area provisions of Chapter 5 of the IBC for either the existing building or the new addition, the decreased clear space where the two buildings adjoin shall be accounted for in such calculation relative to the allowable frontage increase.*

Section 1103.3 Flood hazard areas; delete entire section

Section 1201.4 Flood hazard areas; delete entire section

Section 1301.3.2 Compliance with other codes; amend to read as follows:

1301.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code.

Section 1301.3.3 Compliance with Flood Hazard Provisions; delete this section:

Section 1402.6 Flood Hazard Areas; delete this section

Section 1509; delete Section 1509.1 through 1509.5 and add Section 1509.1 to read as follows:

1509.1 ***When required.*** *An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. The water supply design and the timing of the water supply installation relative to building construction shall comply with the adopted Fire Code.*

DIVISION 13 STORM SHELTER CODE

Section 3.02.601 ICC/NSSA 500-2020 (referenced by the 2018 IBC and 2018 IRC) Amendments

The ICC 500-2020 is hereby adopted as it is written.

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

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

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 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

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) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs and continues.

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
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 ____ day of _____, 2022.

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

_____
Lauren Field, Deputy City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

City of Celina

Building and Fire Code local Amendments

2021 International Building Code:

Section R101 Scope and General Requirements; Add section R101.4 to read as follows:

Section R101.4 Builder Product Options. Upon request by a prospective resident, builders shall make best efforts to accommodate and make available the following products – residential fire suppression sprinkler system, electric car charging station, and solar panels.

Section 105.2; under sub-title entitled "Building" delete items 1, 2, 4, 6, 10 and 11 and re-number as follows:

Building:

~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m2).~~

~~2. Fences not over 7 feet (1829 mm) high.~~

~~3.~~ 1. (Unchanged)

~~4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIA liquids.~~

~~5.~~ 2. (Unchanged)

~~6. Sidewalks and driveways not more than 30 inches (720 mm) above adjacent grade, and not over any basement, or story below and are not part of an accessible route.~~

~~7.~~ 3. (Unchanged)

~~8.~~ 4. (Unchanged)

~~9.~~ 5. (Unchanged)

~~10.Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~

~~11. Swings and other playground equipment accessory to detached one and two family dwellings.~~

~~12.~~6. (Unchanged)

~~13.~~7. (Unchanged)

Section 109; add Section 109.7 to read as follows:

109.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;
"Not ready" is defined as being obviously incomplete.
(Example: required element is missing, such as no water on DWV water test, No brick ties on framing brick-tie inspection, Work by trade is still being performed)

2. No building address is clearly posted;

Address must be posted according to the following minimums:

T-Pole / Plumbing Rough-in: on T-pole brace,

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

Framing / MEP: clearly posted on structure, trash container or sign

Meter release or other inspection after “dry-in”: permanent address displayed on structure

3. City approved plans are not on the job site available to the inspector, if required on job site by Chief Building Inspector, Assistant Building Official or Building Official;

4. The building is locked or work otherwise not available for inspection when called;

5. The job site is red-tagged twice for the same item;

6. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before building final inspections are made on that job site.

Section 109; add Section 109.7, 109.7.1, 109.7.2 and 109.8 to read as follows:

109.7 Work without a permit.

109.7.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.7.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

109.8 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

Section 111.1.1 Fiber Optic Network Conduit and Fiber Optic Cable.

All multiple-family subdivisions must make best efforts to install fiber optic capability before receiving a Certificate of Occupancy. In addition, the developer must inform the City of the provider chosen to serve the development and specify both the overall speed (minimum 1 GB) and the speed to each individual house or unit.

Section 202; add definition to read as follows:

HORIZONTAL MULTI-FAMILY. Rentable one- and two-family dwellings no greater than two stories located on a single plat. They are classified as Residential Group (R-2) occupancies.

Section 509 Incidental Uses; Add to [F] Table 509 the following:

ROOM OF AREA	SEPERATION AND/OR PROTECTION
FIRE RISER ROOM	1 HOUR

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

Section 718.3 Draft stopping in floors; amend exception to* read *as follows:

Exceptions: Draft stopping is required for buildings with anything other than a NFPA 13 sprinkler system from the ground floor to the attic. A NFPA 13R will not omit the requirement.

Exception –A NFPA 13 sprinkler system will omit draft-stopping

Section 718.4 Draft stopping in attics; amend exception to read as follows:

Exceptions: Draft stopping is required for buildings with anything other than a NFPA 13 sprinkler system from the ground floor to the attic. A NFPA 13R will not omit the requirement.

Exception –A NFPA 13 sprinkler system will omit draft-stopping

2021 International Fire Code:

HORIZONTAL MULTI-FAMILY. Rentable one- and two-family dwellings no greater than two stories located on a single plat. They are classified as Residential Group (R-2) occupancies.

Sec. 401.3 Emergency responder notification; add Section 401.3.4 to read as follows:

Sec. 401.3.4 False Alarms and Nuisance Alarms. False alarms, nuisance alarms, and unwanted alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Section 503.1 Where required; add section 503.1.4 to read as follows:

Section 503.1.4 Building Courtyards. Buildings having an interior courtyard that do not meet the requirements of Section 503.1.1 for fire department access shall provide two points of access from the fire lane to the interior courtyard. Each of the two points of access shall be a minimum of 10 feet wide in each corridor having a minimum of a 2-hour fire rating in accordance with the IBC.

503.2.3 Surface. Fire lanes shall be constructed per the most recently adopted City of Celina Engineering Standards for Fire Lane Specifications.

Section 503.3 Marking; amend to read as follows:

503.3 Marking. Approved striping or when allowed by the Code Official, signs, or both shall be provided for fire apparatus roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

1. **Striping**. Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb. The Fire Code official has the authority to allow alternatives on a case-by-case basis.

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Sec. 503.6.1 Pedestrian Security gates. Pedestrian gates when provided are to have a manual key override to permit immediate access by fire personnel and equipment in the event of a fire or emergency.

When deemed necessary by the Celina Fire Department and the Celina Police Department, for the safety of the citizens of Celina, additional requirements shall be met regarding pedestrian gates as follows:

1. Multi-family residential structures which have restricted pedestrian access through locked gates that share a common corridor for access to the living units shall provide an approved switch which unlocks all pedestrian gates at once when activated.

2. The approved switch shall be located at the main entrance of the business office of the multi-family community. The switch shall be mounted on the exterior wall at a height of five (5) feet from the ground. The switch shall also be within five (5) feet of the main entrance door to the business office.

3. Newly constructed properties meeting the requirements of this section shall have an approved switch in place and operational before a certificate of occupancy is approved for the multi-family complex.

4. In the event of a power outage, the pedestrian gate locks shall fail-safe into the unlocked position allowing unrestricted access to the living units.

5. The gate locks shall be tied into the fire alarm system on the property and

the locks shall automatically unlock when the fire alarm activates. Once the fire alarm panel is reset the locks on the gates shall reactivate

4. In the event of a power outage, the pedestrian gate locks shall fail-safe into the unlocked position allowing unrestricted access to the living units.

5. The gate locks shall be tied into the fire alarm system on the property and

the locks shall automatically unlock when the fire alarm activates. Once the fire alarm panel is reset the locks on the gates shall reactivate

Section 505.1 Address identification; amend to read as follows:

505.1 Address identification Approved numerals of a minimum 6” - 24” in height and of a color contrasting with the background designating the address shall be placed on all new and existing buildings or structures in such a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved 6 inch height building numerals or address and 3-inch height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum 20 inch by 30 inch background or border. Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width shall be 0.5 inches. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

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Exception 1. R-3 Single Family occupancies shall have approved numerals of a minimum 4-inches in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

Sec. 505 Premises Identification; Add Section 505.3 to read as follows:

Sec. 505.3 Address Marking in Parking Garages. An approved sign displaying the building name and address with a minimum 1 inch high letters and numerals on a contrasting background in new and existing parking garages. The signs shall be located in each elevator lobby and at the entrance to each stairwell.

Sec. 506.1 Where Required; add Section 506.1.3 to read as follows:

Sec. 506.1.3 Knox Box approved locations. A key box shall be provided at the entrances to each sprinkler riser room and pump room. An additional key box shall be provided at the main entrance of large facilities typically where the remote annunciator or fire alarm control panel is located.

Sec. 507.5.1 Where Required. As properties develop, fire hydrants shall be located at all intersecting streets and at the maximum spacing indicated in Table 903.4.2. Distances between hydrants shall be measured along the route that fire hose is laid by a fire vehicle from hydrant to hydrant.

Maximum Distance Between Hydrants

OCCUPANCY	DISTANCE
Residential (1 & 2 Family)	500 feet
Residential (Multi Family)	300 feet
All Other	300 feet

Table 903.4.2

1. *PROTECTED PROPERTIES.* Fire hydrants required to provide a supplemental water supply for automatic fire protection system shall be within 100 feet of the fire department connection for such system and shall have an isolation valve located between the connections to a looped main.

2. *FIRE HYDRANT LOCATIONS.* Fire hydrants shall be located 3 feet to 5 feet back of curb or fire lane and shall not be located in the bulb of a cul-de-sac. See Engineering Standards for additional requirements.

3. *MINIMUM NUMBER OF FIRE HYDRANTS*. There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above.

Section 901.4.7 Pump and riser room size; Add section 901.4.7.5 to read as follows:

901.4.7.5 Pump and riser room size. Automatic sprinkler system risers providing protection for buildings with a single tenant, multiple tenant spaces and/or occupancies shall be provided with a ground floor room directly accessible from the exterior of the building. The door shall be labeled as the RISER ROOM. The minimum size of the room shall be no less than 36 sq. ft. with the minimum dimension being 6ft. with walls being (1) hour fire rated barrier wall. Only life safety equipment is

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allowed within the riser room, along with the domestic waterline and backflow preventer. When approved by the fire marshal's office, a smaller room may be permitted. The fire pump rooms are to be designed so that the fire pump panel is visible from the main entry point of the room.

Section 903.2.8.1.1 Group R-3; Horizontal Multi-family is categorized as R2, but is defined as being an R3, therefore, an NFPA 13D system is appropriate with the following additional requirements:

1. Horn strobe in a visible location near the front of the dwelling
2. Flow switch to be provided
3. Locking cabinet door where the riser is located with a master key provided in a Knox Box somewhere on the property
4. Underground fire line water supply loop/line with tap
5. Underground plan review and inspection
6. Signage for power disconnect
7. Fire shut-off valve covers to be painted red

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.

2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.

3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.

4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:

    4.1. Provide automatic sprinkler system protection.

    4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.

    4.3. Construct the attic using noncombustible materials.

    4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.

    4.5. Fill the attic with noncombustible insulation.

Sec. 903.3.1.5 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply from a looped water main and point for the Fire Department Connection (FDC) shall be provided for all buildings.

2. Fire department connections shall be provided with one 5-inch Storz connection. For system demands greater than 150 psi an additional 2 ½ inch Siamese connection and sign identifying pressure demand shall be required. Each shall have an independent check valve.

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Sec. 903.4.3 Floor control valves: is amended to read as follows:

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Sec. 907.1.1 Construction documents; is amended by adding the following sentence at end of paragraph:

Sec. 907.1.1 Construction documents. {unchanged}Plans for fire alarm systems shall be in accordance with Celina Fire Department Fire Alarm Submittal Guidelines

Sec. 907.2.6 Group I; add new Section 907.2.6.4 to read as follows:

Sec. 907.2.6.4 Group I-4 Occupancies. An approved smoke detection system shall be installed in Group I-4 occupancies. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group I-4 occupancies.

Section 907.6.1 Wiring; add Section 907.6.1.1 to read as follows:

Sec. 907.6.1.1 Wiring installation. All fire alarm wire jacket shall be RED in color. A contrasting color stripe may be incorporated for circuit identification provided the base color of the fire alarm wire jacket is RED. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an signaling line circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet of separation horizontal and one foot vertical between supply and return circuit conductors. Notification appliance circuits (NAC) may be installed as Class B circuits.

Sec. 907.6.3 Imitating device identification; add new Sections 907.6.3.2 and 907.6.3.3 to read as follows:

Sec. 907.6.3.2 Communication Requirements. All alarm systems, new or replacement, shall transmit alarm, supervisory, and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

Sec. 907.6.3.3 Flow detectors and electronic monitoring. Sprinkler and standpipe system water flow detectors shall be provided for each floor zone to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves

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in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a trouble signal at the central station upon tampering.

Section 3311.1 Required access; amend to read as follows:

Sec. 3311.1 Required access. When fire apparatus access roads are required to be installed for any structure or development, they shall be approved and installed prior to the time of which construction has progressed beyond completion of the foundation of any structure.

Section 5601.1.3 Fireworks; amend to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Only when approved fireworks displays, storage and handling are allowed in Section 5604 and 5608,

2. The use of fireworks for approved display as permitted in Section 5608. The presence or use of fireworks within the jurisdiction of the City of Celina in violation of this ordinance is hereby declared to be a common and public nuisance. The restrictions of this Section shall be applicable and in force throughout the territory of the City of Celina, Texas, and extending for a distance outside the City limits for a total of 5,000 feet; provided that this Section shall not be in effect within any portion of such 5,000 feet area which is contained within the territory of any other municipal corporation.

Section D103.6; change to read as follows:

D103.6 ~~Signs.~~ Marking. Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb. The Fire Code official has the authority to allow an alternative on a case-by-case basis.

Section L101.1; add section L101.2 Required location to read as follows:

Sec. L101.2 Required Location. In new buildings, fill stations shall be required when any of the following conditions occur:

1. Any new building 5 or more stories in height.
2. Any new building with 2 or more floors below grade.
3. Any new building 500,000 square feet or more in size.

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Each stairwell shall have a supply riser. SCBA fill stations shall be located on odd numbered floors in the primary stairwell and on even numbered stairs in the secondary stairwells. The primary stairwell will be the stair located closest to the main entrance.

Plans and specifications shall be submitted to the fire department for review and approval prior to installation. Plans and specifications shall be from a Firefighter Air Replenishment company and sealed by a Texas licensed PE.

Each system shall have an on-site cascade system capable of refilling 50 air bottles. A minimum of one external air fill station will be required. Depending on the size of the facility and complexity, more than one external air fill station may be required.

Air monitoring shall be required at a location approved by the fire department. All conditions required by the code shall be monitored by the fire alarm system.

2021 International Residential Code:

Section R105.2; Work exempt from permit: Building: Delete # 1, 2. 3, 5 and 10, re-number as follows

Building:

1. ~~One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m2).~~

~~2. Fences not over 7 feet (2134 mm) high.~~

~~3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.~~

~~4.~~ 1. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

~~5. Sidewalks and driveways.~~

~~6.~~ 2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

~~7.~~ 3. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

~~8.~~ 4. Swings and other playground equipment.

~~9.~~ 5. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

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~~10. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.~~

Section R108 Fees; add Section 108.7 to read as follows:

R108.7 Re-Inspection Fee. A fee as established by City Council resolution may be charged when:

1. The inspection called for is not ready when inspector arrives; "Not Ready" is defined as being obviously incomplete. (Example; required element is missing, such as brick ties, on framing/brick-tie inspection, no water on DWV water test, HVAC work incomplete, Electrical work incomplete)
2. No building address is clearly posted; Address must be posted to the following minimums: **T-Pole / Plumbing Rough-in**: On T-Pole brace**, Framing/MEP**: Clearly posted on structure, trash container or sign, **Meter Release or other inspection after dry-in**: Permanent address displayed on structure
3. The project fails twice for the same item
4. Failure to maintain erosion control, trash control or tree protection

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

R110.1.1 Fiber Optic Network Conduit and Fiber Optic Cable. All residential subdivisions must make best efforts to install fiber optic capability before receiving a Certificate of Occupancy. In addition, the developer must inform the City of the provider chosen to serve the development and specify both the overall speed (minimum 1 GB) and the speed to each individual house or unit.

Section R319 Site Address; Amend to read as follows:

Section R319. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Homes with ally's or mew entrances shall have addresses directly or internally illuminated and visible from the ally or mew as determined by Section G2420.1.1 (409.1.1) Valve approval; Add sentence to paragraph to read as follows:

Section G2420.1.1 (409.1.1) Valve approval. All valves servicing cooktops, stovetops, ranges and ovens shall be approved ANSI Z 21.15 valves with full shut off handles. Keyed/handless (Clive) valves will not be allowed for the appliances mentioned only.

Section G2420.1.3 (409.1.3) Access to shutoff valve; Add sentence to paragraph to read as follows:

Section G2420.1.3 (409.1.3) Access to shutoff valve. Shutoff valve for cooktops, stovetops, ovens and ranges shall be readily accessible unless approved by Building Official or Chief Building Inspector on per case basis. *the Fire Marshall's Office. (Remainder is unchanged)*

International Mechanical Code:

Section 606.2.1 Return air systems; Amend to read as follows:

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Section 606.2.1 Return air systems. Smoke detectors shall be installed in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.

Section 606.2.2 Common supply and return air systems; Amend section and exception to read as follows:

Section 606.2.2 Common supply and return air systems. Where multiple air-handling systems share a common supply or return air ducts or plenums, the return air system shall be provided with smoke detectors in accordance with Section 606.2.1

Exception: Individual smoke detectors shall not be required for each fan-powered terminal unit and will be shut down by activation of one of the following: (remainder unchanged)

International Fuel Gas Code:

Section 409.1.1 Valve approval; add sentence to paragraph to read as follows:

Section 409.1.1 Valve approval. (unchanged*)* All valves servicing cooktops, stovetops, ranges and ovens shall be approved ANSI Z 21.15 valves with full shut off handles. Keyed/handless (Clive) valves will not be allowed for the appliances mentioned only.

Section 409.1.3 Access to shutoff valve; Add sentence to paragraph to read as follows:

Section 409.1.3 Access to shutoff valve. (unchanged) Shutoff valves for cooktops, stovetops, ovens and ranges shall be readily accessible unless approved by Building Official or Chief Building Inspector on per case basis.

Section 409.5 Appliance shutoff valve; Add section 409.8 Shut-off Valve for Outdoor Locations

Section 409.8 Shutoff valve for outdoor locations An emergency shutoff valve shall be installed in a readily accessible location, within sight and labeled for Outdoor Kitchens, Grills, Fire Pits or other appliances requiring gas.

International Plumbing Code:

Section 608.17.1.1 Carbonated beverage dispensers; amend to read as follows;

Section 608.17.1.1 Carbonated beverage dispensers. The water supply connection to each carbonated beverage dispenser shall be protected against backflow by a reduced pressure principle backflow preventer conforming to ASSE 1013 or by an air gap. The portion of the backflow preventer device downstream from the second check valve of the device and the piping downstream therefrom shall not be affected by carbon dioxide gas.

Section 608.17.1.2 Coffee machines and noncarbonated drink dispensers; amend to read as follows;

Section 608.17.1.2 Coffee machines and noncarbonated drink dispensers. The water supply connection to each coffee machine and each noncarbonated beverage dispenser shall be protected against

Attachment: Draft Ordinance (Discussion regarding the 2021 International Model Construction Codes (McAfee))

backflow by a reduced pressure principle backflow preventer conforming to ASSE 1013 or ASSE 1024, or protected by an air gap.

Section 705.10.2 Solvent cementing; amend to read as follows:

705.10.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

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Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dawn Berry, Purchasing Director
CC:	Karla Stovall, Assistant City Manager
Date:	August 9, 2022
Re:	Procurement Policy - Update FY 22

Action Requested:
Discussion regarding Fiscal Year 2022 Procurement Policy updates. (Berry)

Supporting Documents: Presentation

Staff Recommendation:

Life Connected.

CITY OF CELINA

PROCUREMENT POLICY

DESCRIPTION	COUNCIL AUTHORIZED DATE	RESOLUTION #
Adopted by Resolution on:	August 13, 2019	2019-42R
Revision 1	September 13, 2022	

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

PROCUREMENT POLICY

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SECTION 1: ~~PURPOSE~~POLICY

1.1 PURPOSE

The purpose of the Procurement Policy is to provide guidance to all employees regarding procurement related activities. ~~department directors, managers, supervisors, and employees with a written set of parameters for purchasing goods and services under applicable state statutes. More specifically, the purposes are:~~ Purchasing is a function of all Departments. Directors and their designees are responsible for coordinating with the Purchasing Department any departmental purchases made on behalf of the City of Celina. Purchasing procedures are guided by several established policies.

A. All purchasing shall be in accordance with the laws of the State of Texas including Chapters 252 and 271 of the Texas local Government Code, Government Code Chapter 2269, and the City of Celina Charter pertaining to purchasing.

B. All purchasing shall adhere to sound purchasing policies to ensure that Celina taxpayers receive the best value for city purchases. Purchasing activities will be managed with proper controls and all requisitions will be processed in a timely manner to ensure efficient practices.

C. When required, or preferred, a competitive bidding process, in the form of a Bid, Request for Proposal, Request for Qualifications, or approved alternate delivery method will be utilized to obtain purchases that provide the best value to the City, and to provide for an open and fair process for all interested vendors.

~~Simplify and clarify the laws governing purchasing by the City;~~

~~Permit the continued development of purchasing policies and practices;~~

~~Provide consistency in the purchasing practices of the City;~~

~~Increase public confidence in public purchasing;~~

~~Ensure the fair and equitable treatment of all persons who participate in the purchasing process;~~

~~Provide increased economy and efficiency in purchasing activities by avoiding unnecessary, unwarranted, and duplicative purchases;~~

~~Provide safeguards for the maintenance of a purchasing system;~~

~~Ensure that full accounting is available and given for all purchases.~~

1.2 ~~POLICY~~AUTHORITY

~~It is the policy of the City to conduct procurement functions efficiently, effectively, and in full compliance with all federal and state laws, and City Charter.~~ The City Council's authority to contract for all goods and services is delegated to the City Manager as outlined in this policy and to those employees to whom the City Manager delegates that responsibility. ~~The Purchasing Director has been delegated authority by the City Manager to contract for the City by this manual. Additionally, selected personnel in the City's requesting departments are authorized to make purchases.~~

~~Personnel who attempt to contract in the name of the City, or make authorized or unauthorized purchases outside the scope of this policy, may be submit to disciplinary action up to and including termination, legal action, and personal financial liability.~~

~~If a person fails to comply with the competitive bidding or competitive proposal procedures required by law, that person may be convicted of a Class B misdemeanor. This includes a situation where a person knowingly or intentionally or unknowingly authorizes separate, sequential or component purchases to avoid the competitive bid requirement.~~

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The Purchasing Director interprets this Policy. Any questions regarding the Purchasing Director's interpretation and/or application of the policy may be taken to the City Manager for the review and consideration. The City Manager shall resolve any question about any interpretation and/or application of the policy when there is a conflict.

1.3 CENTRALIZED PROCUREMENT

The Purchasing Department will serve as the central procurement office for the City. It will determine which method of Procurement provides the best value for the City. The Purchasing Department communicates ~~adopts~~ operational procedures consistent with sound business practices, ~~in line with all federal and state statutes which govern~~ for the procurement and management of all goods ~~materials~~ and services, including disposal of City-owned property.

1.4 ENFORCEMENT

It shall be the responsibility of the City Manager and Purchasing Director to enforce all procurement procedures.

A violation is defined as an employee's action or omission that indicates a disregard for purchasing laws, policies, or procedures. A violation also may be noted if the employee's action was unintentional but violates federal law, state law, city charter, policies, or procedures.

Personnel who attempt to contract in the name of the City, or make authorized or unauthorized purchases outside the scope of this policy, may be subject to disciplinary action up to and including termination, legal action, and personal financial liability.

If a person fails to comply with the competitive bidding or competitive proposal procedures required by law, that person may be convicted of a Class B misdemeanor. This includes a situation where a person knowingly or intentionally ~~or unknowingly~~ authorizes separate, sequential or component purchases to avoid the competitive bid requirement.

~~Violation of purchasing procedures will be noted to the appropriate Director in writing from the Purchasing Director through a Statement of Non-Compliance form.~~

~~Repetitive violations of purchasing procedures by a department or individual will be communicated to the City Manager from the Purchasing Director.~~

Texas Local Government Code § 252.062, 252.063, and 271.029 provide criminal penalties for officers and employees who knowingly violate state statutes.

1.5 PERSONAL USE PROHIBITIONS AND PERMISSIONS

The nature of purchasing functions makes it critical that all players in the process remain independent, free of obligation or suspicion, and completely fair and impartial. Maintaining the integrity and credibility of a purchasing program requires a clear set of guidelines, rules and responsibilities to govern the behavior of purchasing employees. The following guidelines must be adhered to by all employees.

If an employee acquires merchandise or services for the employee's personal use from a vendor doing business with the City, ~~such merchandise or services may not be delivered to the employee or another City employee unless the acquisition~~ the purchase must be paid directly to the vendor by the employee. ~~No personal invoices are to be mailed to an employee (or another City employee for or on behalf of the employee) at the employee's (or other employee's) place of work. The employee is responsible for the payment of applicable sales tax.~~

Employees may purchase merchandise or services from a vendor doing business with the City, provided that the price at which the item is purchased is the same price charged to all officers and employees of the City.

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Employees cannot use the City's business accounts for personal purchases. ~~Employees involved in contract negotiations should refrain from not purchase merchandise or services for personal use from a vendor that is currently working, seeks to work, or has worked for the City.~~

Employees shall **NOT** use the City of Celina tax exemption forms for personal use.

1.6 ~~POLICY~~ LEGISLATIVE UPDATES

~~City Council may amend the policy at any time.~~ Any amendments to State or Federal law will automatically take effect on the date stated in the legislative update.

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SECTION 2: POLICY THRESHOLDS

2.1 PURCHASING THRESHOLDS

Purchasing thresholds are established to ensure fair competition among available, responsible vendors. To effectively expedite and control purchases of goods and services that are under the established rules of the Local Government Code, Chapter 252, the following guidelines have been established by the City of Celina to assist city employees in obtaining competitive quotes or bids. Employees should be aware of the component, separate, and sequential purchasing definitions provided below when identifying the purchasing threshold.

Component Purchase is a purchase of the component parts of an item that in normal purchasing practices would be purchased in one purchase.

Separate Purchases are purchases made separately of items that in normal purchasing practices would be purchased in one purchase.

Sequential Purchases are purchases made over a period of items that in normal purchasing practices would be purchased in one purchase.

PURCHASES $2,999.99 OR LESS

A. An approved department representative may source these items directly.

B. Multiple quotes are recommended, but not required for this threshold. One written quote is required.

C. Purchase must be made with the purchasing card or by obtaining a purchase order prior to placing the order.

PURCHASES $3,000 TO $49,999.99

A. Requires three written quotes. Quotes must be uploaded online to the requisition system for review by Purchasing.

B. Requires a documented attempt to contact two Historically Underutilized Businesses (HUBs) from HUB vendors within Collin or Denton Counties.

C. A purchase must be made by obtaining a purchase order prior to placing the order.

D. Exceptions may be granted by the Purchasing Director for use of a PCard or other payment method.

PURCHASES $50,000+

Purchases in amounts of $50,000 or greater are generally subject to requirements of the competitive bid process unless specifically exempted by State Law.

Exceptions to the $50,000 Bid Threshold:

A. Professional Services (Section 13 of the City of Celina Procurement Policy)

B. Emergency Purchases (Section 14 of the City of Celina Procurement Policy)

C. Disaster Purchases (Section 15 of the City of Celina Procurement Policy)

D. Sole Source Purchases (Section 16 of the City of Celina Procurement Policy)

E. Cooperative Purchases (Section 17 of the City of Celina Procurement Policy)

F. Other Exemptions as outlined in the Texas Local Government Code Chapter 252

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2.2 APPROVAL AUTHORITY FOR PURCHASES

The following approval levels shall be utilized in all procurement related matters. The respective Director or designee must approve all procurement card (PCard) transactions. Purchase Orders will also follow this approval process. The Purchasing Department is responsible for the review and issuance of all Purchases Orders and final PCard submittals. The approval requirement levels are established on a monetary scale identified in the chart below.

Amount	Approval Requirements				
	Level 1	Level 2	Level 3	Level 4	Review and Issuance
$2,999.99 or less	Authorized Staff				Purchasing
$3,000 - $24,999.99	Authorized Staff	Director			Purchasing
$25,000 - $49,999.99	Authorized Staff	Director	City Manager		Purchasing
$50,000 +	Authorized Staff	Director	City Manager	City Council	Purchasing

PURCHASES $2,999.99 or less (Level 1)

Directors may delegate authority to staff within their Department to approve and authorize a requisition, or PCard purchase.

PURCHASES $3,000.00 to $24,999.99 (Level 1, 2)

If a Director delegates the approval authority to staff within their Department for a requisition or PCard purchase two authorization approvals are required. A Director approval is required at this level.

PURCHASES $25,000.00 to $49,999.99 (Level 1, 2, 3)

Requires signature from the City Manager or his/her designee. Additionally, if a Director delegates the approval authority to staff within their Department for a requisition or PCard purchase two authorization approvals are required. A Director approval is required at this level.

PURCHASING $50,000.00 or more (Level 1, 2, 3, 4)

Requires City Council approval and signature from the City Manager or his/her designee plus other levels.

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SECTION 3: DELEGATED AUTHORITY

This section covers delegated authority for all Procurement related issues.

3.1 CITY COUNCIL

City Council, as required by Local Government Code, §252, must authorize:

A. All anticipated expenditures exceeding $50,000.

~~B.~~ All change orders greater than $50,000 ~~but not exceeding 25% of the original contract amount.~~

3.2 CITY MANAGER

The City Manager shall establish the rules and regulations for the purchase of all goods and services through this manual.

Delegated Authority – City Manager:

The City Manager, as authorized by City Council, may:

A. Authorize the purchase of all items less than $50,000.

B. Authorize non-budgeted items less than $50,000.

C. Execute all purchase orders under $50,000 and those over $50,000 that City Council has approved.

D. Execute all contracts and change orders under $50,000.

E. Execute all contracts and change orders over $50,000 that City Council has approved.

F. Execute change orders that have increased the contract by no more than 25%.

G. Execute change orders that have decreased the original contract.

3.3 ASSISTANT CITY MANAGER – INTERNAL SERVICES

The City Manager delegates to the Assistant City Manager for Internal Services (ACM-IS) the authority to procure all goods and services, dispose of all salvage, surplus, and seized property, execute contracts and agreements for all departments and administer the rules and regulations as established by all federal, state and local procurement laws.

Delegated Authority – Assistant City Manager for Internal Services

The ACM-IS, as authorized by the City Manager, may:

A. Authorize the purchase of items less than $50,000

B. Execute all purchase orders under $50,000 and those over $50,000 that City Council has approved.

C. Execute all Interlocal or Cooperative Purchasing agreements.

D. Purchase goods or services through an Interlocal Agreement or Cooperative Contract.

E. Execute all contracts and change orders under $50,000.

F. Execute all contracts and change orders over $50,000 that City Council has approved.

G. Execute change orders that have increased the contract by no more than 25%.

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H. Execute change orders that have decreased the original contract.

I. In concurrence with requesting department, reject all bids when in the City's best interest, and make a recommendation to the City Manager or City Council, as appropriate. Rejections over $50,000 require authorization by City Council.

J. Determine which method of Procurement provides the best value for the City.

K. Determine and implement the most appropriate method of disposal of salvage, surplus, and seized property in accordance with applicable laws.

L. Consult with the City Attorney for a review of all procurement-related issues.

M. Conduct procurement in a fair, open, inclusive, and transparent environment.

3.4 PURCHASING DIRECTOR

The Purchasing Director oversees all procurement requirements for goods and services and ensures all are in accordance with all federal, state, and local procurement laws. The Purchasing Director ensures all procurement activities are conducted with the highest ethical standards, open and fair competition, and protect public funds.

Delegated Authority – Purchasing Director:

The City Manager delegates to the Purchasing Director the authority to procure all goods and services, dispose of all salvage, surplus, and seized property, execute contracts and agreements for all departments and administer the rules and regulations as established by all federal, state, and local procurement laws.

The Purchasing Director, as authorized by the City Manager, may:

A. Authorize the purchase of items less than $50,000

B. Execute all purchase orders under $50,000 and those over $50,000 that the City Council has approved.

C. Execute all Interlocal or Cooperative Purchasing agreements.

D. Purchase goods or services through an Interlocal Agreement or Cooperative Contract.

E. Execute all contracts and change orders under $50,000.

F. Execute all contracts and change orders over $50,000 that City Council has approved.

G. Execute change orders that have increased the contract by no more than 25%.

H. Execute change orders that have decreased the original contract.

I. Reject any and all bids, in concurrence with requesting department, when in the City's best interest, and make recommendations to the City Manager or City Council, as appropriate. Rejections over $50,000 require authorization by City Council.

J. Determine which method of Procurement provides the best value for the City.

K. Determine and implement the most appropriate disposal method of salvage, surplus, and seized property in accordance with applicable laws.

L. Consult with the City Attorney for a review of all procurement-related issues.

M. Conduct procurement in a fair, open, inclusive, and transparent environment.

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3.5 DIRECTORS

Directors are responsible for ensuring procurement related activities are completed on a timely basis, within policy compliance, and for promoting conduct that fosters public confidence by:

A. Ensuring adequate funds are appropriated. A budget transfer request must be submitted before the expenditure is captured if appropriations are exceeded.

B. Manage, review, and approve department credit cards.

C. Ensure Historically Underutilized Business (HUB) participation in accordance with the provisions of Texas Local Government Code Chapter

D. Guard against misappropriation of City funds by safeguarding public funds and ensuring fair, open, and transparent processes by providing equal opportunities to all vendors.

3.6 DEPARTMENT STAFF

Delegated individuals within a department who have been properly trained may submit requisitions and manage PCard reconciliation in accordance with this manual.

3.7 FINANCE DEPARTMENT

The Finance Director, Budget Manager, and Purchasing Director are responsible for ensuring the proper expenditures of funds, both budgeted and unbudgeted, and verifying the availability of funds before making a recommendation to the City Council.

3.8 APPROVAL AUTHORITY

The following approval levels shall be utilized in all Procurement related matters.

A. The respective department Director or designee must approve all procurement card (PCard) transactions.

B. The approval requirement tiers are established on a monetary scale identified in the chart below.

Amount	Approval Requirements				
	Level 1	Level 2	Level 3	Level 3	Review and Issuance
Under $3,000	Authorized Staff				Purchasing
Over $3,000	Authorized Staff	Director			Purchasing
$25,000 +	Authorized Staff	Director	City Manager		Purchasing
$50,000 +	Authorized Staff	Director	City Manager	City Council	Purchasing

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SECTION 4: STATUTE

4.1 POLICY BACKGROUND

The procurement policy is based on Texas statutory provisions as found in the Texas Government Code, Texas Local Government Code, Texas Insurance Code, and Texas Labor Code, as amended. Although all such requirements apply to the policies and procedures outlined in this policy, selected statutes are provided herein for guidance, as follows:

4.2. DEFINITIONS, Texas Local Government Code, §252.001

Component Purchase is a purchase of the component parts of an item that in normal purchasing practices would be purchased in one purchase.

High Technology procurement is the Procurement of equipment, goods, or services of a highly technical nature, including:

A. Data processing equipment and software and firmware used in conjunction with data processing equipment;

B. Telecommunications equipment and radio and microwave systems;

C. Electronic distributed control systems, including building energy management systems; and

D. Technical services related to those items.

Separate Purchases are purchases made separately of items that in normal purchasing practices would be purchased in one purchase.

Sequential Purchases are purchases made over a period of items that in normal purchasing practices would be purchased in one purchase.

4.3 BIDS THRESHOLD, Texas Local Government Code, §252.0215

Expenditures of more than $3,000, but less than $50,000, require the buyer to obtain a minimum of two quotes from Historically Underutilized Businesses (HUB) in Collin and Denton Counties.

A total of three quotes are required for all purchases over $3,000 and less than $50,000.

The City must competitively bid or accept sealed proposals for any goods/services over $50,000.

4.4 PAYMENTS, Texas Government Code, §2251.021 through 2251.030

A payment is overdue on the **31st day after the latter of**:

A. The date the governmental entity receives the goods under the contract; or

B. The date the performance of the service under the contract is completed; or

C. The date the governmental entity receives an invoice for the goods or service.

If goods or services are incomplete, staff must document any issues/shortages and notify the vendor in writing. **Payment is not made until the good or service is accepted.**

A. Interest on overdue payments accrues at the interest rate established by law.

B. Departments are encouraged to take advantage of prompt or early payment discounts.

Vendors / Contractors must pay subcontractor or supplier who supplies goods/services for which payment is made within ten (10) days after receipt of payment from the City.

4.5 CRIMINAL PENALTIES, Texas Local Government Code, §252.062

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A municipal officer or employee commits an offense if the officer or employee intentionally or knowingly makes or authorizes separate, sequential, or component purchases to avoid the competitive bidding requirements of Section 252.021. An offense under this subsection is a Class B misdemeanor.

A municipal officer or employee commits an offense if the officer or employee intentionally or knowingly violates Section 252.021, other than by conduct described by subsection (a). An offense under this subsection is a Class B misdemeanor.

A municipal officer or employee commits an offense if the officer or employee intentionally or knowingly violates this chapter, other than by conduct described in subsection (a) or (b). An offense under this subsection is a Class C misdemeanor.

4.6 **REMOVAL/INELIGIBILITY, Texas Local Government Code, §252.063**

The final conviction of a municipal officer or employee for an offense under Section 252.062 (a) or (b) results in the immediate removal from office or employment of that person.

For four years after that date of the final conviction, the removed officer or employee is ineligible:

A. To be a candidate for or to be appointed or elected to a public office in this state;

B. To be employed by the municipality with which the person served when the offense occurred; and

C. To receive any compensation through a contract with that municipality.

4.7 **PUBLIC RECORDS**

Texas Government Code, Chapter 552 regarding bid documents and contracts will be followed.

The City will not release copies of submitted bids or bid evaluations until after the contract has been awarded in accordance with §552.104 of the Texas Government Code. This is not a waiver of any exception to the requirements of public disclosure contained in the Texas Public Information Act, including, but not limited to, trade secrets or other commercial or financial information that is made confidential by law.

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SECTION 5: ETHICS

It is the policy of the City of Celina that the following ethical principles govern the conduct of all employees involved, directly or indirectly, in the City's procurement process.

5.1 DEFINITIONS

Vendor is defined as person or business who enters or seeks to enter into a contract with the City.

~~Local Government officer means City Council, City Manager, Director, Superintendent, or an agent that exercises discretion in planning, recommending, selecting or contracting of a vendor.~~

Family Member means a person related to another person within the first degree.

Family Relationship is a relationship between a person and another person within the third degree.

Gift means a benefit offered by a person, including food, lodging, transportation, and entertainment accepted as a guest.

5.2 PROCUREMENT CODE OF ETHICS

A special responsibility is imposed on all City of Celina employees entrusted with allocating City funds. Employees are held to the highest degree of integrity in government procurement to secure the best financial results and comply with the procurement process.

Employees involved in procurement and procurement-related functions must remain independent, free of obligation or suspicion, and entirely fair and impartial. Credibility and public confidence are vital throughout the purchasing process. Any erosion of honesty, integrity, or openness tends to be more injurious to purchasing than most other public programs. The shadow of doubt can be as harmful as the conduct itself. It is with this in mind that the following procedures are set forth. Every person employed by the City of Celina and performing public purchasing and purchasing-related functions shall abide by this code of ethics.

~~5.3 PERCEPTION~~

A. Strive to continually increase competition in supplier selection and endeavor to prevent any collusive activities among suppliers. Avoid soliciting or accepting money, loans, credits and acceptance of gifts, entertainment, favors, or services from present or potential suppliers that might influence, or appear to influence supply management decisions.

B. Handle confidential or proprietary information with due care and proper consideration. Receive consent of originator of confidential information or proprietary ideas and designs before using them for competitive purchasing purposes.

C. Treat supplies equitably, without preference or discrimination, and without imposing unnecessary constraints on the competitive market.

D. Avoid the intent and appearance of unethical or compromising practice in relationships, actions, and communications with vendors.

E. ~~Avoid~~ Discourage business relationships with personal friends and relatives. Request a reassignment of responsibility if the situation occurs.

F. ~~Avoid~~ Refrain from holding business meetings with suppliers outside the office. If such a

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meeting is necessary, carefully choose the location so there will be no perception by others in the business community or your peers of impropriety.

~~5.4 RESPONSIBILITY TO YOUR EMPLOYER~~

G. Adhere to lawful instructions, using reasonable care, and only granted authority.

H. Refrain from conducting any private business or professional activity that would result in a conflict of interest between the employee and employer.

5.~~5~~3 **NO EMPLOYEE OF THE CITY MAY:**

Employees may not have any financial or other interest, directly or indirectly, in any proposed or existing contract, purchase (materials & supplies), work, sale, or service to, for, with, or by the City.

A. An employee may submit an exception by submitting a conflict of interest form to the City Manager. In conjunction with Human Resources and City Attorney, the City Manager may waive this requirement and grant an exception.

B. Use of City employment, authority, or influence for personal betterment, financial or otherwise, is prohibited.

5.~~6~~4 **CONFLICT OF INTEREST**

City employees and officials must become familiar with the requirements in Texas Local Government Code Chapter 176, Disclosure of Certain Relationships with Local Government Officers; and Texas Local Government Code Chapter 171, Regulation of Conflicts of Interest of Officers of Municipalities; and the penalties provided therein.

If a conflict exists, the employee shall notify the Procurement Director in writing and remove him or herself from the City procurement process.

5.~~7~~5 **GRATUITIES (GIFTS AND ENTERTAINMENT)**

Employees shall not solicit or accept money, loans, gifts, favors or anything of value from ~~present~~ current or potential vendors/contractors that might influence or appear to influence a purchasing decision or the City procurement process. If anyone is in doubt about whether a specific transaction complies with the policy, the person should disclose the transaction to the Procurement Director for a determination of compliance.

A. The purpose of the policy governing gifts to public employees is to regulate attempts to influence employees to use their authority or discretion to the advantage of the person making the gift and prevent criminal conduct per City policy.

B. No officer or employee of the City shall accept, directly or indirectly any gifts, privilege or employment from any corporation, business or entity enjoying business from the City. The City recognizes that food items may be received from citizens and vendors as a thank you for service during holiday time and on other occasions. Such offerings, including gift donations, are permissible and should be made for the enjoyment of everyone as available in that particular department, division, or work site.

C. Items that are not consumable on the premises shall be returned, donated to a City program, or community organization or used as a door prize at a City event.

D. This policy is not intended to prohibit the employee or department from accepting discounted values when carrying out departmental (non-personal) business or accepting courtesy is generally extended to business or governmental organizations within reason.

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E. Employees can attend events and sponsored events from citizens and vendors at the discretion of the employee's supervisor.

F. The City as a whole may accept consumable products as stated in item C above, if the items are provided by a vendor that is not currently under evaluation through a procurement process.

G. Gift v

H. Questions regarding acceptance of gifts should be channeled through the Purchasing Director.

~~Employees of the City must:~~

~~A. Adhere to Chapter 176 of the Local Government Code.~~

~~B. Refrain from soliciting or accepting gifts of any kind from vendors or entities, actual or potential;~~

~~C. Never provide special favors or privileges to anyone, either as payment or under any other circumstance;~~

~~D. Never accept for self, friends, or family any favors or benefits which might be construed as influencing the performance of duties;~~

5.8 SUPPLIER/VENDOR RELATIONS

Employees of the City must:

A. Promote positive vendor relations through courtesy and impartiality in all phases of the procurement process;

B. Handle confidential or proprietary information belonging to the City, fellow employees, or vendors with care and proper consideration of ethical and legal ramifications and governmental regulations;

C. Never use information gained confidentially in the performance of duties for profit;

D. Exhibit a friendly, cooperative, and yet objective relationship with all suppliers; this will help avoid the appearance of partiality in business dealings; and

E. Actively strive to comply with City policies and federal and state laws regarding purchases from small businesses and those owned by minorities and other disadvantaged groups.

City employees must discharge their duties impartially to ensure suppliers have fair and competitive access to government procurement. City employees must conduct themselves in such a manner as to foster public confidence in the integrity of the City of Celina procurement opportunities. Each employee must report any potential violations to the proper authorities.

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SECTION 6: ENVIRONMENTAL

6.1 PURPOSE

The purpose of this policy is to establish a guide and encourage the purchase and use of materials, products, and services that support the purchase of recycled and environmentally preferred products to minimize the City's environmental impact.

6.2 DEFINITIONS

Environmental Purchasing is defined as the Procurement of goods and services that have ecological and social impacts than competing products and services. The Purchasing Manager shall encourage the use of durable goods and reusable goods containing the maximum post-consumer waste and recyclable content without affecting the intended use. Environmental factors to be considered may include recycled content, pollutant, releases, waste generation, energy consumption, depletion of natural resources, and potential impact on human health and the environment.

Recycled Products are manufactured with waste material recovered or diverted from the waste stream. Recycled materials may be derived from post-consumer waste, industrial scrap, manufacturing waste, or other waste that would not have been utilized.

Cooperative Purchasing allows organizations to combine their purchasing power to negotiate better prices and reduce purchasing costs of a formal bid process.

Environmentally Preferable Products or Services are products and services with a reduced effect on human health, resources, and the environment compared with competing products and services that serve the same purpose. This comparison may consider raw materials acquisition, production, manufacturing, packaging, distribution, reuse, operation, maintenance, and disposal of the product or service.

Life Cycle Assessment is the comprehensive examination of a product's environmental impacts throughout its lifetime.

Post-Consumer Recycled Content is the percentage of a product made from materials and by-products recovered or diverted from the solid waste stream after having completed their usefulness as consumer items and used in place of raw or virgin material. Post-consumer content includes materials such as paper, glass or plastic bottles, and cans collected for recycling.

Pre-Consumer Recycled Content is the percentage of products made from materials by-products diverted from the solid waste stream during the manufacturing process. Pre-consumer materials exclude reutilization of the material such as rework, regrind or scrap generated in a process and capable of being reclaimed within the same process that developed it, such as wood chips, trimmed printed materials, and overruns and obsolete inventories.

A. Practicable means sufficient in performance and available at a reasonable cost.

B. Performance means the ability of a product or service to accomplish or contribute to achieving a job or task.

C. Solid Waste is defined in federal statute USEPA 40 CFR 261.2 at www.ecrf.gov.

6.3 POLICY

The City shall attempt to purchase and use materials, products, and economically responsible services that support economic, environmental, and social goals or reduce resource consumption and waste.

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Nothing in this policy shall be construed as requiring the purchase of a product that does not perform adequately or are not available at a reasonable cost.

This policy identifies the following economic, environmental, and social factors that may be incorporated into the specifications and used as part of the best value criteria.

Environmental Factors:

Pollutant Releases
Energy Consumption
Waste Generation
General Impact on the Environment
Greenhouse Gas Emissions
Depletion of Natural Resources
Recycled, Recyclable Content

Economic Factors:

Best Value
Staff Time and Labor
Leveraging Our Buying Power
Technological Advances

Social Factors:

Health and Safety
Use of Locally Produced Products
End of Life Disposal
Minimization of Transportation

6.4 RESPONSIBILITIES

Purchasing is responsible for:

A. Designating products, processes, and procedures to be evaluated by departments. Maintain a list of acceptable options.
B. Provide technical assistance in policy implementation.
C. Monitor and revise procedures as necessary.
D. Research and communicate environmentally preferable products to departments for evaluation.
E. Collect data on recycled and other environmentally preferable products.

Departments are responsible for:

A. Identify key personnel to evaluate products when feasible.
B. Monitor and report to Procurement the success or failure of all designated products.
C. Evaluate and assess current policies and practices for opportunities to incorporate environmentally preferred products.
D. Be familiar with third-party certification organizations such as Energy Star and Green Seal.

Contractors/Suppliers are responsible for understanding all environmental specifications while working on City projects and all Federal, State, and local laws.

Contractors and Suppliers shall:

AIR EMISSIONS

- Strive to minimize vehicle & equipment idling and shall comply with any current or future ordinance regarding idling.
- Ensure their staff is trained in the proper use of handling all materials and chemicals to minimize air emissions.
- Avoid open burning of waste materials.
- Cover or wet down dry materials and rubbish to prevent blowing dust and debris.

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DRAINAGE

- Do not pump or dump water containing contaminated materials into waterways, sewers, or drainage systems.

DUST CONTROL

- Keep public roadways clean and free of mud unless closed to through traffic per authorized traffic control plans.
- Install a mud mat at the construction access site.

ENERGY CONSUMPTION

- Use energy-efficient equipment and work practices (turn off lights and equipment when not in use) when working on City projects.

EROSION & SEDIMENTATION CONTROL

- Ensure work near water and environmentally sensitive areas follow all requirements and permits.
- Be responsible for implementing and maintaining erosion and sediment control measures when required by the specification.

SPILL PREVENTION

- All spills must be reported immediately and proper reporting to all required agencies, including City staff.
- All spills shall be controlled, contained, and cleaned as soon as possible.

WASTE MANAGEMENT

- When possible, contractors and supplies should employ the “reduce, reuse, and recycle” principles when working on City projects to help minimize the amount of waste produced and sent to the landfill.
- Do not bury waste materials.
- Contractors shall dispose of waste using Federal, State, and Local laws and regulations.

MANAGEMENT OF CHEMICALS

- Hazardous materials brought to and removed from a worksite shall be managed in accordance with all Federal, State, and local laws & regulations.
- All containers must be appropriately labeled.
- All paint is low-odor and low volatile organic compounds (VOC).
- Material Safety Data Sheets (MSDS) must be maintained onsite.

NOISE

- Minimize noise onsite resulting from work activities whenever practical.
- Adhere to required working hours.
- Use vehicles and equipment with properly working muffling devices.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

SECTION 7: GRANTS

7.1 POLICY

This policy establishes the responsibility for ensuring compliance and provides a review process that shall be completed before signing any grant or award document and accepting said grant or award.

7.2 IDENTIFICATION AND APPLICATION

Departments seeking grants must provide advance notice in writing to Finance. This ensures that those affected can review and understand grant requirements, including Budget, Procurement, and auditors.

A. Submit grant requirements to Finance before application submittal.

B. Submit copies of all award documents, applications, and funding agreements to Procurement and Finance before bidding.

C. § CFR 200.318

1. The City (Non-Federal entity) must use its own documented procurement procedures, which reflect applicable State, local, and tribal laws and regulations, provided that the procurements conform to applicable Federal law and the standards identified in this part.
2. Non-Federal entities must maintain oversight to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders.
3. Conflict of Interest: No employee, officer, or agent may participate in selecting, awarding, or administering a contract supported by a Federal award if they have an actual, apparent conflict of interest. A conflict of interest arises when the employee, officer, agent, or any member of their immediate family, their partner, or an organization that employs or is about to employ any of the parties indicated, has a financial or other interest or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of the non-Federal entity may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

SECTION 8: MISCELLANEOUS GUIDELINES

8.1 BID PROTESTS

All protests regarding the bid solicitation process must be submitted in writing to the Purchasing Director within five (5) working days following the opening of bids. This includes all protests relating to advertising, deadlines, bid opening, and other related procedures under the Texas Local Government Code and protests relating to alleged improprieties or ambiguities in the specifications.

8.2 DEBRIEFING

Debriefings and requests for information shall be in accordance with Texas Government Code, §552 Texas Public Information Act.

Discussion of competing proposals is prohibited.

8.3 CHECK REQUEST, PURCHASE ORDER EXCEPTION

Check requests may be used for the following purchase types and do not require a purchase order:

A. Refunds: Include the reason for the request and attach documentation indicating the person or organization's name; date of original purchase, contract date, class date; and reason for refund.

B. Contract Labor: Include the reason for the request and attach documentation, including a copy of the employment contract for a one-time payment or instructors. Submit proper documentation, such as a copy of the instructor contract.

C. Land/Development: Include agreement and reason for the request.

D. Reimbursements: Include a copy of the detailed invoice or receipt. This does not include travel reimbursements.

E. Other exceptions must be approved by the Finance Director and Purchasing Director.

8.4 INFORMATION TECHNOLOGY PURCHASES

All technology purchases, including software, hardware, copier, and printers, must be approved by the Information Technology Department to ensure security controls are met.

8.5 NEW VENDORS

All new vendors are required to submit a completed vendor packet.

8.6 DISCRIMINATION

It is the policy of the City of Celina to afford all suppliers an equal opportunity to bid on any contract.

This policy prohibits discrimination against any person because of race, color, sex, religious affiliation, age, disability, or national origin, in the award or performance of any contract.

The policy requires its officers, employees, agents, and sub-contractors to adhere to this policy.

8.7 PLACING ORDERS

Funds must be available and in the proper account before submission of requisition and before use of a purchasing card.

8.8 QUOTES - FREIGHT CHARGES AND FEES

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

Include freight costs and fees in the total price when obtaining quotes. Freight and fees must be considered in determining the award.

All freight should be requested as FOB Destination (delivery address) freight pre-paid and allowed.

8.9 PURCHASING ORDERS

Purchase orders are required before placing the order and sent to the vendor when the order is placed.

A purchase order is required for any purchase not made on a City-issued credit card.

In extenuating circumstances, a purchase order may not be required. All exceptions will be reviewed and approved by both the Finance Director and the Purchasing Director.

8.10 INVOICES

All invoices must be submitted to Accounts Payable within five days of receipt and include the following information included.

A. Receiving information (received in full / received partial)

B. Signature of department representative

C. PO Number

The authorized purchaser is responsible for verifying that all materials/services are received in working order and meet specifications. Once materials/services are received and verified as correct, indicate receipt of materials on the invoice by noting "received in full" or "received partial" for each line item on the Purchase Order**.**

A. Notify the vendor immediately if the quantity received does not agree with the vendor's packing slip or the material does not conform to specification.

8.11 REVOLVING CREDIT ACCOUNTS

Credit accounts are available for the end user's use; however, they may only be opened or closed by Finance or Procurement.

8.12 SALES TAX EXEMPTION

The City is exempt from sales, excise, and use taxes under Texas Tax Code, § 151.309. End users are responsible for ensuring tax is not paid.

The City is NOT exempt from sales tax for food, lodging, or transportation-related purchases during travel.

8.13 TIE BIDS

If all factors and conditions relating to the bids are equal, the tie bid will be awarded to the local vendor. If the vendors are not local, then a coin toss will be conducted by Purchasing with at least one witness.

The Local Preference Policy will be used for tie bids involving the selection of a local vendor.

8.14 VENDOR PERFORMANCE

The City does not have centralized receiving. Departments are responsible for receiving of goods and services. Departments must document in writing items such as shortages, late delivery, or damaged merchandise. Vendor performance should be ~~in writing and~~ submitted to Procurement.

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~~Document project status, current issues, and potential issues.~~

8.15 **NON-PERFORMING VENDORS**

When a vendor fails to perform according to the Agreement (Purchase Order, Annual Agreement, Contract, and/or Specification), the Department Director or designee will:

A. Document the issues in writing to the vendor and to Purchasing.

B. Schedule a meeting to discuss the issues.

C. Document the resolution to the issue, as agreed upon by the department and the vendor. Documentation shall be in writing, signed by the department and the vendor, and a copy forwarded to Purchasing.

If a vendor's performance remains non-compliant or otherwise unsatisfactory, the using department will notify Procurement which will attempt to facilitate a resolution. If Procurement cannot resolve the issue, the Purchasing Director and the Department Director will make a joint determination to cancel the contract in accordance with the terms and conditions of the agreement.

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SECTION 9: BONDS AND INDEMNIFICATION

9.1 DEFINITIONS

Public Work means a contract for constructing, altering, or repairing a public building or carrying out or completing any public work.

Bid Bond is a deposit required of bidders to protect the City if a low bidder attempts to withdraw its bid or otherwise fails to enter into a contract with the City.

Payment Bond ensures the protection of those performing work, such as subcontractors or suppliers to the prime or general contractor.

Performance Bond ensures the prime or general contractor will perform the work contracted.

9.2 GENERAL REQUIREMENTS

Bonds will be required for all Public Works Contracts ~~in accordance with Texas Government Code, §2269.~~

a. The City will only accept corporate sureties duly qualified and authorized.

b. Payment, Performance, and Maintenance bonds must be written as the "penal sum."

A. Personal sureties will not be accepted.

B. All required bonds must be received and approved before work begins.

a. The City may require bonding on other projects to mitigate risk.

b. The City of Celina requires payment, performance, and maintenance bonds to be provided on City-approved forms.

9.3 BID BONDS

A. Bid Bond minimum limit is five percent (5%) of the bid total.
B. Bid Bonds are optional for non-construction.
C. Personal, certified, or cashier's checks will NOT be accepted in place of a Bid Bond.
D. Bid Bonds must be provided on approved surety forms.
E. Bid Bonds will be retained for ten days from the award and may be returned to the issuing vendor upon request. ~~Bond must be requested within ten days of award.~~

9.4 BOND AMOUNTS *Texas Government Code § 2253.021*

Payment Bonds are required for Public Works Contracts over fifty thousand dollars ($50,000) and must be written for one hundred percent (100%) of the total bid price.

Performance Bonds are required for Public Works Contracts over one hundred thousand dollars ($100,000), and they must be written for one hundred percent (100%) of the total bid price.

Maintenance Bonds can be written for a term and amount relevant to the project. The coverage, provided by a Maintenance Bond, guarantees against defective workmanship and materials.

9.5 INDEMNIFICATION POLICY

Contractors performing work on City property or public right-of-way shall provide indemnification and certificates of insurance or a copy of their insurance policy(s), including a copy of the

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endorsements. The required language is inserted in solicitation documents by the Purchasing Division or owner of the specifications.

Contractual agreements must contain a provision that transfers the risk of the project from the City to the contractor. Because the contractor may not have the financial resources to handle the risks that are transferred in the contract, the City requires that insurance be purchased and maintained by the contractor for financial security.

Workers' Compensation Insurance – Contractors and subcontractors hired for building and construction projects must provide Workers' Compensation Insurance for their employees regardless of the project's cost, unless exempt by Statute. Texas Labor Code, § 406.096.

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SECTION 10: CONTRACTS

10.1 DEFINITIONS

Contract is a written, legally binding document or obligation.

Purchase Order is an official written document issued by a buyer, which is a commitment to pay the seller (vendor) for the products ordered. The process ensures purchases are approved and within budget. A Purchase Order or Contract is required when insurance and indemnification are needed.

Annual contract is a contract for goods or services in which pricing is locked for a specific period of time.

10.2 CONTRACTS

Purchasing items from a vendor other than the vendor awarded vendor is a violation of the purchasing policy. An exception may be granted due to extenuating circumstances and must be approved in writing by the Purchasing Director.

All purchases greater than $50,000 must include a standard contract, insurance, bonds (if needed), and a purchase order.

Non-Standard Contracts require City Attorney Review.

10.3 CONTRACT MANAGEMENT

Contract management shall be used by all departments to manage all City-related contracts. Failure to manage and control changes can result in an unintentional attempted modification to the scope of work, the extension of the schedule, an increase in the contract cost, circumvention of management controls, and diminished contractor accountability.

Purchasing Responsibility

Purchasing will be responsible for setting up all contracts that are issued through an informal or formal solicitation. The following documents will be added to the electronic file.

Insurance	Notice to Proceed	Bid Related Documents
Contract	Correspondence	General Terms & Conditions
Change Orders		

Staff Responsibility

Staff will be responsible for uploading and maintaining post award construction documents in Procore. This includes but is not limited to:

Monitoring	Meetings Minutes/Notes	Correspondence
Reporting	Request for Payments	Inspection /Testing
Acceptance	Site Visit Schedules	Change Orders
Lien Releases	Bond changes	Correspondence

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SECTION 11: SURPLUS PROPERTY

11.1 PURPOSE

The purpose of the policy is to ensure disposal of City-owned property is completed in a consistent manner throughout the organization.

11.2 DEFINITIONS

Disposal means the sale, trade, donation, or destruction of surplus property or equipment.

Item means surplus or obsolete movable assets such as vehicles and equipment, materials, and unclaimed property.

Surplus means all supplies, assets, materials, and unclaimed property that are either obsolete at the end of their life cycle or no longer required by operations.

Obsolete – lack of functional use or out of date.

11.3 GENERAL

There are multiple formats for the disposal process. These include auction, transfer, trade-in, recycling, and destruction. All methods require written approval.

A. All fixed assets and capital equipment must be disposed of through Procurement. Departments should complete the required disposition form prior to submitting it to Procurement. The current capital / fixed asset amount is $5,000.00.

B. Any item that is still operable and has a potential value shall be auctioned or traded during the replacement processor as they become obsolete.

C. Scrap Metal – Staff, shall obtain, from Procurement, a letter of authorization to recycle specific items. Funds received for the recycling must be submitted to Finance and deposited. Written receipts from the recycling center must be provided with the payment.

D. Disposition and transfer forms are available from Finance or on the City website.

11.4 PERSONAL USE PROHIBITIONS AND PERMISSIONS

City employees may purchase items from City issued (electronic) third-party auctions.

11.5 PURCHASE OF CITY EQUIPMENT NOT SOLD THROUGH AUCTION.

Used “disposable” equipment such as cell phones and other electronic equipment may be sold to an employee when available and approved by the IT Director at a cost equal to the current fair market value. Equipment must be close to or eligible for replacement.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

SECTION 12: PUBLIC WORKS/CIP PROJECTS

12.1 DEFINITION

Public Work are those projects that require the construction, repair, or renovation of a structure, building, street, highway, bridge, park, water, and wastewater distribution facility, airport runway or taxiway, drainage project, or other improvement or addition to real property.

12.2 LEGAL NOTICE

All construction projects will be advertised and posted in accordance with Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 2269.

12.3 PREVAILING WAGE RATES

Texas Government Code Chapter 2258 mandates that any Public Work contract awarded by the City include the requirement to pay prevailing wage rates. The statute requires the payment of a prevailing wage rate for laborers and mechanics and applies to both contractors and subcontractors. Wages for workers on construction projects shall not be paid less than the schedule of general prevailing rates of per diem wages as mandated.

The City has adopted the U.S. Department of Labor's Wage Determinations for Collin County and Denton Counties for use in all Public Works projects. Current determinations will be used at the time of bid issuance and may be accessed at: http://www.wdol.gov/dba.aspx.

The prevailing wage rate or a link to the wage rates with the date shall be included in public works projects.

12.4 BONDING REQUIREMENTS

Bonds shall be in accordance with Texas Government Code Chapter 2253. Contracts for a public work contract must include the provisions for a payment bond if the contract is over $50,000 and a performance bond if the contract exceeds $100,000.

12.5 INSURANCE AND INDEMNIFICATION REQUIREMENTS

Minimum insurance requirements for construction projects must be included in the specification.

For construction-related projects, all contractors and sub-contractors, including those delivering equipment or materials or performing a service, shall provide workers' compensation for all employees.

General contractors are responsible for ensuring that sub-contractors carry the same or higher insurance amounts as those required.

All contractors shall provide proof of coverage satisfactory to the City. Texas Labor Code § 406.096

Contractors shall post required signs at job site(s) informing all workers of their right to workers' compensation coverage.

12.6 AWARD OF CONTRACT/AGENDA ITEM

The Purchasing Department will conduct an initial review of the submittals to ensure they meet the minimum requirements stated in the specifications. Submittals are then forwarded to the requesting department(s) for their review and evaluation.

Using department(s) will provide a written recommendation to Purchasing. Purchasing will prepare the agenda.

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~~A. Purchasing will conduct an initial review of all submittals.~~

~~B. Staff will review and prepare a recommendation for award.~~

~~C. Purchasing will prepare the agenda.~~

~~D. Contracts will be processed by Purchasing and added to the contract management software~~

12.7 **CHANGE ORDERS**

A change order is the written documentation and approval process that must be performed when changes in the scope of a project are proposed after the performance of a contract has begun. Such changes may include a significant difference in the quantity of work to be performed, the cost of work to be performed, or the materials, equipment, or supplies to be furnished.

~~A. **Change Orders Greater than $50,000 –** If the change order is greater than $50,000, it must be approved by the City Council.~~

~~B. **Change Orders Less than $50,000 –** If the change order is less than $50,000, it may be approved by the City Manager or designee.~~

~~C. The original contract price may not be increased or decreased without the consent of the contractor.~~

~~D. The original contract price may not be increased by more than 25%.~~

~~E. Change order forms must be used to document each change.~~

~~F. Change orders shall be listed in numerical sequence on the Purchase Order.~~

12.8 **APPROVAL FOR CHANGE ORDERS**

All change orders must be presented to Purchasing and approved in writing prior to work beginning.

12.9 **CONTINGENCY FUNDS**

The City Council may establish a contingency fund for a construction project at the time of award to be used during the course of a project. A contingency fund may be established at any dollar amount above the bid award, provided that it is reasonable and prudent.

A. All projects may ~~will~~ include a 10% contingency when budgeting.

B. Contingency funds are used to fund change orders that occur during construction.

12.9 **BID TIME**

Bid time shall be standard for all construction at twenty-one (21) days.

Exceptions may be granted when needed. Exceptions will follow statute requirements of fourteen (14) days.

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SECTION 13: PROFESSIONAL SERVICES

13.1 PURPOSE OF POLICY

The following policies are designed to assist the City's staff in selecting individuals or firms to perform professional services. The desire is to establish fairness and consistency in the selection process while obtaining the best value (quality services at a reasonable price) for the City in accordance with applicable legal requirements.

Departments must seek proposals or qualifications for professional services at least every five years to help ensure the greatest and fairest competition in the selection of professional services by the City of Celina.

13.2 PROFESSIONAL SERVICES

Professional services generally refer to those services performed by an individual or group of individuals where education, degrees, certification, license, and/or registration are required for qualification to perform the service. The term "professional services" includes labor and skill that is predominantly mental or intellectual, rather than physical or manual, in nature. (See Texas Attorney General Opinion No. JM-940, at p. 3 (1988)).

Certain professions are specifically named in the Professional Services Procurement Act (ACT), Texas Government Code Chapter 2254, Subchapter A. This includes services within the scope of the practice, as defined by state law, of:

Accounting	Architecture	Landscape Architecture
Land Surveying	Medicine	Professional Engineering
Optometry	Real Estate Appraisal	Professional Nursing

Interior Design

If a department is not sure if a service is a "professional service," the department should contact the Purchasing Director before securing such services.

13.3 PERSONAL SERVICES

Personal service is defined as a service that is performed by an individual. The service must be performed by the individual named in the contract. (Attorney general JM-890 and JM 486)

13.4 PLANNING SERVICES

Planning services are defined as services primarily intended to guide governmental policy to ensure the orderly and coordinated development of the municipality 252.001 (5)

13.5 PROCUREMENT OF ARCHITECTURAL, ENGINEERING, OR LAND SURVEYING SERVICES

When procuring architectural, engineering, or land surveying services, the City shall use a two-step selection process (see Texas Government Code § 2254.004):

A. First, the City shall select, through the RFQ process, the most highly qualified provider of those services on the basis of demonstrated competence and qualifications; and

B. Second, attempt to negotiate with that provider a contract at a fair and reasonable price. Negotiations will be facilitated by Purchasing as the lead for a team of stakeholders.

C. If the City is unable to negotiate a satisfactory contract with the most highly qualified provider of architectural, engineering, or land surveying services:

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1. First, the City shall formally end negotiations with the selected provider.
2. Second, select the next most highly qualified provider.
3. Third, attempt to negotiate a contract with that provider at a fair and reasonable price. The City must continue this process until a contract is entered into.
4. A purchase order must be issued upon award of the contract.

13.6 **FEES ESTIMATED TO BE UNDER $100,000 ~~$50,000~~ PER YEAR**

Departments may utilize the vendors authorized under current master service agreements (MSA) or an informal RFQ process. Staff shall submit a memo identifying the following:

A. Scope of work;
B. Qualifications and experience requirements;
C. Project description and deliverables;
D. Time line for performance;
E. Budget information; and
F. Suggested professional and rationale for determining qualifications based selection.

~~Projects in that The Purchasing Director may solicit proposals from qualified professionals. Proposals will be ranked based on the demonstrated competence and qualifications of the individual or company. Negotiations may be entered into with the most highly qualified according to rank. Selection will follow the procedures established by the Professional Services Procurement Act.~~

Items over $50,000 will be presented to City Council for approval.

A Purchase Order is required.

13.7 **FEES ESTIMATED TO BE $100,000 ~~$50,000~~ OR GREATER PER YEAR**

Departments may utilize current master service agreements when available. If an MSA is not available, a solicitation process will be issued and conform to Government Code Chapter 2254.

The solicitation process will be managed by the Purchasing Department.

The process shall contain sufficient information to inform potential professional service vendors about the type of project, scope of services to be performed, the selection criteria to be used, and weighting assigned to each of the criteria.

After the evaluation of submitted requests for proposal, it may be necessary (as determined by the Purchasing Director) to interview several of the firms and further evaluate them on the basis of the interview or a presentation, narrowing the field until one firm is selected for negotiations. Negotiations will be facilitated by the Purchasing Department.

When negotiations are concluded, a recommendation will be made to City Council and a Purchase Order is required.

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SECTION 14: EMERGENCY PROCUREMENT

14.1 EMERGENCY PURCHASES

An emergency condition creates an immediate and serious need for materials, services, or construction that cannot be met through normal procurement methods and that seriously threatens the functioning of the City or the protection of property, or the health or safety of any person.

Emergency purchases are for critical, unforeseen government needs. Because the City's ability to serve the public would be impaired if purchases are not made immediately, emergency purchases are exempt from standard procurement procedures.

True emergencies almost always occur as a result of parts and labor needed for unforeseen repairs to equipment that must be kept operational. When an emergency occurs, the need for quotes will be eliminated; however, a written explanation must be indicated on the Statement of Compliance for Irregular Purchases.

A. If the product or service is over $3,000 and under $50,000, obtain the City Manager's authorization. Once authorization has been received, submit a requisition, obtain a purchase order, call the vendor to initiate repair services, or order the needed materials. Immediately or as soon as feasible, submit a copy of the invoice, delivery ticket, and the irregular purchase form to Purchasing.

B. In the event, the emergency expenditure exceeds $50,000, follow the same procedures outlined in item A above, and prepare an agenda item and/or resolution for City Council approval prior to payment for the products or services purchased.

C. In extreme cases involving a disaster, an emergency declaration will be made. All purchases must be documented through proper state and federal forms and authorized by the Emergency Operations Center designated employee(s). Refer to the Disaster Procurement Policy in the next section.

D. An emergency created through neglect will not be processed as an emergency.

Typical examples of such neglect are:

1. Depletion of stock due to lack of planning.
2. Building or equipment needing repairs for some time suddenly becomes an emergency overnight.
3. Orders of materials for projects, most of which must be planned weeks or months ahead of time and requested just before desired use.

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SECTION 15: DISASTER PROCUREMENT

15.1 **PURPOSE**

This policy modifies the City of Celina's normal procurement practices to assure that, in both emergency and exigent circumstances caused by a proclaimed disaster or emergency, the City of Celina is able to acquire the goods and services required to address an immediate threat to life, public health, or safety, or to eliminate/reduce an immediate threat of significant damage to improve public and private property through cost-effective measures while still maintaining an effective purchasing process and complying with applicable local and state purchasing laws. Where the City is included in a major disaster or emergency declared by the President of the United States, this policy also assures that City purchases comply with Federal regulations applicable to FEMA disaster grant reimbursement as defined in Title 2 of the Code of Federal Regulations, Part 200. (2CFR Part 200)

15.2 **DEFINITIONS:**

For the purposes of this policy, a proclaimed disaster or emergency exists if:

A. The Governor has declared a state of emergency for an area that includes the geographic territory of the City of Celina, or

B. The Chief Executive Officer (Mayor, City Manager) of the City of Celina has declared an emergency in the City.

Exigent circumstances are situations in which:

A. A disaster or emergency has been proclaimed, and

B. The public exigency for goods and services required to address an immediate threat to life, public health, or safety or to eliminate/reduce an immediate threat of significant damage to improved public and private property through cost-effective measures will not permit competitive solicitation.

Emergency Operations Center (EOC) is the centralized location of emergency response and recovery support operations during incidents.

Emergency Management Coordinator (EMC) is the employee delegated by the City Manager.

15.3 **DELEGATIONS OF PURCHASING AUTHORITY IN EXIGENT CIRCUMSTANCES**

Delegation - If the City Manager determines that goods and services must be procured before the City Council is able to assemble and approve purchases, the City Manager has the authority, subject to the limitation set forth in subparagraphs 15.3 B and 15.3 C, to approve the immediate rental or purchase of any equipment, supplies, services or other items necessary to respond to an immediate threat to life, public health, or safety, or to eliminate/reduce an immediate threat of significant damage to improved public and private property through cost-effective measures.

Limits of Single Purchase Authority - The City Manager or designee shall have the authority to make individual purchases up to $10,000 on his or her signature alone. The City Manager shall have the authority to make purchases above $10,000 up to a maximum of $250,000 when countersigned by the Mayor or in the Mayor's absence countersigned by another council member.

Limits of Aggregate Purchase Authority - The City Manager or designee shall have the authority to make aggregate purchases up to $10,000 on their signature alone. The City Manager shall have the authority to make purchases in excess of $10,000 up to a maximum of $250,000 when countersigned by the Mayor or in the Mayor's absence countersigned by another council member.

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15.4 **DELEGATION OF AUTHORITY**

Sub-Delegation to the Emergency Management Coordinator: The Emergency Management Coordinator shall be a designee of the City Manager at any time that the City Manager is not available to approve purchases as allowed in this section.

Sub-Delegation of Purchasing Authority: If neither the City Manager nor the Emergency Management Coordinator is available, the following department heads have the authority to rent or purchase from the nearest available source any equipment, supplies, services, or other items necessary to respond to an immediate threat to life, public health, or safety, or to eliminate/reduce an immediate threat of significant damage to improved public and private property through cost-effective measures, up to a maximum of $10,000.

Department Heads include:

- Assistant City Manager
- Purchasing Director
- Police Chief
- Fire Chief
- Assistant Fire Chief
- Public Works Director

Administrative Procedures:

A. As soon as possible, after purchases are made under this section 3, the City Manager, Emergency Management Coordinator, or department head shall submit to the Purchasing Director a requisition and a notation that the commodity has been ordered on an emergency basis from the vendor designated.

B. The Purchasing Director will inform the City Manager and City Council of any individual purchase under this section with a contract amount greater than $10,000 and also whenever the aggregate of purchases under this section is greater than $250,000.

C. Purchasing staff will obtain the City Manager's (or Emergency Management Coordinator as the City Manager's designee) approval prior to any purchase by a department head if the amount is $10,000 or more.

D. If the City Manager/Emergency Management Coordinator is unavailable, and the delay in getting his/her signature would imperil life, safety, or improved property, the department heads as listed in 15.4 B above may approve the emergency purchase of $10,000 or more.

E. The Purchasing Director shall have the authority to approve all disaster-related purchases under $250,000.

F. The Purchasing Director will expedite the verification of funds available and complete the preparation of the purchase order.

15.5 **PROCUREMENT PROCEDURES IN EXIGENT CIRCUMSTANCES**

Upon receipt of requisitions under Section 3, the Purchasing Director shall prepare purchase orders for the emergency equipment, supplies, services, or other items in accordance with the requirements of this section.

A. Exempt Purchases are those less than $250,000 and do not require a formal bid.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

B. Purchases greater than $250,000 may be made following the procedures specified in this section. The signature(s) of the City Manager, Purchasing Director, and/or Department Head are required.

Justification of Sole Source or No-bid Contracts, where exigent circumstances require immediate Procurement from the nearest available source,

A. The Purchasing Director shall use the "Justification Form for Emergency Sole Source or No-Bid Purchase."

B. Procurement should be limited to that portion of the work that must be performed immediately, allowing subsequent Procurement by competitive proposals of the remainder of the work.

C. "Sole source" or "no-bid" acquisitions shall be necessary for one of the following reasons: placement of emergency protective measures, Procurement of a scarce commodity, goods, or services or purchase or rental of emergency equipment, emergency consulting services, emergency road clearance or other emergency requirements.

Provision for Alternate Bid Solicitation Procedures: The City's normal requirements for sealed bids shall not apply to acquisitions under this section. However, the Purchasing Director shall conduct telephonic or other electronic bid solicitation from potential vendors or suppliers in lieu of written and/or sealed bids in an effort to obtain multiple competitive proposals when and if time allows in light of the exigent circumstances.

Locations of Postings for Request for Proposals or Invitation to Bids: The Purchasing Director may waive standard requirements for public posting of requests for proposals or solicitation of bids. Notices soliciting bids or requests for proposals shall be posted at the City's designated Emergency Operations Center.

Length of Time for Posting Requests: The Purchasing Director may shorten the normal bid period from fourteen days to expedite the award of contracts for emergency equipment, goods, or services. The Procurement Officer should seek to ensure that the shortened bid period allows multiple suppliers to submit bids.

Number of Bids Required: Solicited bids that are non-responsive shall count towards the minimum number of bids required when there is a declared emergency or disaster in the Jurisdiction. All such no-bids must be documented as to time, date, and person/company contacted, with a reason for no-bid, if possible.

15.5 NOTIFICATION AND RATIFICATION

Posting of Contracts and Awards – Under this section, all contracts awarded that exceed $50,000 shall be presented to City Council for ratification and publicly posted within sixty (60) days.

Authority to Cancel Emergency Procurements: The City has the absolute authority to rescind a contract for non-performance within 24 hours when a contractor or vendor, once awarded a contract, is unable to perform under the terms of the contract and the resulting delay or non-performance presents an immediate threat to life, public health, or safety, or to eliminate/reduce an immediate threat of significant damage to improved public and private property through cost-effective measures.

A. Notification Requirement for Emergency Purchases: For any purchase in excess of $50,000, the Purchasing Manager shall report all such purchases to City Council within thirty (30) days of the onset of the disaster.

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B. Requirement for Separate Invoicing: All purchases or rentals made during proclaimed emergency or disaster conditions shall require separate invoicing from routine (non-disaster related) purchases. All invoices shall state the goods, services, or equipment provided and shall specify where the goods or services were delivered. All invoices shall specify the locations where the goods or services were used if at all possible.

C. Auditing of Invoices for Debris Clearance Prior to Payment: All invoices for debris clearance and removal shall be audited by the City prior to payment to the vendor. Vendors shall be notified of this requirement before the award of any contract for debris clearance and/or removal. Audits shall be in accordance with procedures for debris removal monitoring specified in FEMA's Publication 325, Debris Management Guide.

D. Limitations of Disaster Purchasing Policy: For the purposes of this section, an emergency or disaster shall be deemed to exist when a condition exists that presents an immediate threat to life, public health, or safety or to eliminate/reduce an immediate threat of significant damage to improved public and private property through cost-effective measures and a local emergency or disaster has been proclaimed. Any purchases that do not meet the standard of being necessary for responding to an immediate threat to life, public health, or safety or to eliminate/reduce an immediate threat of significant damage to improved public and private property through cost-effective measures shall follow the City's regular purchasing provisions.

E. Notwithstanding the terms of this policy, nothing contained herein shall conflict with Federal procurement regulations as currently defined in 2 CFR Part 200.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

SECTION 16: SOLE SOURCE PROCUREMENT

16.1 SOLE SOURCE PURCHASES

Sole source purchases are goods and services available from only one supplier due to patents, copyrights, or territorial distribution. Examples include:

Patented products	Monopolized items
Rare books	Captive replacement parts

Components for equipment and software with exclusive distribution rights.

A. Items that are only available from one manufacturer are not a sole source if the items can be purchased from distributors. Similarly, books available from multiple sources are not sole source.

B. Regulated or natural monopolies such as utilities, gravel from the only pit in the area.

C. Replacement components

B. Staff is responsible for obtaining and retaining documentation from the vendor that clearly states why the purchase must be made on a "sole source" basis.

16.2 WRITTEN JUSTIFICATION

All sole source purchases require written justification in the form of an affidavit which must be completed by the vendor and notarized. This form must be submitted to and approved by Purchasing prior to the purchase being made.

16.3 NOTICE OF INTENT TO AWARD A SOLE SOURCE PROCUREMENT

All purchases in excess of $50,000 shall be made in conjunction with the Purchasing Director. These items may be posted as a notice of intent to purchase a sole source item in the eProcurement system for public review.

If responses received indicates the item is not a sole source purchase and competition exists, a solicitation will be issued.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

SECTION 17: COOPERATIVE PURCHASES

17.1 COOPERATIVE PURCHASES

Texas Government Code, Chapter 791, and Texas Local Government Code, Chapter 271, authorize the use of cooperative purchasing programs. These chapters authorize the City to use another entity's bid and likewise allow another entity to use the City's contracts. Additionally, the statutes allow the City to use a cooperative contract issued by an established cooperative agency.

The following must be included and established to utilize a cooperative contract.

A. The bid specifications/contract must have cooperative language.

B. The awarded vendor must have agreed to the language (term).

C. An Interlocal agreement must be in place between the City and the issuing entity.

The City has established memberships and entered into interlocal agreements which promote participation in cooperative purchasing programs. Current Interlocal Agreements and Contracts are available on the e-procurement website at www.celina-tx.gov/bids.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

SECTION 18: PROCUREMENT CARD

18.1 PURPOSE

The Procurement Card (PCard) Program is designed to manage small-dollar purchases for procuring goods and services that do not exceed $3,000. It provides the City with an efficient and controllable method for monitoring small-dollar purchases, reducing paperwork, and paying vendors in a timely manner.

The card is intended to replace petty cash, small-dollar purchases purchase orders, and emergency purchases.

18.2 ISSUANCE

Cards must be requested by Directors.

Cardholders must agree and adhere to the guidelines listed below and those set forth in the City's Procurement Policy.

18.3 USAGE

Cardholders may use their card upon completion of the following:

A. Complete card activation and sign the back of the card,

B. Register for fraud alerts,

C. Activate the cardholder in account through the issuing bank,

D. Attend required training, and

E. Sign cardholder agreement.

Cardholders may use their PCard for City related purchases only.

The card may be used for most transactions not exceeding the cardholder's transaction limit, including, but not limited to:

A. "Brick and mortar" retail purchases;

B. Telephone or online orders;

C. Travel (including lodging, conference fees, and training); and

D. Services.

Quotes are not required for amounts under $3,000. Care should be taken to ensure the taxpayers' dollars are used efficiently and the best value is obtained.

Any usage outside of this policy is a violation and subject to revocation of PCard, purchasing privileges, and discipline up to and including termination.

18.4 CARD vs. PURCHASE ORDER

Cards may be used when:

A. The purchase price is within the cardholder's limits.

B. Purchases made with a card must be paid for when the order is placed.

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A purchase order must be obtained if:

A. The purchase amount exceeds the cardholder's limit.

B. The exact amount is not known.

C. The vendor does not accept cards.

18.5 **RECEIPTS**

An original, itemized receipt for every purchase must be obtained from the vendor when the card is used.

A. Restaurant purchases must include the credit card receipt with the total, including tip, in addition to the itemized receipt.

B. Online and telephone purchases must also be documented by a detailed receipt.

1. Vendors should not send invoices for card transactions to Accounts Payable, as this may result in duplicate payments.

C. Receipts must be scanned and maintained for the fiscal year plus six months.

18.6 **CARD SECURITY**

Each cardholder is responsible for all charges to their assigned card and must maintain the card in a safe and secure manner that prevents unauthorized or improper use. The card is not to be loaned or made available to another employee, friend, or family member under any circumstance.

18.7 **RESTRICTIONS**

Cards may not be used for personal purchases of any kind. Other restrictions include, but are not limited to:

A. Alcohol or liquor;

B. Spouse or family member expenses;

C. Splitting transactions to avoid quote or bid requirements;

D. Splitting transactions to avoid cardholder limits;

E. Entertainment, such as theatre, movies, golf;

F. Services such as contracts and agreements;

G. Cash refunds or advances;

H. Fuel purchases; and

I. Computer hardware, communications hardware, software, and services without prior written approval from the IT Director.

18.8 **SECURITY RESTRICTIONS**

Each procurement card has an individual transaction limit, a monthly spending limit, and restrictive merchant codes (MCC). Each card is restricted to the number of swipes that may be made for a given period of time and by vendors. Cards may also be restricted as to the daily, monthly, or transaction amounts of card purchases. A card transaction will be denied when swiped if the transaction exceeds any of the limits.

Cards swiped three times and denied, will lock the card.

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18.9 **SALES TAX**

As a tax-exempt government agency, the City of Celina does not pay sales tax. Cardholders are responsible for ensuring that the City is not charged sales tax by alerting the merchant in advance that the transaction is tax-exempt. If tax is included, the cardholder is responsible for correcting the charge.

18.10 **TRAVEL EXPENSE REPORTS**

It is the City's policy to pay for, or reimburse, all reasonable and necessary expenses incurred when an employee travels for City-related business. Direct payment of travel expenses with a Card is encouraged, as permitted. This section supplements the Travel Policy in the City's employee policy manual.

Travel expense reports allow for the itemization of PCard purchases as "prepaid expenses."

As outlined in the travel policy, meals are paid for via per diem, and meal charges are not permitted.

18.11 **CARDHOLDER DUTIES AND RESPONSIBILITIES**

Cardholders, or an assigned liaison, are responsible for reconciling the statement monthly.

The cardholder must ensure transactions are completed within the assigned limits and guidelines, sales tax was not applied, and the original "detailed" receipt is included.

The cardholder is responsible for processing returns, verifying credits are received, tracking card balances, and disputing charges directly with the vendor.

A. The transaction in dispute must be noted in the item's description.
B. Cash refunds for returns are not allowed.
C. The cardholder must verify the credit is received and attach documentation such as a return receipt or email from the vendor to the expense report.

If a cardholder finds a discrepancy, they should contact the vendor and attempt to resolve the problem directly.

If a cardholder cannot resolve a disputed item directly with a vendor, the cardholder should contact the Program Administrator for assistance.

The cardholder is responsible for immediately notifying JP Morgan Chase, their supervisor, and the Program Administrator if the card is lost or stolen. The contact number at **JP Morgan Chase is 800-316-6056**.

18.12 **DIRECTOR DUTIES AND RESPONSIBILITIES**

The Director is responsible for auditing and approving all transactions after cardholder reconciliation for his/her department.

Cards must be returned to the Program Administrator immediately upon notice of resignation, transfer, or termination of the cardholder.

In the event a cardholder has used the card fraudulently, the Director shall immediately retrieve the card and report the misuse to the Program Administrator. Fraudulent activity of any kind is cause for immediate termination.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

18.13 PROGRAM ADMINISTRATOR DUTIES AND RESPONSIBILITIES

The Card program is administered and maintained by a Program Administrator and is the City's point of contact for the program. Upon approval, monthly expense reports and receipts are submitted to the Program Administrator for review, general ledger updating, and filing for audit purposes. The Program Administrator orders and terminates the PCards provides training to cardholders, maintains card limits and documentation, reconciles the expense reports, and audits the expense reports and receipts for compliance.

The Program Administrator will report to the Department Director any cardholder infractions. Misuse and/or abuse of card privileges will be dealt with as follows:

A. 1st Occurrence: The Program Administrator, Finance Director, and Department Director will determine if the cardholder will continue in the card program. Department Director will take the necessary, documented steps to prevent further issues. Documentation will be submitted on the Statement of Non-Compliance form.

B. 2nd Occurrence: The Program Administrator will terminate the cardholder's privileges with deferral to the Human Resources Department for disciplinary action.

C. In the event of unauthorized or inappropriate purchases, the City reserves the right to withhold final paychecks until the issue is resolved.

18.14 REVOCATION OF THE PURCHASING CARD

The purchasing card is subject to revocation at any time at the discretion of the Department Director and/or the Program Administrator. Each cardholder must acknowledge receipt of the purchase card, understand the rules of usage, and sign the Cardholder Agreement Form.

Failure to abide by this policy will result in revocation of their card and disciplinary action up to termination of employment. The cardholder will be required to reimburse any unauthorized transactions, and the City reserves the right to withhold final paychecks until all purchases are satisfactorily reconciled.

The Program Administrator will recommend to the Department Director that the card be revoked following any violation of the Procurement Card policy. The Program Administrator is authorized to temporarily suspend use of the card if unauthorized use is discovered and poses a threat to internal financial controls.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

SECTION 19: INSURANCE

19.1 **INSURANCE REQUIREMENTS, Texas Labor Code, §406.096**

All contractors and subcontractors shall have insurance coverage, including worker's compensation. Proof of coverage must be provided prior to any work beginning. Certificates must be issued to the City of Celina ~~and submitted to Purchasing~~.

Minimum Required Insurance: Workers Compensation, General Liability, and Auto Liability. Other types of insurance may be required depending on the type of work or service requested.

Any exception will be reviewed and approved by Risk Management and/or Purchasing.

Building or construction includes:

A. Erecting or preparing to erect a structure, including a building, bridge, roadway, public utility facility, or related appurtenance; or

B. Remodeling, extending, repairing, or demolishing a structure; or

C. Otherwise, improving real property or appurtenance to real property through similar activities.

Purchasing and Human Resources/Risk Management must verify and approve all insurance documents prior to the contract, purchase order, or commencement of work.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

APPENDIX A: REFERENCES

State of Texas Statutes

1. Texas Local Government Code, Chapter 252, 253, 271
2. Texas Government Code, Chapter 552, 791, 2251, 2252, 2253, 2254, 2258, 2269
3. Texas Labor Code, Chapter 406
4. Texas Insurance Code, Chapter 1811

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

APPENDIX B: STANDARD INDUSTRY DEFINITIONS

The following definitions are included as a reference and are used in the federal, state, and local purchasing statutes and policies.

Addendum: An addition, change, or supplement to a solicitation document issued prior to the opening date.

Advertise: To make a public announcement of the intention to purchase goods or services.

Agency: The City of Celina or another governmental office/entity.

Amended: A status change to an RFP, IFB, RFO, RFI, RFQ, or contract that indicates a modification to that document.

Amendment: Written addition or change to a contract.

Assignment: Transfer of contractual rights from one party to another party.

Best Value: Factors to be considered in determining the lowest overall cost and value in making certain purchases.

Bid: An offer to contract with the City, submitted in response to a bid invitation.

Bid Bond: A deposit required of bidders to protect the City in the event a low bidder attempts to withdraw its bid or otherwise fails to enter into a contract with the City. Acceptable forms of bid deposits are limited to a cashier's check, certified check, or irrevocable letter of credit issued by a financial institution subject to the laws of Texas and entered on the United States Department of the Treasury's listing of approved sureties; a surety or blanket bond from a company chartered or authorized to do business in Texas.

Bid Opening: The public opening of bids, in which the names of the bidders responding to a bid solicitation and prices of the bidders are publicly read and recorded.

Bid Tabulation: The recording of bids and bid data submitted in response to a solicitation. The bid tabulation is used for comparison, analysis, and record keeping.

Bidder: An individual or entity that submits a bid. The term includes anyone acting on behalf of the individual or other entity that submits a bid, such as agents, employees, and representatives.

Bidders List: A list of potential vendors who have expressed an interest in doing business with the City.

Bond: A document providing evidence of obligation issued in temporary or definitive form

Change Order: A document that is used when it becomes necessary that amends, clarifies, changes, or cancels contract issues and/or provisions.

Centralized Master Bidders List (CMBL): The CMBL is a list maintained by the Texas Comptroller of Public Accounts (CPA) containing the names and addresses of prospective bidders.

Competitive Sealed Bidding: Process of advertising an invitation for bids (ITB), conducting a public bid opening, and awarding a purchase order/contract to the lowest responsive, responsible bidder in accordance with state law.

Competitive Sealed Proposals: Process of advertising a request for proposal (RFP), the evaluation of submitted proposals, and awarding of the contract.

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Consultant: A person that provides or proposes to provide a consulting service.

Consulting Services: The practice of studying and advising the City.

Contract: A written agreement where a contractor provides goods or services, and the agency pays for such goods and services in accordance with the established price, terms, and conditions.

Contract Administration: This generally refers to the processes that occur after a contract is signed.

Contract Management: This refers to the entire contracting process from planning through contract administration.

Contract Manager: A person who is: 1) employed by the City, 2) has significant contract management duties.

Contractor: A business entity or individual that has a contract to provide goods or services to the City. Used interchangeably with the term "vendor."

Deliverable: A unit or increment of work required by the contract, including such items as goods, services, reports, or documents.

Emergency: A purchase made when unforeseen and/or a sudden unexpected occurrence creates a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.

Goods: A transportable article of trade or commerce that can be bartered or sold. Goods do not include services or real property.

Historically Underutilized Business (HUB): A minority or women-owned business that holds 51% ownership in the business.

Independent Contractor: A person working for an entity under contract and not an employee of the contracting entity. The contracting entity does not pay unemployment, disability, or worker's compensation insurance or withholding taxes from payments to the person. An independent contractor normally follows the contracting agency's direction on the results of the work but not on the means of accomplishing the work.

Invitation to Bids (ITB): The procurement process is used when the requirements are clearly defined, negotiations are not necessary, and price is the major determining factor for selection. The ITB uses the competitive sealed bid method.

Liquidated Damages: A specified contract provision that entitles the City to demand a set monetary amount determined to be a fair and equitable repayment to the City for loss of service due to the vendor's failure to meet contract requirements.

Negotiations: A consensual bargaining process in which the parties attempt to reach an agreement on a disputed or potentially disputed matter. In a contractual sense, negotiation means the "dealings conducted between two or more parties for the purpose of reaching an understanding."

Opening Date: The day and time, after submission of proposals, when sealed bid responses are opened.

Owner: The City of Celina.

Payment Bond: A bond executed in connection with a contract that secures the payment requirements of the contractor.

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Performance Bond: A surety bond that provides assurance of a bidder's performance of a certain contract.

Professional Services: Services directly related to professional practices as defined by the Professional Services Procurement Act. These include services within the scope of the practice of accounting, architecture, optometry, medicine, land surveying, and professional engineering. Services provided by professionals outside the scope of their profession, e.g., management consulting services provided by accounting firms, are not considered professional services.

Proposal: An executed offer submitted by a respondent in response to a Request for Proposals (RFP) and intended to be used as a basis to negotiate a contract award.

Proposal Opening: The public opening of proposals, in which the names of the respondents to a solicitation are publicly read and recorded. No prices are divulged at a proposal opening as these types of solicitations are subject to negotiation.

Proprietary Purchase: A purchase request of a product that is proprietary to one vendor and does not permit an equivalent product to be supplied.

Renewal: When an existing contract is renewed for an additional time period in accordance with the terms and conditions of the original contract.

Request for Information (RFI): A general invitation to contractors requesting information for a potential future solicitation. The RFI is typically used as a research and information gathering tool for the preparation of a solicitation.

Request for Proposal (RFP): A solicitation requesting submittal of a proposal in response to the required scope of services and usually includes some form of a cost proposal. The RFP process allows for negotiations between a proposer and the issuing agency.

Request for Qualifications (RFQ): A solicitation document requesting submittal of qualifications or specialized expertise in response to the scope of services required. No pricing is solicited with an RFQ.

Request for Quote (RFQ): An informal solicitation document requesting pricing on small-dollar purchases.

Responsive: The respondent has complied with all material aspects of the solicitation document, including the submission of all required documents.

Respondent: An entity submitting a proposal in response to a solicitation. (See Bidder)

Responsible: The respondent has the capability to fully perform and deliver in accordance with the contract requirements. The City may include past performance, financial capabilities, and business management as criteria for determining if a bidder or proposer is capable of satisfying the contract requirements.

Service: The furnishing of labor by a contractor which may not include the delivery of a tangible end product.

Solicitation: A document requesting the submittal of bids or proposals for goods or services in accordance with the advertised specifications.

Solicitation Conference: A meeting chaired by state agency personnel which is designed to help potential bidders/respondents understand the requirements of a solicitation. Also known as a pre-bid or proposal conference.

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Specification: Any description of the physical or functional characteristics or of the nature of supplies or services to be purchased. It may include a description of any requirements for inspecting, testing, or preparing supplies or services for delivery.

Statute: A law enacted by a legislature.

Strategic Sourcing: A concept of purchasing with the objective to purchase goods or services that will minimize costs, increase managerial effectiveness and improve operational efficiency.

Surety: A person or entity providing a bond to a contractor to indemnify the City against all direct and consequential damages suffered by a failure of the contractor to perform the contract and to pay all lawful claims of subcontractors, materials and suppliers, and laborers as applicable.

Term Contract: A Contract that addresses the estimated requirements for a number of agencies for supplies or services that are used repeatedly or in significant quantities over a period of time. Also known as an annual contract.

Vendor: A business entity or individual that has a contract to provide goods or services to the City. Used interchangeably with the term "contractor."

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APPENDIX C: ACRONYMS

The following is a list of acronyms frequently used in the Procurement industry.

CM:	Contract Management
COOP:	Cooperative Purchasing Program
CSB:	Competitive Sealed Bid
CSP:	Competitive Sealed Proposal
DBE	Disadvantage Business Enterprise
GSA:	General Services Administration (Federal)
HUB:	Historically Underutilized Business
ITB:	Invitation to Bid
ITQ:	Invitation to Quote
M/WBE:	Minority/Women Business Enterprise
REQ:	Requisition
RFI:	Request for Information
RFP:	Request for Proposal
RFQ:	Request for Qualifications
SOW:	Statement of Work
SOQ:	Statement of Qualifications

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APPENDIX D: CHOOSING A PROCUREMENT METHOD

Procurement Method	Use When	Advantages	Disadvantages
Invitation to Bid	Lots of competition exists. The product or service is available from more than one source.	Award process is simpler. Award is made to the lowest responsive, responsible bidder providing the best value to the state.	Defined specifications may be difficult to develop. Does not encourage innovative solutions
Request for Proposal	When factors other than price are evaluated. When negotiations are desired. Vendor is expected to provide innovative ideas.	Allows factors other than price to be considered. Allows for customized proposals suggesting different approaches to the same business need. Allows for negotiations in order to obtain the best value for the state.	Lead times for Procurement are much greater. Evaluations are more complex and subjective.
Request for Information	There is insufficient information to write specifications for any procurement method.	Provides information to prepare a complete bid or proposal document. Allows the business community to have input into the agency's solicitation document based on current industry practices and market factors. Informs the agency of any potential problems early in the Procurement.	
Request for Qualifications	Selection is made solely on the skills and qualifications of the contractor. Price is not a factor until after a vendor is selected.	Emphasizes the competency of the proposed contractors.	Contractor is selected before the price is negotiated.

Table courtesy of the State of Texas Contract Management Guide version 1.10.

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APPENDIX E: SAMPLE LEAD TIMES

SAMPLE LEAD TIME FOR A COMPLEX PROJECT

Task	Suggested Lead Time from Start of Contract Date	Example
Begin Preparation of Specification and contract.	180 days	March 1
Final approval of Specifications	150 days	April 1
Advertise and Issue Solicitation (Bid/RFP/RFQ)	120 days	May 1
Receipt of Responses	90 days	June 1
Evaluation of Responses	5 – 30 days	July 1
Contract Negotiation	30 days	August 1
Council Award	10 days	August 10
Contract Execution - City	3-10 days	August 20
Contract Execution / Bonding	Minimum 10 days	August 30
Contract Begins		September 1

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APPENDIX F: QUOTE / BID REQUIREMENTS

QUOTE – PURCHASES LESS THAN $3,000 FOR SUPPLIES

A one-time purchase or cumulative purchase by a single department or from multiple departments for supplies requires a single written quote.

Purchase must be made with the purchasing card or by obtaining a purchase order prior to placing the order.

QUOTE - PURCHASES GREATER THAN $3,000 AND LESS THAN $50,000 FOR SUPPLIES

A one-time purchase or cumulative purchase by a single department or from multiple departments for supplies requires three written quotes, and two must be from HUB vendors as required by statute.

Purchase must be made by obtaining a purchase order prior to placing the order.

QUOTE – PURCHASES LESS THAN $3,000 FOR SERVICE

A one-time purchase or cumulative purchase by a single department or from multiple departments requires a single written quote. If service is performed on City property, all vendors should be given a copy of the standard insurance requirements and a certificate of insurance obtained. Work should not be started until a purchase order has been issued and a copy of the insurance verified by Purchasing.

Purchase must be made by obtaining a purchase order prior to placing the order.

QUOTE – PURCHASES GREATER THAN $3,000 AND LESS THAN $50,000 FOR SERVICE

A one-time purchase or cumulative purchase by a single department or from multiple departments requires three written quotes, and two must be from HUB vendors as required by statute. If service is performed on City property, all vendors should be given a copy of the standard insurance requirements and a certificate of insurance obtained. Work should not be started until a purchase order has been issued and a copy of the insurance verified by Purchasing.

Purchase must be made by obtaining a purchase order prior to placing the order.

BID/RFP/RFQ – PURCHASES GREATER THAN $50,000 FOR SUPPLIES OR SERVICE

A one-time purchase or cumulative purchase by a single department or for multiple departments will be processed by Purchasing. The appropriate process will be used, and a standard contract/purchase order will be issued.

All purchases greater than $50,000 must include a contract, insurance, bonds (if needed), and a purchase order. City Council approval is required and will be processed by Purchasing.

ASSETS – All Asset purchases ($5,000 or greater) will be processed by Procurement.

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

APPENDIX G: AUCTION PROCEDURES

AUCTION PROCEDURES

	Steps	Responsibility
1	Identify surplus property	Department Director or designated employee
2	Notify all departments of the availability of the surplus property. • Email to all departments/users • Allow a minimum of seven days	Designated Department employee
3	If a department is interested, complete the City's Surplus Property Form and submit it to Procurement. • Requesting department must pick up the equipment within seven days.	Designated Department employee
4.	If there is no interest, notify Procurement. • Complete Disposition form and send it to Procurement	Designated Department employee
5	Procurement will determine the best method of disposal through: • Auction • Trade-In • Recycling • Donation • Destruction	Procurement

AUCTION

	Steps	Responsibility
6	Prior to Sale: Department must remove all City of Celina identification, markings, or equipment (logo, department numbering, equipment that will be used on other equipment, etc.)	Designated Department Employee
7	Move item to a secure location	Designated Department Employee
8	Take pictures and submit them to Procurement • For vehicles & equipment, take a minimum of four pictures (one on each side). • Additional pictures of the inside, damage to exterior or interior, etc. • The more information/pictures provided will help with the sell and fewer questions will be generated by the public.	Designated Department Employee
9	Create a log with the identification, location, value, and date.	Procurement
10	Proceed with auction. Auctions will be completed quarterly or sooner, IF needed.	Procurement
11	Receive funds and closeout auction.	Procurement

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

DESTRUCTION/RECYCLING (IT Equipment)

	Steps	Responsibility
1	Confirm items are eligible for destruction.	Information Technology
2.	Complete the destruction form	Information Technology
3.	Send the form to vendor and Procurement.	Information Technology
4	Copy procurement on all correspondence.	Information Technology
5	Bring proceeds to Procurement for deposit.	Information Technology

UNCLAIMED, SEIZED OR LOST PROPERTY

	Steps	Responsibility
1	Confirm items are eligible for sale	Designated Department Employee
2	For Lost and Unclaimed Property, provide documentation that all internal policies have been followed.	Designated Department Employee
3.	For Seized property, provide a copy of the Court Order which indicates the property has been awarded to the City of Celina.	Police Department
4.	Follow auction procedures	

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

APPENDIX H: INSURANCE

The table below depicts the minimum standards.

	City of Celina Minimum Insurance Requirements Summary							
Agreement Type	**General Liability**	**Auto**	**Work. Comp.**	**Employers Liability**	**Prof. Liability**	**Installation Floater**	**Builder's Risk**	**Garage Liability**
General Contract-Services	X	X	X	X				
Personal Services	X	X	X					
Professional Services	X	X	X	X	X			
Construction	X	X	X	X		X	X	
Garage Operations	X	X	X					X
Special Events	X	X	X					
Min Coverage Amounts								
Minimum Standard Limit	$1M Per Occurrence $2M Aggregate	$1M Combined Single Limit	Texas Statutory	$500K Accident $500K Employee $500K Limit	$1M Per Occurrence $2M Aggregate	100% Project Completed Value	100% Project Completed Value	Total Value of Vehicles
Additional Coverages (in addition to standard requirements based on agreement type unless noted)								
Construction Contracts	Employers Liability Limit: $1M/$1M/$1M; CGL Limit: $2M per occurrence and $4M aggregate							
Garbage Collection Service	CGL Limit: $5M per occurrence and $10M aggregate; Auto Limit: $5M Combined Single Limit							
Pollution Exposure	$1M Pollution Liability (or equivalent) - Required for vendors or contractors performing work with pollution exposure.							
Crime Exposure	$1M Employee Dishonesty (or equivalent) - Required for handling City money and/or securities, credit card processing, etc.							
Railway Exposure	$1M Railroad Protective Liability (insuring the railroad) - Required if performing work within 50 feet of a railway.							
Liquor Exposure	$1M Liquor Liability - Required for vendors who sell or distribute liquor.							
Cyber Exposure	$1M Cyber Liability (or equivalent) - Required for vendors with access to City networks or handle sensitive data.							
Footnotes:	(1) Waiver of subrogation shall be provided with the Workers' Compensation coverage. (2) The City shall be covered as additional insureds on the GL and Auto policies. (3) Policies of insurance shall not be canceled without a 30-day notice to the City. (4) Insurance carriers must meet A.M. Best financial rating of A-VI or better. (5) Combination of primary or excess policies that meet the required limits is acceptable. (6) Agreements may require additional coverage and/or higher limits at the City's discretion.							

Attachment: Procurement Policy 2022 0802 (Procurement Policy - Update FY 22)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jason Laumer, City Manager
CC:	Jason Laumer, City Manager
Date:	August 9, 2022
Re:	Discussion Regarding City Manager's Evaluation

Action Requested:
Discussion Regarding City Manager's Evaluation

Staff Recommendation:

CELINA
TEXAS
EST. 1876

Life Connected.



FY 2022 City Manager Report

August 2022

Jason Laumer

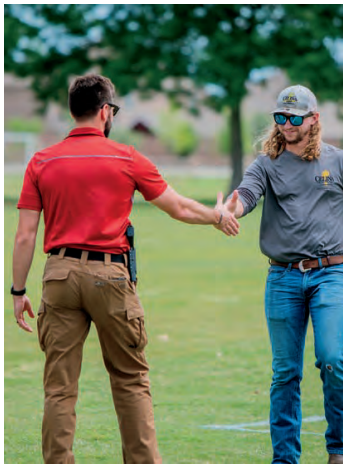
Celina City Manager

Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

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Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)



A Letter From the City Manager

To the members of the Celina City Council:

With so much excitement swirling around our City, I want to share with you a brief overview of the accomplishments we have shared since I arrived in Celina five years ago and those on the very near horizon. Serving as Celina City Manager has been the busiest, yet most fulfilling and enjoyable honor in my 15-year career in public service.

I am grateful to the many men and women who serve alongside me, and I especially appreciate your service and leadership during these unprecedented moments in our City. We have all worked tirelessly to enhance the quality of life for our residents and businesses by strengthening our infrastructure, expanding our parks and green spaces, attracting new businesses and neighborhood communities, and beautifying our historic Downtown. We have done this because of our intentional efforts to grow wisely as our population base multiplies. While this City is committed to a robust future, we will forever be connected to our past—the people, the leaders, the values, and the successes that have shaped this place into the Celina of today.

Of all the accomplishments we have celebrated, I am particularly thrilled at the overwhelming excitement stirring around our historic Downtown. Just as it was in 1907, when J. Fred Smith laid out its original framework, our unparalleled Square is still the epicenter of life, trade, entertainment, and connection for the community. We are committed to continuing efforts to make Downtown Celina a destination for people across North Texas. In the past five years, we added signage, murals, lighting, sound, and landscaping that have made this area even more attractive to residents and visitors alike.

Beyond Downtown, as Celina continues to develop, we commit to the same care for every neighborhood, park, trail, and public safety measure. I have always believed that growing wisely involves forging a partnership with developers, rather than just collecting on their investment. I have insisted that those who build structures here will also build parks, and roads, and provide areas for schools and support for the students who attend them. We continue to partner with such folks who honor our heritage as they develop our future. The new neighborhoods and businesses you see are evidence of the City's commitment to maintain the spirit of our motto—*Life Connected.*

Here is an overview of some of the exciting and historic change we are experiencing:

PEOPLE: OUR GREATEST ASSET

In 2017, the population was 11,645 with the 2022 estimate placing it at 29,170 within city limits. The service area lation of Celina as of January 2022 was 36,213, which includes the districts not part of city limits. The *Dallas Business Journ* ranked Celina as the fastest-growing city in the Dallas/Fort Worth Metroplex for three consecutive years (2019-2021). Th ulation growth rate of Celina was 50.8% from 2015-2019.

EDUCATION: OUR HOPE FOR THE FUTURE

Most of the City is in Celina Independent School District while the southern portions are in Prosper Independen ol District. Schools operated by Celina ISD include Celina High School, a new Celina Middle School, Celina Primary , Lykins Elementary School, and O'Dell Elementary School. Schools operated by Prosper ISD in Celina neighborhoods inc ohnson Elementary School, Light Farms Elementary School, and Boyer Elementary School. In addition, Collin College – C Campus officially opened in Fall 2021.

I believe in maintaining the strongest bond with our school district in Celina and with other districts that serve c ilies, as well as the leaders of our Collin College campus. Communicating regularly and openly with our leaders in ec n is a priority for my office, our police department, our fire department, and our marketing team.

SPECIAL EVENTS: OUR PLACE TO CONNECT

Celina is known for hosting events that brings the community together. Each year, Celina hosts over 25 events v any of them occurring on the historic Downtown Square and attracting thousands of people from around North Texas eyond. As you know, the City hosts four marquee events each year: Cajun Fest (May), Splash & Blast (July), Beware! of th are (October), and Christmas on the Square (November). In addition, we host Friday Night Markets once a month fr rch to November and family movie nights and Music on the Square nights during the warm months. Along with attrac ople and business to the City, Celina was designated as the "*Halloween Capital of North Texas*" by Collin County Judge ill in August 2021.

CAPITAL IMPROVEMENT PROJECTS: OUR INFRASTRUCTURE FOR THE FUTURE

With so much growth and expansion, both here and on its way, our slate of capital improvement projects have ed and/ or will soon provide much needed relief to residents throughout our community. Recently completed projects i ng the Old Celina Park expansion, the completion of Choate Parkway, and the construction of the Collin County Outer om the Dallas North Tollway to Choate Parkway have all been welcomed projects in the City.

Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

Currently underway are even more projects critical to keeping up with the growth. These include the Celina Road Ground Storage Tank, which will be a much-needed addition to our water services, and three critical road projects to ease traffic concerns: the Dallas North Tollway from FM 428 to Marilee Road, Frontier Parkway from SH 289 (Preston Road) to the Dallas North Tollway, and the Collin County Outer Loop from Choate Parkway to Custer Road (FM 2478).

Other much needed projects going to construction soon are the Law Enforcement Center, Fire Station #3, Senior Center, Coit Road (from Frontier Parkway to Vest Lane), Choate Parkway, Ownsby Parkway, Old Celina Parkway Signature Playground and the expansion of our water treatment plant capacity.

HEALTHCARE CORRIDOR: OUR CENTERS FOR MEDICAL ADVANCEMENT

Before the Tollway expansion has even been completed, recent land deals have some around North Texas labeling that stretch of highway through Celina as a "Healthcare Corridor," due to the announcement of the coming of two major players in the healthcare industry in North Texas and the assumption that more medical space will follow. These two large hospitals will immediately ease the desperate need for hospital and emergency treatment.

Methodist Health System was the first major healthcare provider to announce plans to build its newest hospital in Celina. Methodist Celina Medical Center will be a $200-million project on 46.7 acres of land between the Dallas North Tollway and the future Celina Parkway. Methodist plans to break ground later this year on the five-story 200,000-square-foot project, with an expected opening date in 2025. The project will initially bring over 220 jobs to Celina.

Scottish Rite for Children has purchased a 76-acre parcel of land at the Dallas North Tollway and the Collin County Outer Loop. This beloved healthcare provider began serving North Texas families in 1921. The Celina site will be their fourth facility on or near the Dallas North Tollway. The original location on Welborn Street sits just off the Tollway and Oak Lawn in Dallas. Two facilities were recently opened in Frisco, one at The Star and another at the Tollway and Lebanon.

RETAIL DEVELOPMENT: OUR GOODS AND SERVICES IN THE CITY

Retailers continue to eyeball the prime potential development spots along Preston Road and the Dallas North Tollway. Up to 600,000 square feet of retail is looking to join the already expansive list of retailers and restaurateurs, including a membership-based wholesale warehouse, a home improvement warehouse, a large national health and fitness gym, a regional grocery superstore, and many others. Soon, more quick service dining options will be coming to parcels currently under development. In all, the sales tax base is set to double over the next five years, due to the tedious recruitment of selected retail partners by our team. As I work with developers to finalize these deals, I expect that we should have some very exciting announcements this Fall.

EMPLOYEE SATISFACTION: OUR SYNERGY AS WE EXPAND

The City of Celina annually conducts employee satisfaction surveys to identify our strengths and areas of needed growth. While some cities see too much risk in such practices, we believe this necessary activity produces the type of improvement we have celebrated over the past five years. The recent survey results placed us in the top 10% of cities against which we were benchmarked. We learned that employees understand and appreciate our organizational vision; which is reflected in the survey being 27 points above other cities' benchmark.

I was so proud that our employees' satisfaction of their immediate supervisor was 18 points above the benc , and senior leadership approval ranked just slightly higher. Our employee surveys affirmed that our employees trust th ders, and an overwhelming number said they are proud to work for the City of Celina.

One final result worth noting has a direct correlation to cost savings for our taxpayers. As important as any he work that City leadership has diligently led because of previous survey exercises has greatly reduced our staff tur rate. Our turnover rate this year continues to be at a historic low. Through our continued efforts to provide leadershi ing classes, employee engagement opportunities, and our *Life Connected.* programming, we are certain this statistic will ue to stand.

While this list could go on, I hope you will see just an exciting snapshot of all that is happening and that whi come. Over the coming few years, you can expect to see continued growth, but that growth will never be extended oint that compromises the beauty, safety, or values that make Celina the most attractive place to call home. We can nd multiply the people and places in Celina while remaining true to the historical heart of this community. With the hel r residents, City leaders, first responders, school district, faith leaders, and YOU, we can accomplish our mission, reflect re values, honor our storied past, and forever remain *Life Connected.*

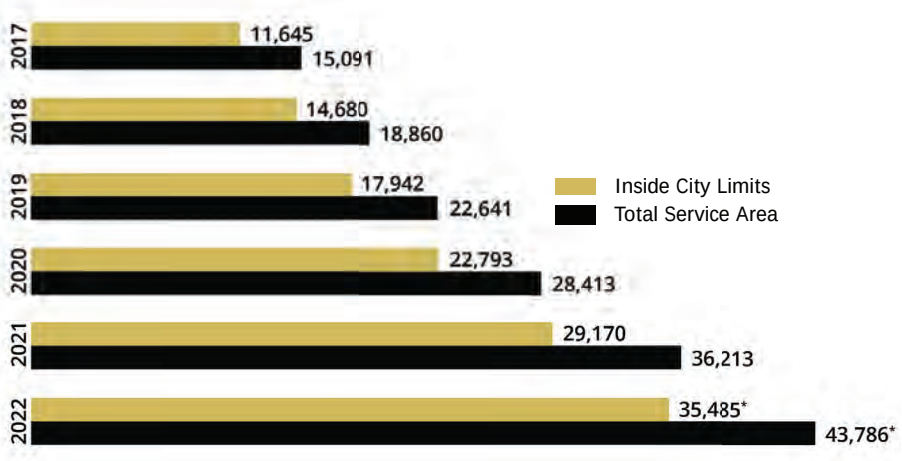
Yours truly,



Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

Population Growth

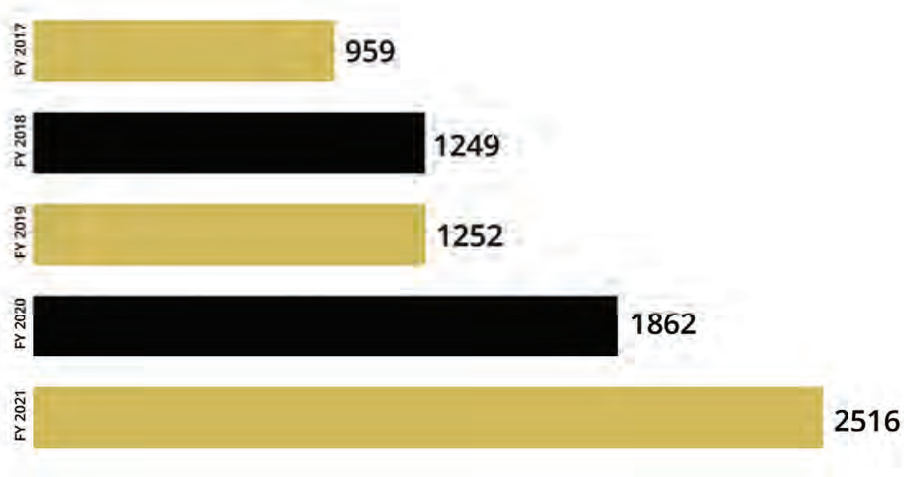
2017 - 2022



* 2022 population is estimated based off a 3.1 average household count, multiplied by the single family residential permits for 2021

Single Family Residential Permits

FY 2017 - 2021

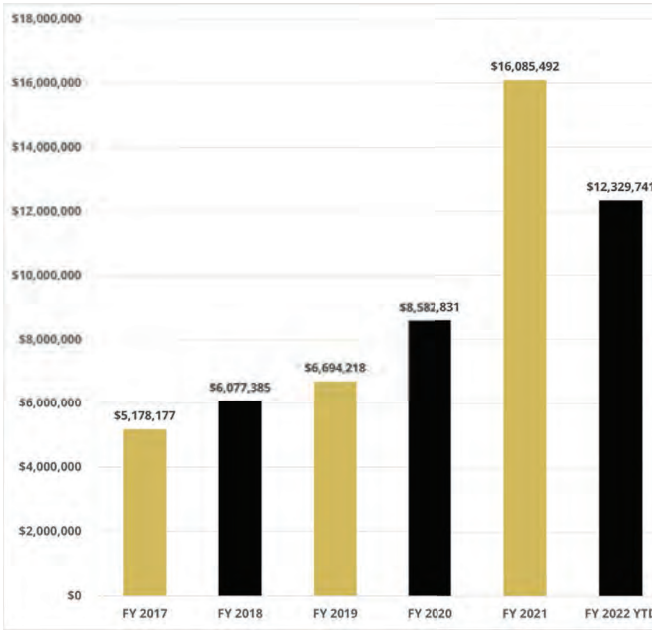


Development Services

- Received the certificate of Achievement in Planning Excellence from the American Planning Association
- Awarded Scenic City Designation- Platinum Status
- Established Downtown Commission
- Adopted Downtown Code
- Adopted *Neighborhood Vision Book*
- Completed the Impact Fee and Water/ Wastewater Study
- Completed reconstruction of Utah Street, Arizona Street, Ash Street, Elm Street, and Main Street
- Began construction on Celina on
- Acquired Bobcat Stadium and and for Ousley Park
- Established Neighborhood Int / Program
- Provided Neighborhood Integ rant funding to three homeowner iations for beautification improvements
- Acquired 230 acres of additio arkland
- Established CISD Education F

Single Family Residential Permit Revenue

FY 2017 - 2022 YTD



Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

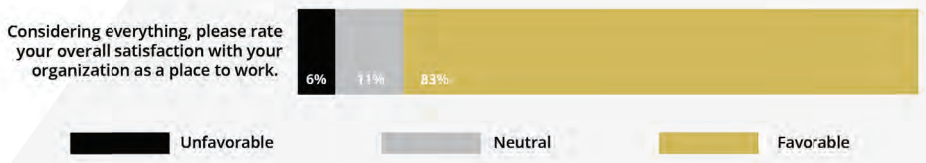
Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

Internal Services

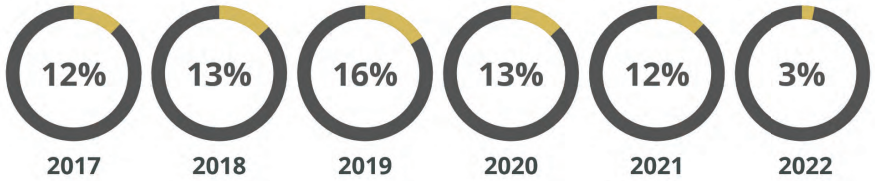
- Developed and implemented the Citizens Government Academy
- Started the *Life Connected.* Resident Newsletter
- Launched the *Life Connected.* app
- Started HOA Quarterly meetings
- Established the Special Event Advisory Committee
- Designated as "*Halloween Capital of North Texas*"
- Added Celina Heritage Festival to City special events lineup
- Increased Friday Night Market vendors from 40 to 55-60
- Implemented City Works (work order software)
- Conducted 2022 Employee Engagement Survey
- Completed the 2022-2024 Strategic Plan
- Replaced Legacy Data Backup System
- Architected and procured new server solution to replace aged infrastructure *(waiting on delivery)*
- Renegotiated GCEC contract resulting in approximately $30k in savings annually
- Developed IT standards to incorporate with engineering's standards

Employee Engagement Survey

Overall Satisfaction by Percentage



Employee Turnover



* Turnover does not include part-time employees or discontinuation of employment during the probationary period

$6,3 ,196
TOTAL GR S RECEIVED

Grants Awarded 2018 - 2022

Program	Project	Date	nt Granted
Staffing for Adequate Fire and Emergency Response (SAFER)	Hiring of 18 new firefighters	9/18	,300
Drought Resiliency Project	Celina Road 6 Million Gallon Water Storage Tank	6/19	00
Violence Against Women Justice and Training Program	Family Violence and Sexual Assault Investigator	8/19	3
Operation Roundup	CoServ Charitable Foundation	10/19	0
Parks and Open Space Project Funding Assistance Program	Parks and Open Space Project Funding Assistance Program	2/20	,000
Local Parks Grant - Small Community	Old Celina Signature Playground	9/20	00
Project Funding Assistance Program (PFAP)	Bonfire Properties Acquisition Project	11/20	,000
Violence Against Women	Violence Against Women Continuation Funding (Year 2)	12/20	3
Non-Urban Outdoor Recreation Program	Old Celina Park Phase II	4/22	00

Bond Ratings Increases:

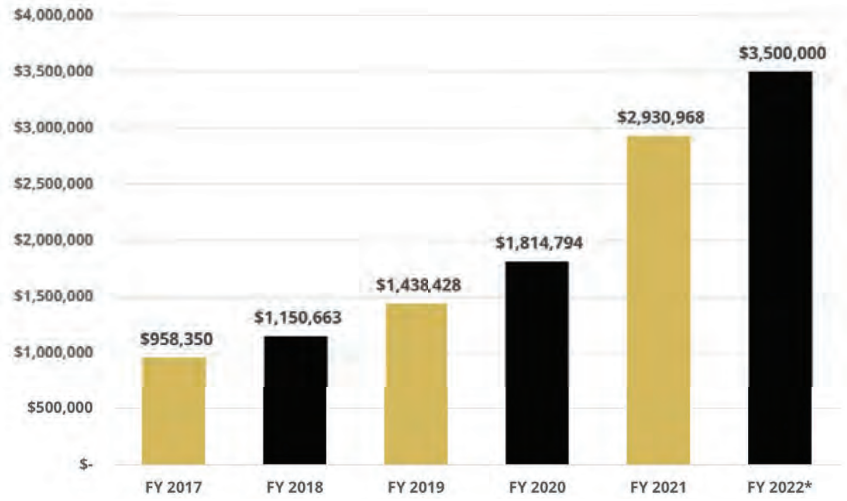
2017 Moody's A1 to 2022 Moody's Aa3

2017 S&P AA- to 2022 S&P AA

Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

Sales Tax Revenue

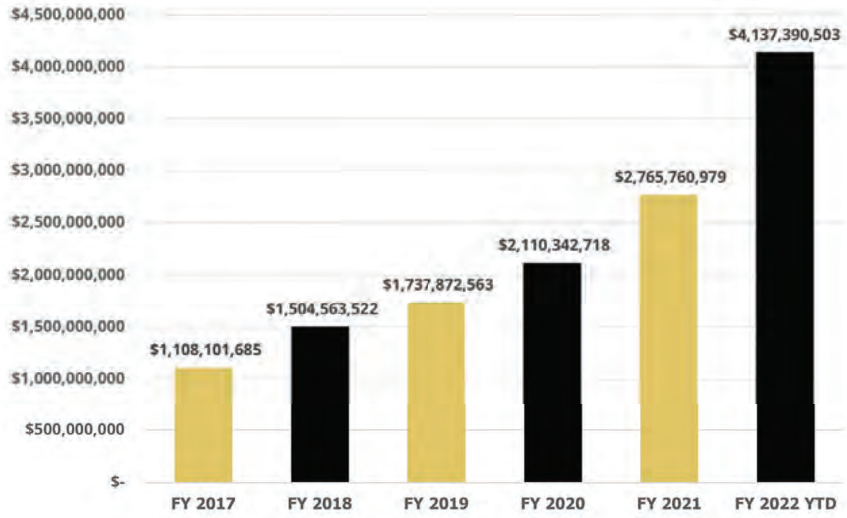
FY 2017 - 2022



* Estimated revenue for EOY 2022

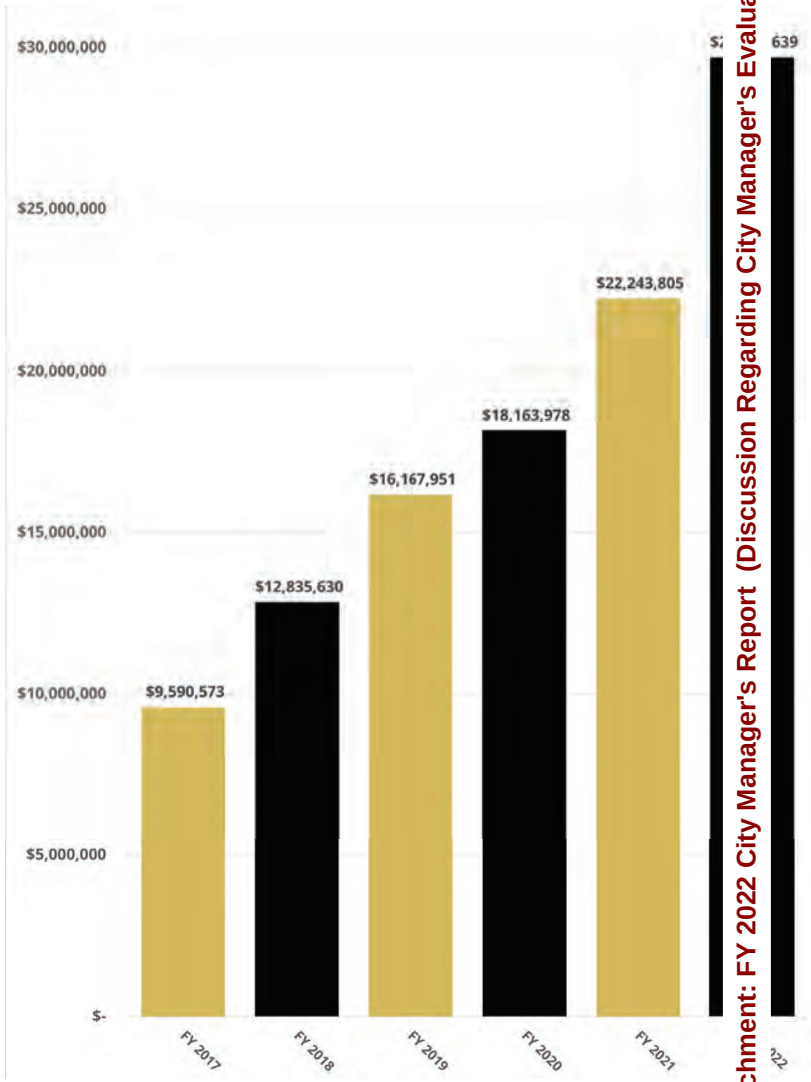
Certified Taxable Total

FY 2017 - 2022



General Fund Budget

FY 2017 - 2022



Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

Public Services

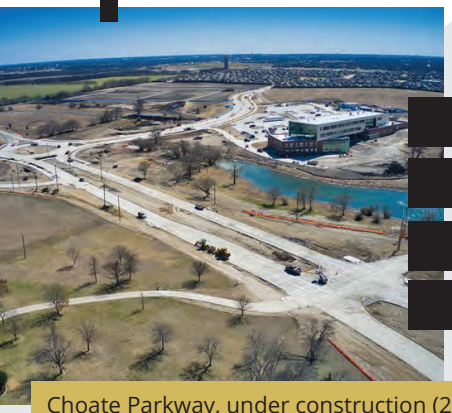


- Implemented the continuous improvement of downtown drainage
- Completed Old Celina Park Phase 2
- Established sustainability programs
- Increased Parks and Recreation player participation by 25.8%
- Implemented library home school program

Completed

Choate Parkway

Outer Loop: DNT to Choate Parkway



Choate Parkway, under construction (2021)

Started

DNT: FM 428 to Marilee Road

Outer Loop: Choate Parkway to Custer Road

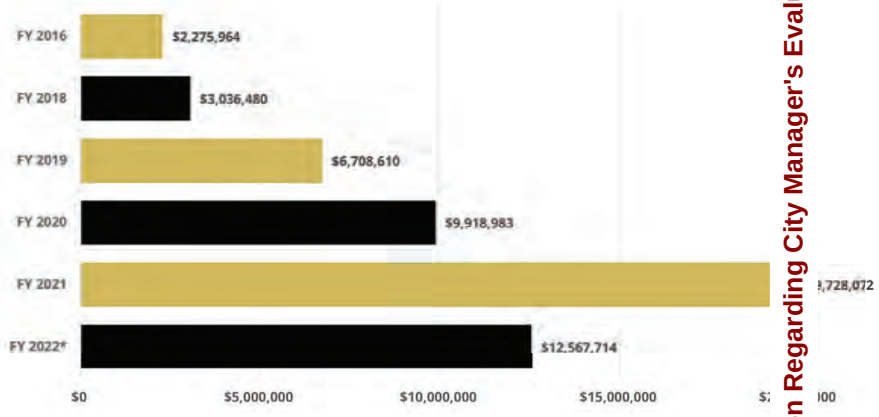
Frontier Parkway DNT to Preston Road

Celina Ground Storage Tank

Impact and Capital Recovery Revenue

FY 2017 - 2021

*2022 Actuals through July 12, 2022



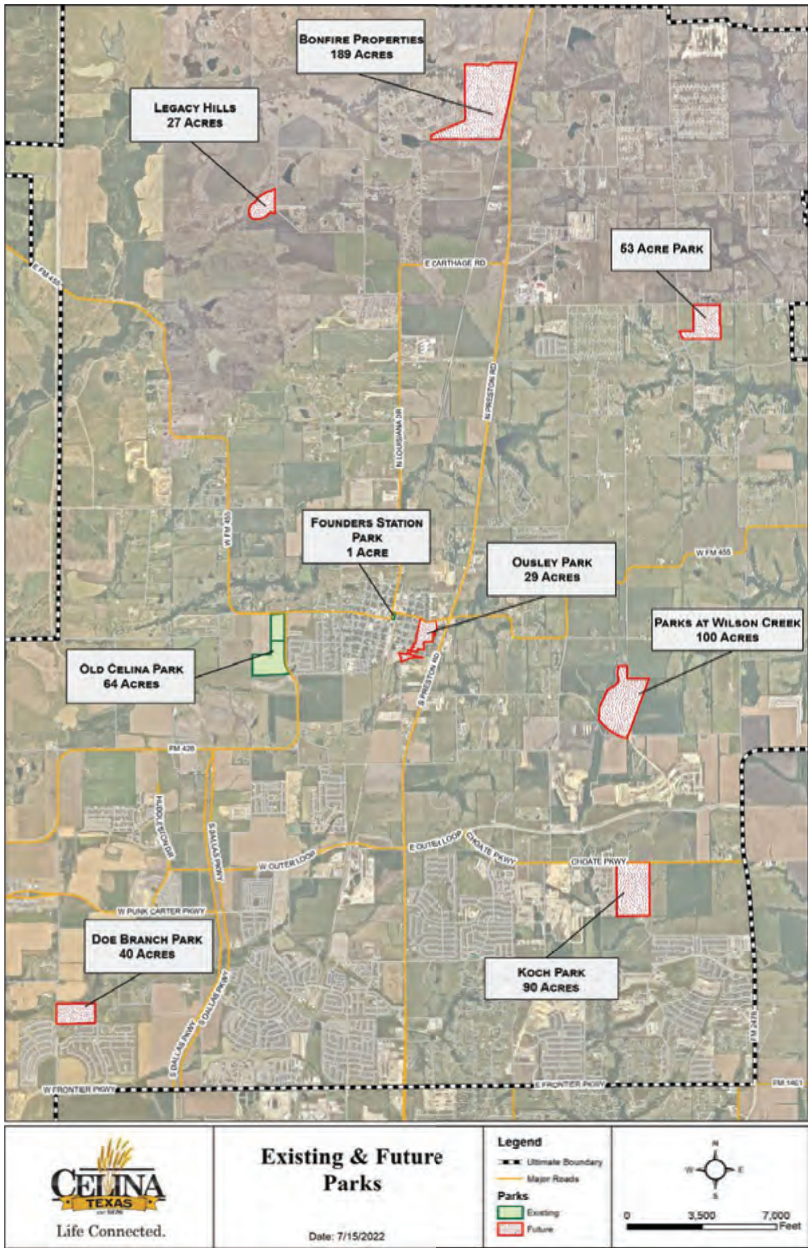
Capital Project Adopted Budget

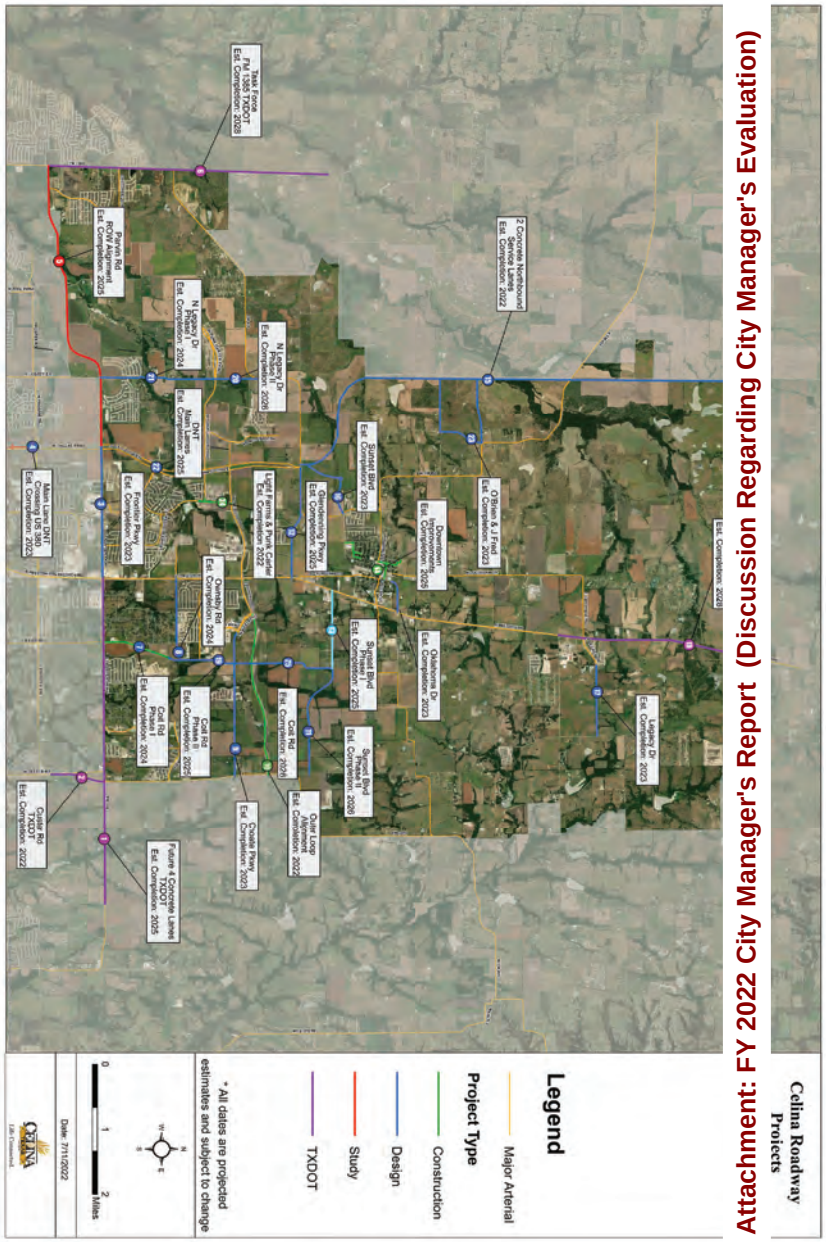
FY 2019 - 2022

This includes expenditures that are capital in nature from the bond funds, impact and capital recovery funds, p fee fund, capital acquisition fund, VERF funds, ASM funds, and general capital assets from the General Fund.



Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)





Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

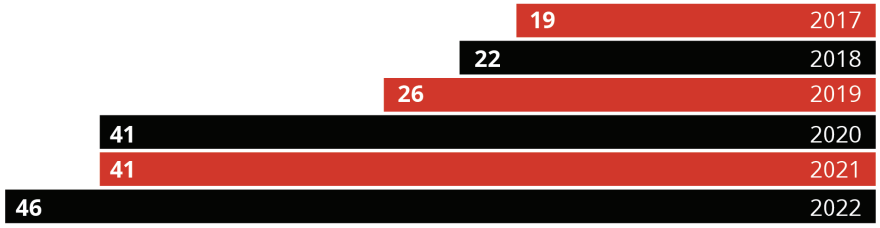
Fire Department



- Received new ambulance
- Received two Fire Marshal vehicles
- Completed design for Fire Station #3
- Completed Fire Department policies and have submitted to Texas Fire Chiefs Best Practices Program
- Developed and implemented the Citizens Fire Academy

Budgeted Fire Staff Totals

FY 2017 - 2022



Police Department

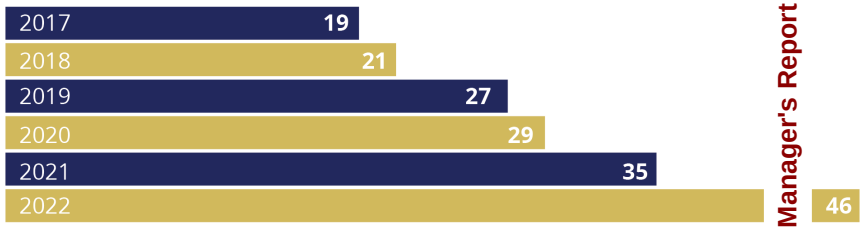
- Established School Resource Officer Program
- Rated Texas' #30 Safest City
- Began construction process for the new Law Enforcement Center
- Developed and implemented the Citizens Police Academy
- Reinforced the relationship with Celina ISD and expanded the SRO program to include Junior Police Academy
- Established an Officer Wellness Program – improving peer support resources, Officer Performance Center and Train Heroic App





Budgeted Police Staff Totals

FY 2017 - 2022

















Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

New Commercial Businesses

FY 2021 - 2022

New Business FY 2021-2022	Address
Andy's Sprinkler & Drainage	881 North Louisiana Street
Celina Montessori Academy	3905 South Preston Road
Chicago Title Hesse	1212 South Preston Road
HOA Pools Commercial Cleaning & Repair	1922 Choate Parkway, Bld. 130, Ste. 130
Home Based Learning Academy	710 South Oklahoma Drive
Honeysuckle Rose Boutique	322 West Walnut Street
PDR Texas Auto Hail Repair	1922 Choate Parkway, Unit 140
Pure Form Training	695 North Preston Road, Ste. 5
Shades of Green	1213 East Sunset Boulevard
Starbucks Celina	1255 South Preston Road
Terramania	219 West Pecan Street
The Pin Cushion - Body Piercing Celina	695 North Preston Road, Ste. 120
Thrown Axe Company	412 North Oklahoma Drive, Ste. 108

Downtown Spotlight

14 businesses were awarded Downtown Improvement Grants:

- Annie Jack
- Bongo Beaux's
- Buff City Soap
- Granny's Sweeties
- Papa Gallo's
- Rollertown Beerworks
- Summer Moon Coffee
- Swirls Bakery
- Terramania
- Toasted Walnut Table & Market
- Valley Vines
- The Silos
- Frontier Golf Carts
- Two29 on the Square

2022 Downtown Grand Openings

- Honeysuckle Rose Boutique
- Terramania
- Thrown Axe Company

Coming Soon!

- Swirls Bakery
- Granny's Sweeties
- The Silos
- Mangiamo Italian Market & Deli
- Rituals Wellness + Spa



Bobcat Trail/Ousley Park



Downtown Patio Project

Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

A Look Forward

01. Be the *Life Connected.* City

- Expand our volunteer program across all groups and organizations
- Host a volunteer fair once a year for non-profits to meet volunteers
- Complete a citizen survey
- Create a City and CISD orientation and/or history program
- Start a large cleanup event and expand volunteer base
- Start and complete a 411 help system within the City
- Post all events on *Life Connected.* App



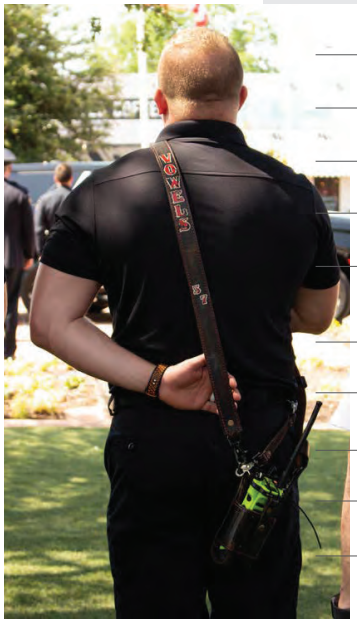
02. Be the Unique City

- Revise the *Neighborhood Vision Book*
- Create design guidelines for multifamily development
- Create design guidelines for commercial development
- Start designing Downtown Square expansion and roadways
- Start designing wayfinding signage and entry monuments
- Start designing Ousley Park
- Acquire additional park land
- Create an optional single family sprinkler program
- Create an optional Smart Home Program for single family development



03. Be the City of the Future, Connected to its Past

- Start designing the Library/Administration Building
- Start designing Downtown Parking Garage
- Build Old Celina Park signature playground
- Create the Downtown Live Music Plan and grant program
- Create a Downtown Mural Program
- Create a Public Art Master Plan with the description of the program and guidelines
- Rehabilitate Old Mayer Grocery Store building with partners
- Reach out to start discussions with 4-year college campus



04. Be the City Built on Publi ety

- Build tation #3
- Fund and start designing tation #4
- Study possible training centers for e and fire
- Build the Law Enfor nt Center
- Fund and start designing Fire Admini Building
- Execute an agreement for fire and with Mesquoak e services nch MUD
- Create a Neighborhood Program
- Create a Police and Fire Exp Program
- Create an Emergency Manage Program
- Install emergency sirens at all existing faci (Phase 1)

Attachment: FY 2022 City Manager's Report (Discussion Regarding City Manager's Evaluation)

05. Be the City of Servant Leaders

- Complete the 2022 Employee Engagement Survey
- Update and review the annual evaluation process
- Update the Personnel Policy
- Establish a Risk Management and Safety Committee
- Move Fire to a 15-day pay schedule

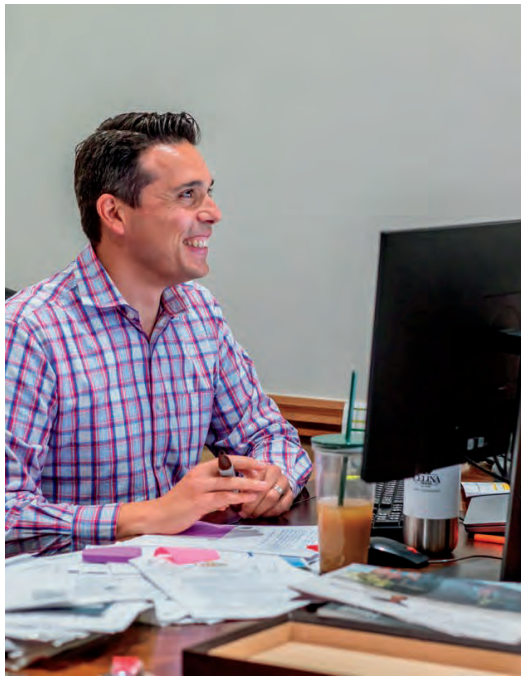


06. Be the City of Innovative Infrastructure

- Build the Dynavest WWTP
- Build Choate Parkway (Kinship to Custer)
- Build Ownsby Parkway (Preston to Coit)
- Build Parvin Road (asphalt section starting at FM 1385 to Legacy)
- Expand Wi-Fi to parks
- Secure Outer Loop ROW in Denton County
- Create a Transportation Utility Fee Program
- Achieve Public Works Department accreditation

07. Be the City of Small Business

- Create a micro-grant program with the EDC
- Attend downtown conferences to attract more small business owners
- Create a formal incentive program for small businesses
- Hire a Development Liaison within the City Manager's Office
















CELINA
TEXAS
EST 1876

Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 12, 2022
5:00 PM

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Tony Griggs	City of Celina	Place 6	Present	
Philip Ferguson	City of Celina	Place 1	Absent	
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	
Sean Terry	City of Celina	Mayor	Present	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Presentation of a Proclamation to Celina High School State Champion Track Athlete Grant Williams (Terry)

Mayor Terry presented a proclamation to Celina High School's Grant Williams celebrating his accomplishments in Track.

B. Presentation of a Proclamation to the Celina Parks and Recreation Department Proclaiming July 2022 as, "National Parks and Recreation Month" (Terry)

Mayor Terry presented a proclamation to the City of Celina's Parks and Recreation Department proclaiming July 2022, as "National Parks and Recreation Month."

C. Recognition of Celina Parks & Recreation Winners of Coaches and Parent of the Year for the Spring 2022 Youth Sport Season (Terry)

Mayor Terry recognized the following recipients of Coaches and Parent of the year for the Spring 2022 youth sports season:
Soccer Coach of the Year - Melissa Manly
Softball Coach of the Year - Alex McCandless
Baseball Coach of the Year - Rory Dahl

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

Parent of the Year - Jennifer Solomon

D. Presentation by Leadership Celina

Jim Scano, with Leadership Celina, presented an overview of the accomplishments of the 2022 Leadership Celina class.

E. Parks and American Legion Flag Presentation (Hopkins)

Councilmember Hopkins presented Veteran Philip Shortino with an American Flag that was flown on the Square.

F. Bike Repair Station Dedication (Webb)

Cody Webb, Director of Parks, and Joel Hoback, of the Shawnee Trail Cycling Club, presented the City with the new location for a bike repair station.

G. Recognition of Lance Vanzant (Terry)

Mayor Terry recognized and thanked Lance Vanzant for his years of service as the City's Attorney.

H. Recognition of Corbett Howard (Terry)

Mayor Terry congratulated Corbett Howard on his retirement and thanked him for his years of service to the City of Celina.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Board and Commission Timeline Update (Satarino)

Anthony Satarino, Strategic Services Manager, provided Council with an update regarding boards and commissions applications and timeline.

B. Discussion regarding the 2022 Community Engagement Survey. (Satarino)

Megan Ruble, VP of Customer Experience with Polco, reviewed the timeline for the 2022 Community Engagement Survey.

C. City of Celina Stage 1 Drought Contingency Plan Implementation (Brawner)

Andrew Figueroa, Director of Public Works, presented the Stage 1 Drought Contingency Plan.

D. Library/Administration Building Discussion (Brawner)

Kim Brawner, Assistant City Manager, presented plans for the future Library/Administration building.

E. Annual Parks and Recreation Presentation (Webb)

Cody Webb, Director of Parks, presented the annual Parks and Recreation update.

F. Staff Discussion on FM 1385 Schematic Design (Brawner)

Kim Brawner, Assistant City Manager, led discussion regarding TxDOT proposed schematic design of FM 1385 from US 380 to FM 455.

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

V. OPEN FORUM:

VI. EXECUTIVE SESSION:

The City Council convened into Executive Session at 7:17 p.m.

Mayor Terry added Consent Agenda items J and K to be discussed during Executive Session.

Consent Agenda item J:
Consider and act upon the Fifth Amendment to Development, Settlement, and Annexation Agreement between the City of Celina, Texas, MM Celina 3200, LLC, and North Parkway Municipal Management District No. 1 regarding certain amendments to such Agreement for additional infrastructure. (Legacy Hills Fifth Amendment to Development, Settlement, and Annexation Agreement)

Consent Agenda item K:
Consider and act upon Major Improvements Project #2 Construction, Funding, and Acquisition Agreement between the City of Celina, Texas, MM Celina 3200, LLC, and North Parkway Municipal Management District No. 1 regarding reimbursements for construction and installation of the Initial Major Improvements or Additional Major Improvements as described in the related Service and Assessment Plan, and other matters related thereto. (Legacy Hills – MIA #2 Construction, Funding, and Acquisition Agreement)

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 Chapter 380 Economic Development Agreement by and between the City of Celina and Bloomfield Homes, L.P.

B. Discussion Regarding Development Agreement by and between the City of Celina and First State Bank for a Temporary Site

C. Discussion Regarding Development Agreement by and between the City of Celina and a Membership Warehouse Club

D. Discussion Regarding Development Agreement by and between the City of Celina and Developer of Village at Ownsby Farms

E. Discussion Regarding Development Agreement by and between the City of Celina and Burger Fixins

F. Discussion Regarding Development Agreement, Ash Street

G. Discussion Regarding Development Agreement, Hong Tract

H. Discussion Regarding Project King

I. Discussion Regarding Doe Branch Creek Realignment West of Legacy Road (CR 6) and North of Creeks of Legacy West subdivision

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

J. Discussion Regarding Eminent Domain Proceedings

K. Discussion regarding Right-of-Way and Easement acquisitions within the Legacy Hills Development

Mayor Terry recused himself for the discussion on this item.

L. Update on Blue Angus

Reconvene Into Open Session

The City Council reconvened into the Regular meeting at 8:31 p.m.

M. Consider and act upon a Resolution of the City Council authorizing the execution by the City of Celina, Texas of conveyance documents and documents necessary to effectuate the acquisition of public water and wastewater easements, grading and drainage easements, rights-of-way, and temporary construction easements in real properties as portions of tracts of land property for construction of the Legacy Hills subdivision.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Wendie Wigginton, Place 4
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

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

No further action was taken.

VII. CONSENT AGENDA:

Mayor Terry removed items B, H, I, L M, Q, S, and U from the Consent Agenda for individual consideration.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

A. Minutes Approval:

1. City Council - Regular Meeting - Jun 14, 2022, 5:00 PM

C. Consider and act upon a resolution of the City Council of the City of Celina, Texas supporting Collin County's contract amendment for the construction of Frontier Parkway from the Dallas North Tollway to Preston Road (SH 289) per the Interlocal Agreement dated May 8, 2018, in the amount of $729,546.52. (Brawner)

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

D. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2021-75 which adopted and approved the budget for fiscal year beginning October 1, 2021 and ending September 30, 2022, and make appropriations for each department, project, and account, by adopting an amended 2021-2022 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Bromiley)

E. Consider and act upon approval of the updated Personnel Policy (Peters)

F. Consider and act upon adoption of the Public Improvement District (PID) Policy. (Stovall)

G. Consider and act upon an agreement by and between the City of Celina and Collin County to adopt the Collin County Hazard Mitigation Plan. (Metdker)

J. Consider and act upon the Fifth Amendment to Development, Settlement, and Annexation Agreement between the City of Celina, Texas, MM Celina 3200, LLC, and North Parkway Municipal Management District No. 1 regarding certain amendments to such Agreement for additional infrastructure. (Legacy Hills Fifth Amendment to Development, Settlement, and Annexation Agreement) (Mohan)

K. Consider and act upon Major Improvements Project #2 Construction, Funding, and Acquisition Agreement between the City of Celina, Texas, MM Celina 3200, LLC, and North Parkway Municipal Management District No. 1 regarding reimbursements for construction and installation of the Initial Major Improvements or Additional Major Improvements as described in the related Service and Assessment Plan, and other matters related thereto. (Legacy Hills – MIA #2 Construction, Funding, and Acquisition Agreement) (Mohan)

Exhibits included in minutes.

N. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 6 acres within the Extraterritorial Jurisdiction, generally located north of FM 455 and approximately 1,600 feet west of future Celina Parkway. (Trails Baptist Church – C-3 Expedited Annexation Service Agreement) (Mohan)

O. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 5 acres within the Extraterritorial Jurisdiction, generally located west of Smiley Road and approximately 2,900 feet south of FM 428. (5513 Smiley Road – C-3 Expedited Annexation Service Agreement) (Mohan)

P. Consider and act upon a Chapter 380 Economic Development Agreement by and between the City of Celina and Bloomfield Homes, L.P. (Bromiley)

R. Consider and act to authorize contingency in the amount of $210,058 for the Celina Road Pump Station Phase 3 project. (Berry)

T. Consider and act to award bid 2022-0155 for Preston Road lighting phase 2 at the unit prices listed to Tejas Utilities in an amount of $912,690.47 plus ten percent contingency in the amount of $91,269.05 for a total amount not to exceed $1,003,959.52. (Berry)

V. Consider and act authorize the purchase of furniture for the Public Works Service Center improvements through cooperative contracts with JKC Designs in an amount not to exceed $76,247.00. (Berry)

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

ITEMS REMOVED FROM CONSENT FOR INDIVIDUAL CONSIDERATION:

B. Consider and act on a resolution removing appointed City Council liaisons from city advisory boards. (Satarino)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

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

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mindy Koehne, Place 5
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

I. Consider and act upon a request to amend a Development Agreement with Celina Depot, LLC; generally located at the southwest corner of Preston Road and Ash Street, within City Limits. (Ash Street – DA 1st Amendment) (Brawner)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

L. Consider and act upon an interlocal agreement for Fire Protection and Emergency Medical Services with the North Collin County Municipal Utility District No. 1; generally located southeast of future Marilee Road and future Peterman Parkway. (Mesquoakee Ranch Emergency Services ILA - Fire) (Mohan)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Pierce, Wigginton, Hopkins
ABSTAIN:	Koehne
ABSENT:	Ferguson

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

M. Consider and act upon an interlocal agreement for Law Enforcement Protection Services with the North Collin County Municipal Utility District No. 1; generally located southeast of future Marilee Road and future Peterman Parkway. (Mesquoakee Ranch Emergency Services ILA - Police) (Mohan)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Tony Griggs, Place 6
AYES:	Griggs, Pierce, Wigginton, Hopkins
ABSTAIN:	Koehne
ABSENT:	Ferguson

Q. Consider and act to purchase police equipment from Axon Enterprise, Inc., through a cooperative contract with BuyBoard in an amount not to exceed $750,747.42. (Berry)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wendie Wigginton, Place 4
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

S. Consider and act to award bid 2022-0156 for Maryland Drainage and Paving at the unit prices listed to ANA Site Construction in an amount of $383,823.50 plus contingency in the amount of $38,382.35 for a total amount not to exceed $422,205.85 . (Berry)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

U. Consider and act to reject all responses for bid 2022-0160 for Preston Road lighting, phase 3. (Berry)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

VIII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 6 acres, generally located north of FM 455 and approximately 1,600 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church – Annexation) (Mohan)

Mayor Terry opened the public hearing at 8:58 p.m.

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

With no one wishing to speak, Mayor Terry closed the public hearing at 8:58 p.m.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2022-71. The motion carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

B. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 6 acres to Community Facilities (CF) Zoning District, generally located north of FM 455 and approximately 1,600 feet west of future Celina Parkway. (Trails Baptist Church - Zoning) (Mohan)

Mayor Terry opened the public hearing at 8:58 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 8:58 p.m.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2022-72. The motion carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Andy Hopkins, Place 3
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

C. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 10 acres of Planned Development (PD) No. 86 with Multi-Family Zoning District, Urban Edge (MF-2) base zoning, generally located south of Ash Street and approximately 700 feet west of Preston Road. (Celina Station – Zoning) (McAfee)

Mayor Terry opened the public hearing at 9:04 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 9:04 p.m.

Upon a motion by Councilmember Hopkins and a second by Mayor Pro Tem Pierce , the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2022-73. The motion carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

D. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 5 acres, generally located west of Smiley Road and approximately 2,900 feet south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (5513 Smiley Road - Annexation) (Mohan)

Mayor Terry opened the public hearing at 9:06 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 9:06 p.m.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2022-74. The motion carried.

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

E. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 5 acres to Commercial, Office & Retail (C) Zoning District, generally located west of Smiley Road and approximately 2,900 feet south of FM 428. (5513 Smiley Road - Zoning) (Mohan)

Mayor Terry opened the public hearing at 9:07 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 9:07 p.m.

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2022-75. The motion carried.

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

F. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 71 acres to a Planned Development (PD) with a base zoning of Mixed Use (MU) Zoning District, generally located at the northwest corner of Celina Parkway and future J. Fred Smith Parkway. (Celina Landing – PD Amendment) (Mohan)

Mayor Terry opened the public hearing at 9:09 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 9:09 p.m.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins , the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2022-76. The motion carried.

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jay Pierce, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

G. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Concept Plan and Development Regulations of Planned Development (PD) No. 43 on approximately 23 acres, generally located south of Legacy Drive and approximately 1,000 feet east of Preston Road. (Chalk Hill MF - PD Amendment) (McAfee)

Mayor Terry recused himself from the dais.

Mayor Pro Tem Pierce opened the public hearing at 9:07 p.m.

With no one wishing to speak, Mayor Pro Tem Pierce closed the public hearing at 9:07 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Koehne, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2022-77. The motion carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

IX. ACTION ITEM:

A. Consider and act to authorize the Contract and Guaranteed Maximum Price (GMP) for the construction of Fire Station 3 to Crossland Construction Company for a guaranteed maximum amount not to exceed $14,751,797.00. (Brawner)

Mayor Terry returned to his place at the dais.

Upon a motion by Councilmember Hopkins and a second Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve the contract and guaranteed maximum price for the construction of Fire Station 3 to Crossland Construction. The motion carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wendie Wigginton, Place 4
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

B. Consider and act to award bid 2022-0162 for installation of a all way stop at the intersection of Dallas Pkwy and the Outer Loop at the unit prices listed to Total Highway Maintenance, LLC., in the amount of $88,335.00 plus ten percent contingency $8,833.50 for a total amount not to exceed $97,168.50. (Berry)

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

Upon a motion by Councilmember Griggs and a second Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to award bid 2022-0162 to Total Highway Maintenance for the installation of an all-way-stop at the intersection of Dallas Parkway and the Outer Loop. The motion carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tony Griggs, Place 6
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	Ferguson

C. 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 2022", including the adoption of an ordinance authorizing the issuance of such certificates of obligation. (Bromiley)

Upon a motion by Councilmember Wigginton and a second Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2022-78. The motion carried.

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

D. Discussion regarding City Secretary's verification of whether there are sufficient signatures to the petition for annexation of approximately 299 acres, in the extraterritorial jurisdiction; generally located north of future Frontier Parkway, east of Smiley Road, south of future Stallcup Boulevard, and west of future Peterman Parkway, as described below. (22-01 Annexation Petition Verification) (Field)

Deputy City Secretary Field verified there were a sufficient number of signatures to the petition for annexation.

No action was taken.

E. Consider and act upon a resolution, accepting the City Secretary's verification of the signatures to the petition for annexation of approximately 299 acres, in the extraterritorial jurisdiction; generally located north of future Frontier Parkway, east of Smiley Road, south of future Stallcup Boulevard, and west of future Peterman Parkway, and that portion of all County Road rights-of-ways adjacent to said territory; calling two public hearings regarding annexation and the service plan; and directing notices as prescribed by law. (22-01 Annexation Petition Verification Resolution) (White)

Upon a motion by Councilmember Hopkins and a second by Councilmember Koehne, the Council voted three (3) for and two (2) opposed, with Councilmember Griggs and Councilmember Wigginton voting in opposition, to approve Resolution No. 2022-37R. The motion carried.

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Pierce, Hopkins, Koehne
NAYS:	Griggs, Wigginton
ABSENT:	Ferguson

X. ADJOURNMENT:

Mayor Terry adjourned the Regular Meeting of the Celina City Council at 9:35 p.m. on Tuesday, July 12, 2022.

_____
Sean Terry, Mayor

_____ _____
Lauren Field, Deputy City Secretary Date Minutes Approved

Minutes Acceptance: Minutes of Jul 12, 2022 5:00 PM (Minutes Approval)

Life Connected.

CITY COUNCIL WORKSESSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
FRIDAY, JULY 29, 2022
9:00 AM

MINUTES

I. CALL TO ORDER:

Mayor Terry called the Worksession of the Celina City Council to order at 9:02 a.m. on Friday, July 29, 2022, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Tony Griggs	City of Celina	Place 6	Present	
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Place 2	Absent	
Wendie Wigginton	City of Celina	Place 4	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSSION:

1. Discussion Regarding FY 22-23 Proposed Budget

City Manager Jason Laumer, Assistant City Manager Karla Stovall, Finance Director Robin Bromiley and Budget Manager Aimee Ferguson presented the proposed FY 23 budget and provided an update on the current fiscal year's budget.

III. ADJOURNMENT:

Mayor Terry adjourned the Worksession of the Celina City Council at 12:00 p.m. on Friday, July 29, 2022.

_____
Sean Terry, Mayor

_____
Lauren Field, Deputy City Secretary

_____
Date Minutes Approved

Minutes Acceptance: Minutes of Jul 29, 2022 9:00 AM (Minutes Approval)

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Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Amy Alexander, Director of Information Technology
CC:	Jason Laumer, City Manager
Date:	August 9, 2022
Re:	Concurrence of appointment of the City Secretary

Action Requested:
Consider and act upon concurrence of appointment of the City Secretary.

Background Information:
N/A

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
N/A

Staff Recommendation:

Life Connected.

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 9, 2022
Re:	FY2021 - 2022 - 3rd Quarter Budget Summary Report

Action Requested:
Review and Acceptance of the Quarterly Budget Report for the period ended June 30, 2022. (Bromiley)

Background Information:
Provide management update on FY2021-2022 Operating Budget for General Fund and Water/Wastewater Fund as of the period ended June 30, 2022.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Budget Summary Report
FY2021-2022 -- 3rd Quarter 06/30/2022

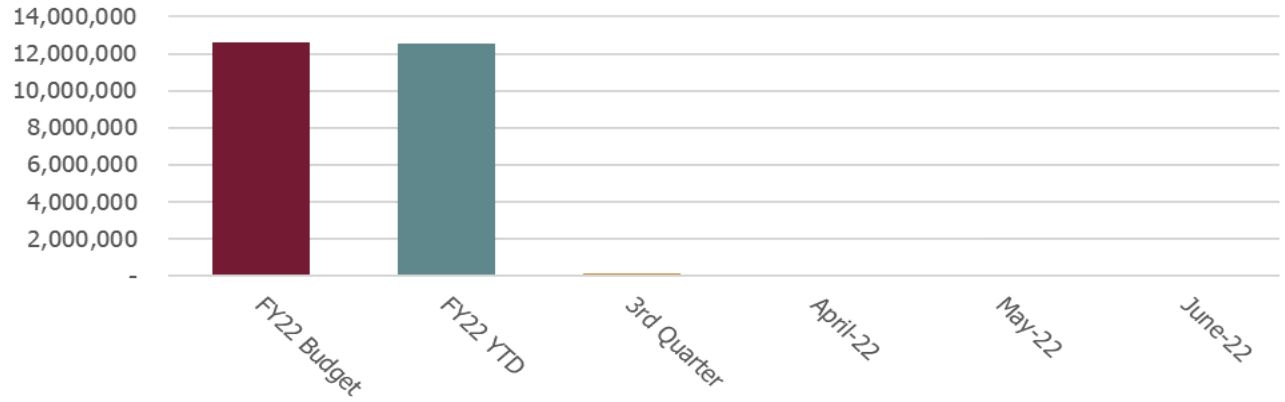
Staff Recommendation:
Approval

Budget Summary Report
FY 2021-2022 – 3rd Quarter 06/30/2022

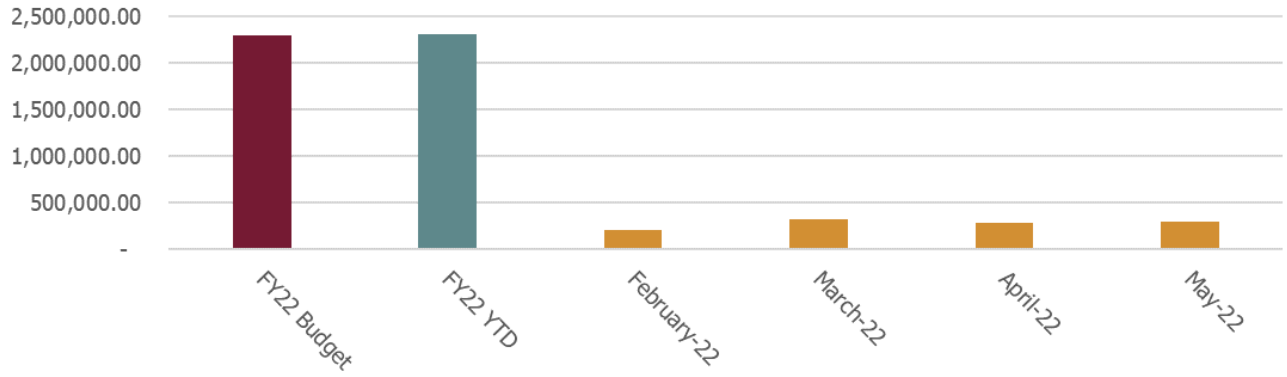
Life Connected.

General Fund

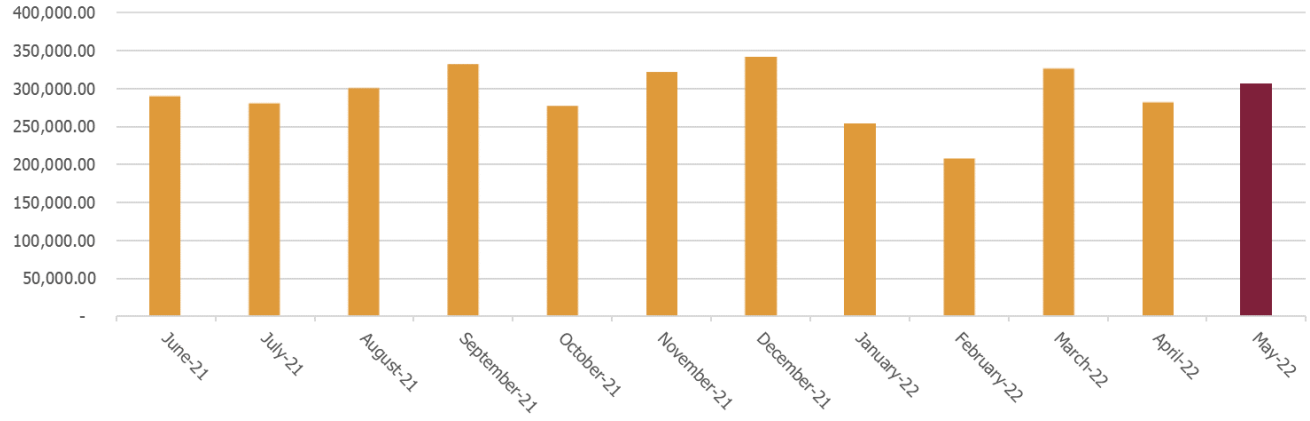
Property Taxes



Sales Tax



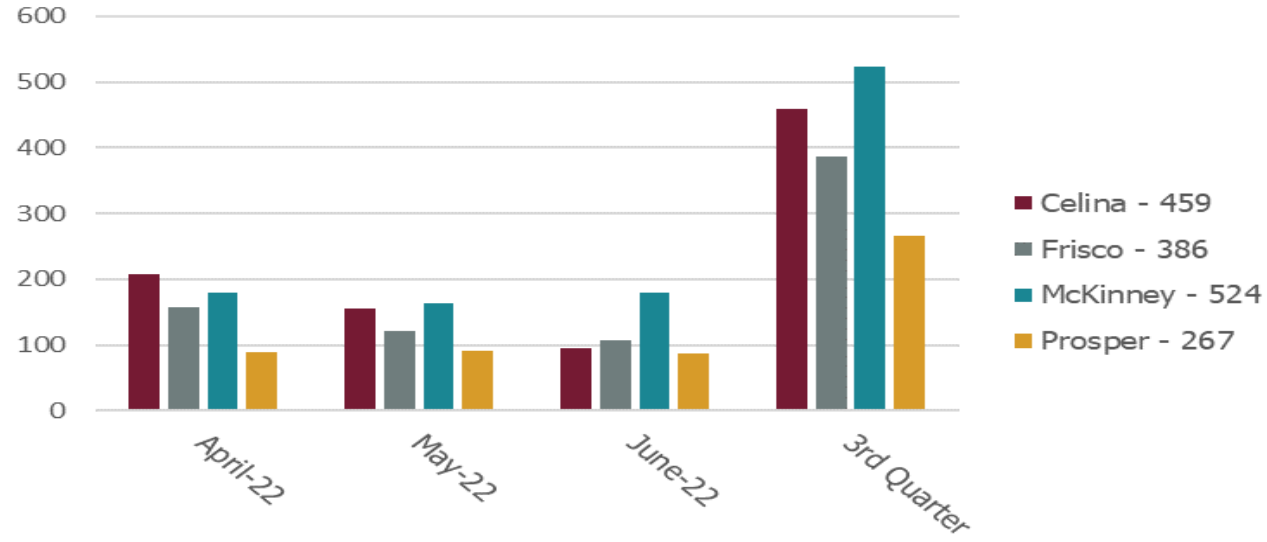
Rolling 12 Months – Sales Tax[1]



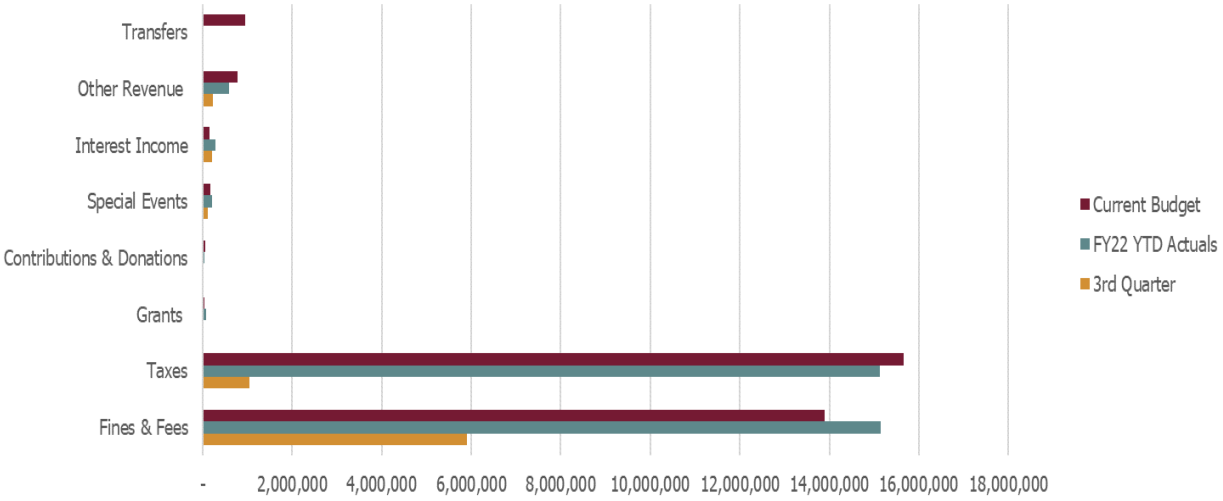
[1] Taxes are received two months after collections.

*This presentation represents all activity posted as of 08/01/2022 for period ending 06/30/2022.

Permits



Revenues by Category



	Current Budget	FY22 YTD Actuals	3rd Quarter	
Fines & Fees	$ 13,896,171	$ 15,151,555	$ 5,905,506	109.03%
Taxes[2]	15,665,325	15,121,873	1,049,301	96.53%
Grants	30,000	71,062	21,056	236.87%
Contributions & Donations	63,700	27,655	8,961	43.41%
Special Events	168,000	213,588	104,536	127.14%
Interest Income	150,000	276,646	215,896	184.43%
Other Revenue	783,262	594,457	234,074	75.90%
Transfers	948,720	-	-	0.00%
General Fund Total[2]**:**	**$ 31,705,178**	**$ 31,456,836**	**$ 7,539,330**	**99.22%**

[2] Taxes – reflects gross receipts only.

*This presentation represents all activity posted as of 08/01/2022 for period ending 06/30/2022.

Attachment: 3rd Quarter Report (FY2021 - 2022 - 3rd Quarter Budget Summary Report)

Expenditures by Department

Department	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
101 - GIS	$ 233,538	$ 151,117	$ 82,421	64.71%
102 - FACILITIES MAINTENANCE	568,879	293,519	275,360	51.60%
103 - INFORMATION TECHNOLOGY	1,252,146	757,398	494,748	60.49%
104 - FINANCE	1,489,721	1,145,798	343,923	76.91%
105 - LIBRARY	466,640	213,980	252,660	45.86%
106 - CITY SECRETARY'S OFFICE	287,906	192,739	95,167	66.95%
107 - DEVELOPMENT SERVICES	3,682,820	2,152,919	1,529,901	58.46%
108 - ADMINISTRATION	2,020,191	1,317,369	702,822	65.21%
109 - MUNICIPAL COURT	206,854	140,528	66,326	67.94%
110 - FIRE/EMS	6,366,726	4,206,162	2,160,564	66.06%
111 - STREETS	1,835,207	856,788	978,419	46.69%
112 - POLICE	6,666,506	3,776,119	2,890,387	56.64%
113 - PARKS	1,785,839	1,042,858	742,981	58.40%
114 - MARKETING	1,241,105	836,605	404,500	67.41%
115 - ENGINEERING	2,070,449	1,252,399	818,050	60.49%
116 - HUMAN RESOURCES	468,598	293,496	175,102	62.63%
General Fund Total:	**$ 30,643,125**	**$ 18,629,795**	**$ 12,013,329**	**60.80%**

General Fund Notes & Comments

The third quarter of fiscal year 2022 ended June 30, 2022. Through the third quarter, the City of Celina has received 99.22% of its budgeted revenue at $31.46 million. The current FY2022 revenue budget stands at $31.71 million. Revenues in total for the 3rd quarter equaled $7.54 million.

Gross tax collections received for the 3rd Quarter totaled $1.05 million for all taxes collected. Sales tax receipts totaled $818,497 for the quarter. The remaining $231,477 balance of revenues collected comes from all other taxes with property tax receipts totaling $114,767.

The City of Celina was pushed out of the top spot for permitting in the 3rd quarter and was overtaken by the City of McKinney with 524 permits, an overall total of 65 more permits, with the City issuing a total of 459 permits for the same timeframe. Permit revenues totaled $3.82 million for the quarter and $10.37 million for the year to date.

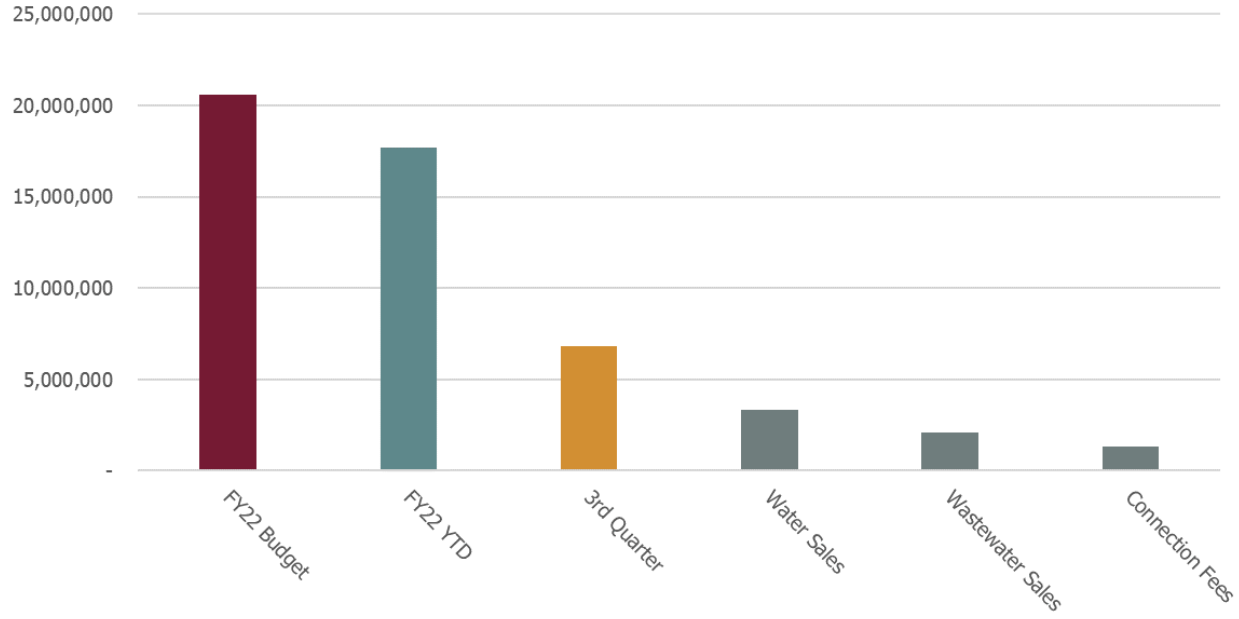
The General Fund expenditure budget ended favorably for the 3rd Quarter with a balance of $12.01 million remaining for the final quarter of the 2021-2022 budget year across all departments. The General Fund expenditure budget will be closely monitored as we finish the budget year in the event for any necessary amendments.

*This presentation represents all activity posted as of 08/01/2022 for period ending 06/30/2022.

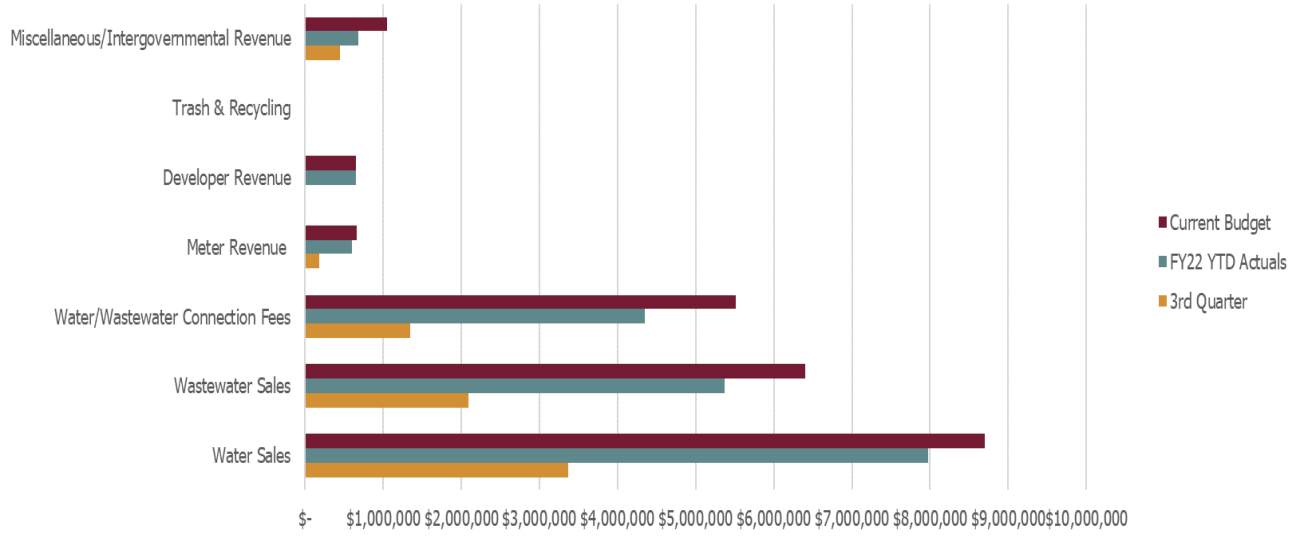
Attachment: 3rd Quarter Report (FY2021 - 2022 - 3rd Quarter Budget Summary Report)

Water/Wastewater Fund

Water/Wastewater Receipts



Revenues by Category



	Current Budget	FY22 YTD Actuals	3rd Quarter	
Water Sales	$ 8,700,000	$ 7,977,078	$ 3,366,625	91.69%
Wastewater Sales	6,400,000	5,365,161	2,095,062	83.83%
Water/Wastewater Connection Fees	5,512,500	4,343,923	1,344,113	78.80%
Meter Revenue	660,000	600,788	179,418	91.03%
Developer Revenue	650,000	650,000	-	100.00%
Trash & Recycling[3]	-	-	-	0.00%
Miscellaneous/Intergovernmental Revenue	1,053,066	679,979	451,351	64.57%
Water/Wastewater Fund Total:	**$ 22,975,566**	**$ 19,616,928**	**$ 7,436,569**	85.38%

[3] Trash & Recycling – Solid Waste Fund created in June 2022.

*This presentation represents all activity posted as of 08/01/2022 for period ending 06/30/2022.

Expenditures by Department

Department	Current Total Budget	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
117 - WATER DEPARTMENT	$ 10,174,389	$ 5,453,599	$ 2,355,145	$ 4,720,790	53.60%
118 - WASTEWATER DEPARTMENT	3,430,873	1,697,032	947,173	1,733,841	49.46%
119 - UTILITY BILLING	745,256	244,457	95,304	500,799	32.80%
120 - TRASH & RECYCLING[4]	-	-	-	-	0.00%
121 - DEBT SERVICE - CITY ISSUED	7,419,171	2,175,888	-	5,243,283	29.33%
122 - DEBT SERVICE-UTRWD	1,598,220	1,050,880	547,340	547,340	65.75%
123 - NON-DEPARTMENTAL	903,720	-	-	903,720	0.00%
125 - FLEET	106,679	46,924	1,574	59,755	43.99%
Water/Wastewater Fund Total:	**$ 24,378,308**	**$ 10,668,780**	**$ 3,946,536**	**$ 13,709,528**	**43.76%**

[4] Trash & Recycling – Solid Waste Fund created in June 2022.

Water/Wastewater Fund Notes & Comments

The Water/Wastewater Fund ended the 3rd Quarter with revenues received totaling $7.44 million. Fiscal year 2022 proceeds equaled $19.62 million or 85.38% of the overall $22.98 million Water/Wastewater revenue budget through the first nine months. The 3rd Quarter also saw the transfer of trash and recycling sales and services into its own stand-alone enterprise fund with the removal being reflected above in both the revenues and expenditures budgets and activity.

Overall, water sales received year to date total $7.98 million or 91.69% of the total current budget. Wastewater sales received total $2.10 million or 83.83% of its total current revenue budget. The third quarter also saw the inception of the winter averaging for utility customers on the wastewater portion of their bill.

All other revenues received to date total $6.27 million of which $1.97 million was received exclusively in the 3rd quarter. The $6.27 million received year to date represents 79.67% of the overall budget of $7.88 million for all other revenues.

Water/Wastewater Fund expenditures through nine months of fiscal year 2022 totals $10.67 million of a $24.38 million adopted budget. Current encumbrances on the Water/Wastewater Fund total $3.95 million with the largest encumbrance of $2,349,261 to Upper Trinity Regional Water District for water/wastewater service with additional encumbrances of $545,897 for one-time capital equipment and vehicle purchases, $153,408 for contract services, $547,340 for debt service payments to Upper Trinity Regional Water District set for September and the remaining $350,630 balance spread throughout the fund.

Water/Wastewater Fund operations sit at 43.76% of the overall $24.38 million adopted budget leading into the final FY22 quarter. Additional expenditures are anticipated for the final quarter with a budget amendment set to go to City Council for approval at the August 2022 Council Meeting.

*This presentation represents all activity posted as of 08/01/2022 for period ending 06/30/2022.

Attachment: 3rd Quarter Report (FY2021 - 2022 - 3rd Quarter Budget Summary Report)

Life Connected.

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 9, 2022
Re:	Quarterly Investment Report for the period ended June 2022

Action Requested:
Review and Acceptance of the Quarterly Investment Report for the period ended June 30, 2022. (Bromiley)

Background Information:
The purpose of this item is to provide City Council an overview of the City's cash and invested balances for the fiscal period ending June 30, 2022.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Q2 2022 Investment Report

Staff Recommendation:
Review and Acceptence

City of Celina
Quarterly Report
Quarter Ending: 6/30/2022

Economic Outlook:

As inflation has both overshot and persisted longer than the Federal Reserve Bank expected, the Federal Open Market Committee (FOMC) ramped up its effort to rein it in. At the June 15th meeting, the FOMC raised rates by 75 basis points. The largest rate hike since 1994, to a range of 1.50% - 1.75%. In the post-meeting press conference, Fed Chairman Powell indicated another 75 or 50 basis point bump is likely at the July meeting depending on the incoming data, notably inflation readings. Chairman Powell and the text of the FOMC policy statement made it abundantly clear that price stability is the top priority now. The Fed will need to see "compelling evidence" in month-tomonth data that price pressures are easing before it is convinced that prices are under control. To date, there is very little evidence that inflation is in decline. The headline CPI (8.6%) set a new 40 year high and the PCE Deflator (6.3%) remained near its 40 year high in May. The core PCE Deflator (excluding food and energy) at 4.7% remains a hefty distance from the Fed's 2.0% goal.
For its part, the Federal Reserve has not encouraged traders to scale back rate hike bets as growth concerns begin to outweigh inflation. To show their strong resolve to rein in inflation, Fed officials added in the FOMC policy statement "The Committee is strongly committed to returning inflation to its 2.0 percent objective." Fed Chairman Powell, at the post-meeting press conference and in testimony to Congressional Committee, reinforced this message by saying the Fed has the means and the will to bring inflation back down to its target level. Official policy rates are headed higher and market volatility will stay elevated. The only real certainty is there will be additional surprises for both the Fed and the markets in the months ahead, but returning inflation to their 2.0 percent objective would seem to require some significant economic pain. Economic pain which will likely test their resolve to achieve their inflation objective at all costs.

-Samco Capital

Listing by Maturity Date			3/31/2022			6/30/2022				
Investment	Institution	Account	Beginning	Interest Earned	Other Transactions	Ending	% of Total Portfolio	Unrealized G/L	Interest Rate	Avg Weighted Yield to maturity of Portfolio Compared to Benchmark*
Public Fund Now A	Independence Bk	#0052 GF MMA	$ 3,940,634	$ 8,075	$ 1,418,180	$ 5,366,889	2.6%	0	1.0%	n/a
		major transactions:			$ 1,418,180	*Permits and Court Fees Collected*				
Public Fund Now A	Independence Bk	#1532 WS MMA	$ 16,914,921	$ 31,082	$ 3,036,987	$ 19,982,989	9.7%	0	1.0%	n/a
		major transactions:			$ 3,036,987	*Utility Payment fees collected*				
Public Fund Now A	Independence Bk	#8142 Pooled Cash	$ 38,139,540	$ 51,651	$ (11,282,264)	$ 26,908,926	13.1%	0	1.0%	n/a
		major transactions:			$ 3,820,334	*Permits*				
					$ 1,637,008	*Sales Tax*				
					$ (4,344,106)	*Payroll*				
					$ (14,301,676)	*CIP*				
Public Fund Now A	Independence Bk	#0258 Old Acct	$ 903,110	$ 1,647	$ 130,909	$ 1,035,666	0.5%	0	1.0%	n/a
Public Fund Now A	Independence Bk	#4191 Forfeiture	$ 38,342	$ 211	$ 116,856	$ 155,408	0.1%	0	1.0%	n/a
Public Fund Now A	Independence Bk	#9907 I&S Fund	$ 16,884,511	$ 28,074	$ 63,787	$ 16,976,373	8.2%	0	1.0%	n/a
		major transactions:								
Pooled	TexPool**	#0007 GenFund A	$ 135,548,208	$ 217,252	$ -	$ 135,765,460	65.8%	0	1.0%	n/a
		major transactions:								
Pooled	TexPool**	#0006 W&S Acct	$ 3,363	$ 5	$ -	$ 3,369	0.0%	0	1.0%	n/a
		Total	$ 212,372,630	$ 337,996	$ (15,248,819)	$ 206,195,079	100.0%	avg	1.0%	

** All investments are in interest bearing accounts with terms of same day cash available upon demand.*
***TexPool WAM 30 days as of 06.30.2022 (https://www.texpool.com/texPool/pools/historical-monthly-average-performance/investment-pools/texpool.do). Maximum allowed is 100%.*

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

Robin Bromiley 8/1/2022
Robin Bromiley, Director of Finance/Investment Officer *Date*

Attachment: Q2 2022 Investment Report (Quarterly Investment Report for the period ended June 2022)

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 9, 2022
Re:	Quarterly Human Resources Update Presentation

Action Requested:
Review and Acceptance of the Quarterly Human Resources Report for the period ending June 30, 2022. (Peters)

Background Information:
Provide a quarterly report on HR related topics such as turnover, employment opportunities, headcount, and other updates.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

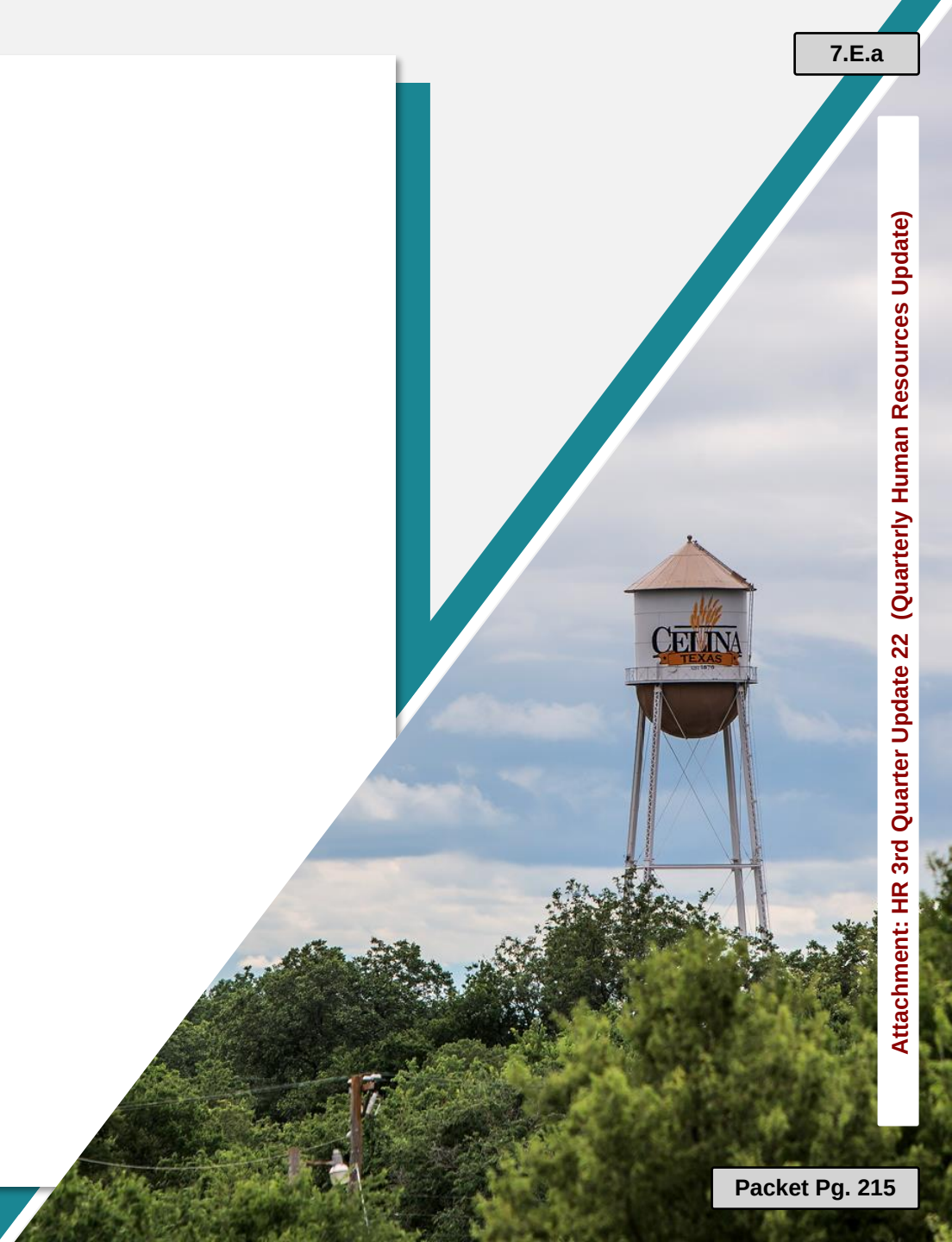
Legal Review:
N/A

Supporting Documents:
Third Quarter HR Summary Report

Staff Recommendation:

HR SUMMARY REPORT

3rd Quarter 2022

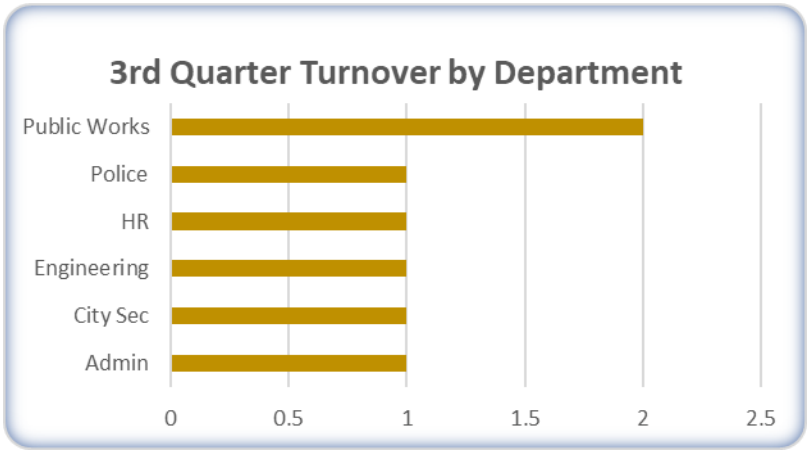


EMPLOYEE TURNOVER

Total Turnover Rate of 3rd Quarter was 2.89% which is similar to 2nd Quarter at 2.23%

- City of Celina had 11 new hires in the 3rd Quarter
- City of Celina had 7 exits in the 3rd Quarter
- Reasons for terminations varied between retired and resigned.



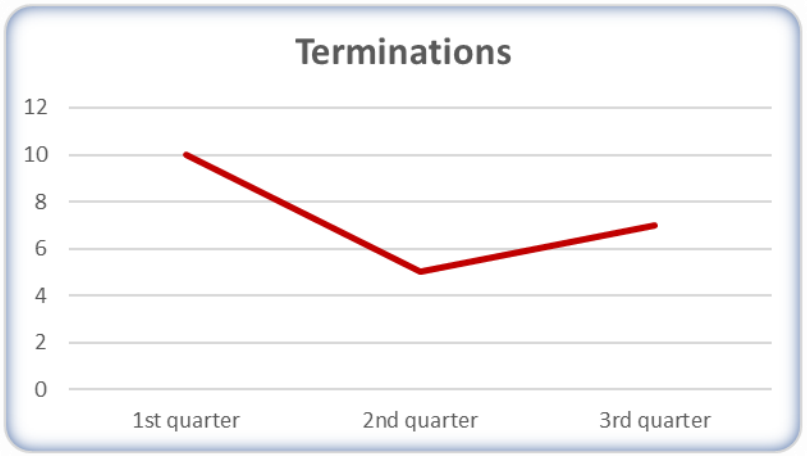


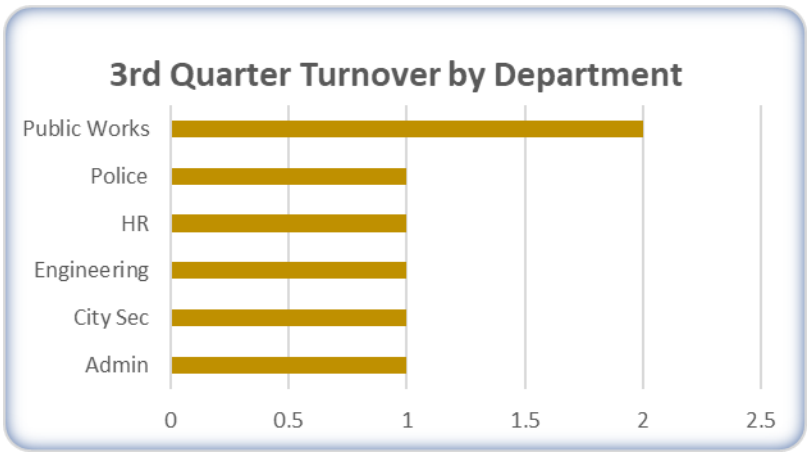
Attachment: HR 3rd Quarter Update 22 (Quarterly Human Resources Update)

EMPLOYEE TURNOVER

Total Turnover Rate of 3rd Quarter was 2.89% which is similar to 2nd Quarter at 2.23%

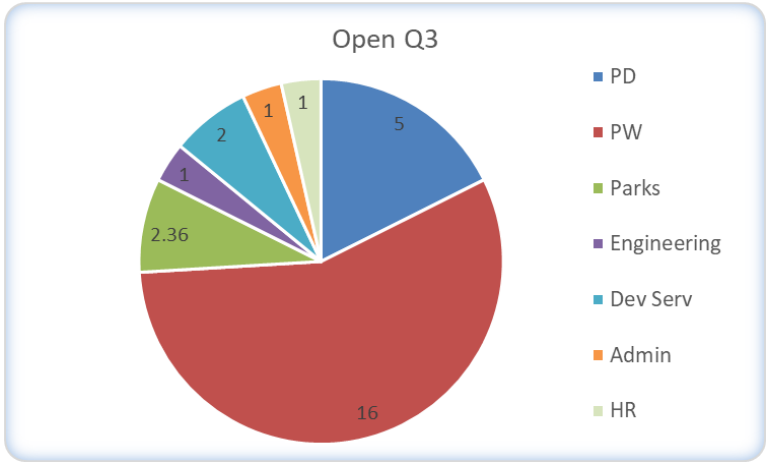
- City of Celina had 11 new hires in the 3rd Quarter
- City of Celina had 7 employees exit the organization in the 3rd Quarter
- Reasons for exit varied between retired , finding another job and termination from employment



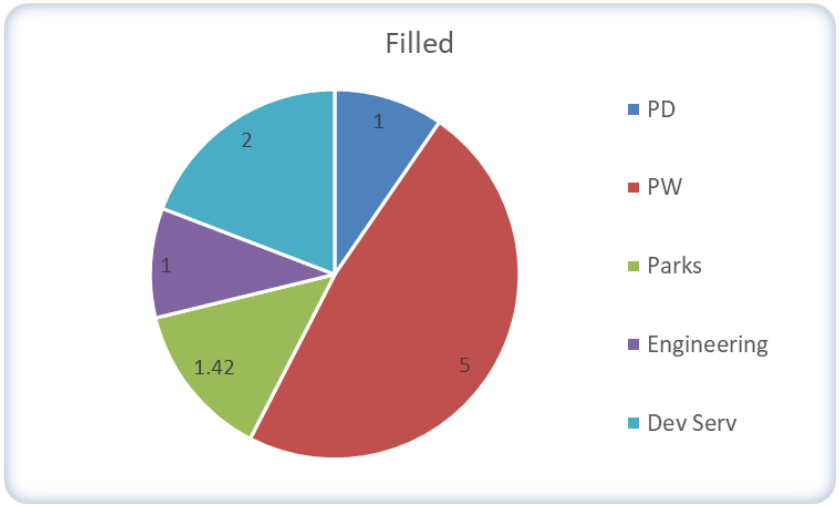


Attachment: HR 3rd Quarter Update 22 (Quarterly Human Resources Update)

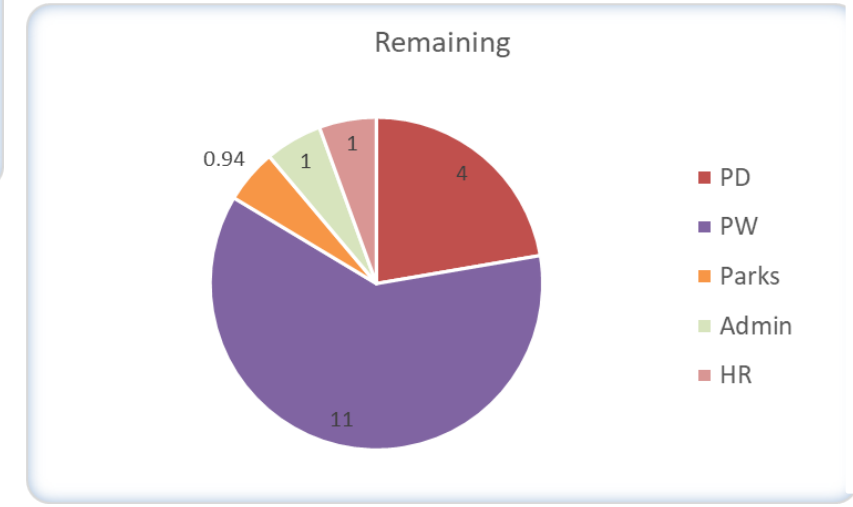
EMPLOYMENT OPPORTUNITIES



28.36 Total open positions Q3



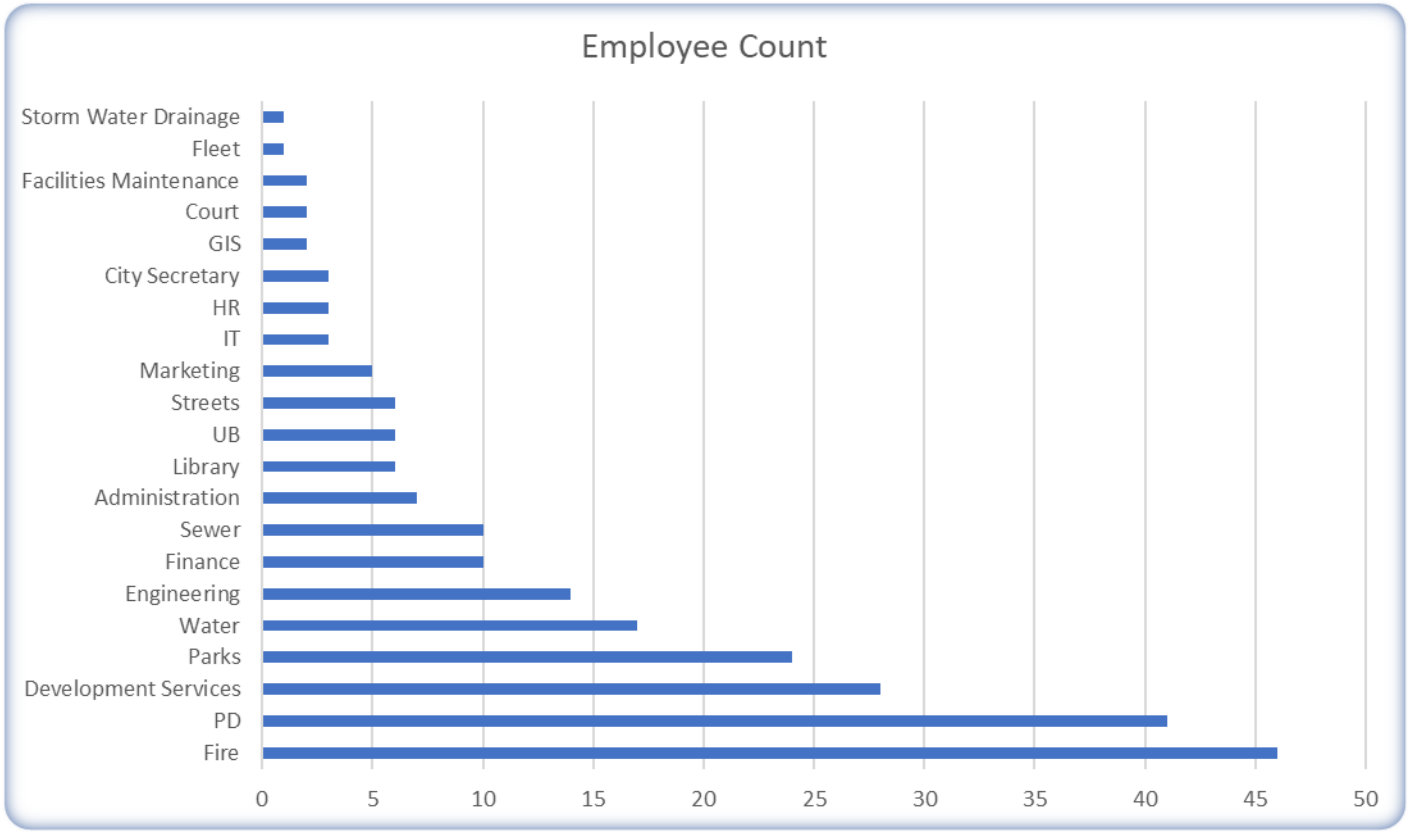
10.42 Total filled positions Q3



17.94 Total remaining positions

Attachment: HR 3rd Quarter Update 22 (Quarterly Human Resources Update)

HEADCOUNT



Total Head count at the end of Q3 was 235.

Female
63

Male
172

Attachment: HR 3rd Quarter Update 22 (Quarterly Human Resources Update)

HR UPDATES

- Updated Policies Effective 8/1/22
- Successful RFP completed for Benefit Broker
- Updated all Auto and Property Schedules
- Completed Re-rate for 2022/2023 Policy Year
- Implemented Return To Work Program and Telework Policy
- Implemented PW Step Plan

Attachment: HR 3rd Quarter Update 22 (Quarterly Human Resources Update)

QUESTIONS?

Life Connected.

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 9, 2022
Re:	Budget Amendment FY2021-2022

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2021-75 which adopted and approved the budget for fiscal year beginning October 1, 2021 and ending September 30, 2022, and make appropriations for each department, project, and account, by adopting an amended 2021-2022 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Bromiley)

Background Information:
A FY2022 budget amendment is requested for the FY2021-2022 Operating Budget.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
Ordinance Amending Budget
Exhibit A

Staff Recommendation:
Approval

CITY OF CELINA, TEXAS
ORDINANCE NO. 2022-

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2021-75, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2021-2022 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is conducting business pursuant to a budget for fiscal year 2021-2022, heretofore previously adopted by Ordinance 2021-75; and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the governing body of a municipality to make changes in the budget for municipal purposes; and

WHEREAS, the City Council has reviewed various line items within the budget and has determined that a valid municipal purpose is served by reallocating funds between various budget line items; and

WHEREAS, a proposed amendment to the budget has been placed on file with the City Secretary of the City of Celina, Texas.

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

SECTION 1. The above and foregoing premises are incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION 2. The City's budget for the fiscal year ending September 30, 2022, heretofore previously adopted by Ordinance 2021-75 duly enacted by the City Council of the City of Celina on the 14th day of September, 2021, be and is hereby amended as set out in Exhibit "A" attached hereto and incorporated herein, which amendment is hereby, in all respects, finally approved and adopted as so changed; the remainder of the budget being unchanged and remaining in full force and effect as originally adopted.

SECTION 3. That the amounts specified in Exhibit "A" be hereby appropriated and reallocated as specified for those purposes designated in Exhibit "A".

SECTION 4. The City Manager shall file or cause to be filed a true and correct copy of the amended budget, along with this Ordinance, with the City Secretary and in the office of the County Clerk of Collin County, Texas and Denton County, Texas.

Attachment: 2022-xx Amend Budget Ordinance August 9, 2022 (FY2022 Budget Amendment August 2022)

SECTION 5. This Ordinance shall be cumulative of all provisions of Ordinances of the City of Celina, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 6. The provisions of this 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 whole, or 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 decision or enactment.

SECTION 7. The City Secretary of the City of Celina is hereby directed to publish in the official newspaper of the City of Celina, the descriptive caption and effective date of this ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8. 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 9. This Ordinance shall become effective from and after its date of passage in accordance with law.

IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 9th day of August 2022.

_____
Sean Terry, Mayor

ATTEST:

_____
Lauren Field, Deputy City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Attachment: 2022-xx Amend Budget Ordinance August 9, 2022 (FY2022 Budget Amendment August 2022)

Exhibit A

Meeting date: August 9, 2022
FY2022 Budget Amendment Detail

Account #	Account Name	Description	Adjustment
206-31-3050	FUND BALANCE	Fund Balance	(4,700,000)
206-117-000-8502	CONSTRUCTION	To amend to cover for additional CIP Project Costs	3,850,329
206-118-000-8502	CONSTRUCTION	To amend to cover for additional CIP Project Costs	849,671
208-31-3050	FUND BALANCE	Fund Balance	(453,105)
208-124-000-8502	CONSTURCTION	To amend to cover for additional CIP Project Costs	453,105
202-31-3050	FUND BALANCE	Fund Balance	(2,500,000)
203-120-000-4900	TRANSFER IN	To amend to create the solid waste fund	1,000,000
205-117-000-4900	TRANSFER IN	To amend to create the infrastructure fund	1,500,000
202-117-000-4800	WATER SALES	To amend to cover additional revenue	(500,000)
202-118-000-4810	WASTEWATER SALES	To amend to cover additional revenue	(500,000)
202-117-000-XXXX	WATER DEPARTMENT	To amend to cover additional operational expenditures	569,160
202-118-000-XXXX	WASTEWATER DEPARTMENT	To amend to cover additional operational expenditures	286,096
202-119-000-XXXX	UTILITY BILLING	To amend to cover additional operational expenditures	144,744
121-400-000-4323	ROADWAY CAPITAL RECOVERY FEES	To amend to cover additional revenue	(400,000)
121-400-000-4758	REIMBURSEMENT - OTHER	To amend for escrow funds received for capital improvement project.	(995,523)
121-111-000-8502	CONSTRUCTION	To amend to cover additional capital improvement project costs.	1,278,462

Description
Budget Amendment Ordinance

Created By	Date		
Robin Bromiley		Yes	No
Reviewed By	Date	Request Approval by Council	
Entered By	Date	Date	

Attachment: 2022-xx Amend Budget Ordinance August 9, 2022 (FY2022 Budget Amendment August 2022)

Life Connected.

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 9, 2022
Re: TexPool/TexPool Prime Authorize Representatives

Action Requested:
Consider and act upon a resolution of the City Council of the City of Celina, Texas approving authorized representatives to make transactions with TexPool/TexPool Prime, a Texas Local Government Investment Pool as needed for the purpose of investing city funds. (Bromiley)

Background Information:
The City of Celina is a participating member of TexPool/TexPool Prime and often utilizes the Texas Investment Pool as a custodian of investments purchased with City funds. The individuals (Robin Bromiley, Stormy Johnson, and Karla Stovall) whose names appear on the attached document are reaffirming to be authorized representatives to transmit as well as withdraw funds from time to time for the investment of City funds.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:
TexPool/TexPool Prime Document - resolution amending authorized representatives
TexPool Investment Pools Participation Agreement

Staff Recommendation:
Approval

TexPool Investment Pools Participation Agreement

Preamble

This participation agreement (the "**Agreement**") is made and entered into by and between the Comptroller of Public Accounts (the "**Comptroller**"), acting through the Texas Treasury Safekeeping Trust Company (the "**Trust Company**"), Trustee of the Texas Local Government Investment Pool (TexPool) and TexPool Prime, (collectively the "**TexPool Investment Pools**"), and City of Celina, Texas (the "**Participant**").

WHEREAS, the Interlocal Cooperation Act, TEX GOV'T CODE ANN, ch. 791 and the Public Funds Investment Act, TEX. GOV'T CODE ANN. ch. 2256 (the "Acts") provide for the creation of a public funds investment pool to which any local government or state agency may delegate, by contract, the authority to hold legal title as custodian and to make investments purchased with local funds;

WHEREAS, the Trust Company is a special purpose trust company authorized pursuant to TEX. GOV'T CODE ANN. § 404.103 to receive, transfer and disburse money and securities belonging to state agencies and local political subdivisions of the state and for which the Comptroller is the sole officer, director and shareholder;

WHEREAS, TexPool and TexPool Prime are public funds investment pools, which funds are invested in certain eligible investments as more fully described hereafter;

WHEREAS, the Participant has determined that it is authorized to invest in a public funds investment pool created under the Acts and to enter into this Agreement;

WHEREAS, the Participant acknowledges that the Trust Company is not responsible for independently verifying the Participant's authority to invest under the Acts or to enter this Agreement;

WHEREAS, the Participant acknowledges that the performance of TexPool Investment Pools is not guaranteed by the State of Texas, the Comptroller, or the Trust Company and that there is no secondary source of payment for the TexPool Investment Pools; and

WHEREAS, in an effort to ensure the continued availability of an investment pool as a vehicle for investment of local government funds and simultaneously provide for enhancement in services and potential decreases in management and administrative fees, Participant and Trust Company desire to provide in this Agreement that the Trust Company may obtain private professional investment management and related services.

NOW THEREFORE, for and in consideration of the mutual promises, covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree with each other as follows:

Article I: Definitions

"Account" shall mean any account or accounts, established by the Participant in TexPool Investment Pools in accordance with this Agreement and the Operating Procedures (as defined herein), which Account represents an undivided beneficial ownership in TexPool Investment Pools.

"Authorized Investments" shall mean those investments which are authorized by the Investment Act (as herein defined) for investment of public funds.

"Authorized Representative(s) of the Participant" shall mean any individual who is authorized to execute documents and take such other necessary actions under this Agreement as evidenced by the duly enacted Resolution of the Participant.

"Authorized Representative(s) of the Trust Company" shall mean any employee of the Comptroller or Trust Company who is designated in writing by the Comptroller or the Trust Company's Chief Executive Officer to act as the authorized Trust Company representative for purposes of this Agreement and shall include employees of any private entity performing the obligations of the Comptroller under this Agreement.

"Board" shall mean the advisory board provided for in the Investment Act (as defined below).

"Investment Act" shall mean the Public Funds Investment Act, TEX. GOV'T CODE ANN. ch. 2256, as amended from time to time.

"Investment Policy" shall mean the written TexPool Investment Pools Investment Policies, as amended from time to time, relating to the investment and management of funds in TexPool Investment Pools as established by the Trust Company consistent with the Investment Act.

"Letter of Instruction" shall mean a written authorization and direction to the Trust Company signed by an Authorized Representative of the Participant.

Attachment: TexPool Investmemt Pools Participation Agreement - 08.09.22 (TexPool Authorize Representatives)

Form Continues on Next Page

Article I: Definitions (continued)

"Operating Procedures" shall mean the written procedures established by the Trust Company describing the management and operation of TexPool Investment Pools, and providing for the establishment of, deposits to and withdrawals from the Accounts, as amended from time to time.

"Participant" shall mean any entity authorized by the Acts to participate in a public funds investment pool that has executed this Agreement pursuant to a Resolution.

"Resolution" shall mean the resolution adopted by the governing body of a local governmental entity authorizing the entity's participation in TexPool Investment Pools and designating persons to serve as Authorized Representatives of the Participant.

Article II: General Administration

Section 2.01. TexPool Investment Pools Defined.

(a) TexPool Investment Pools are public funds investment pools created pursuant to the Acts.

(b) Subject to Section 6.10, the Trust Company agrees to manage the Participant's Account(s) in accordance with the Investment Act and the Investment Policy.

Section 2.02. Board.

(a) The Board is composed of members appointed pursuant to the requirements of the Investment Act.

(b) The Board shall advise the Trust Company on the Investment Policy and on various other matters affecting TexPool Investment Pools, and shall approve fee increases.

Section 2.03. General Administration.

(a) The Trust Company shall establish and maintain the Investment Policy specifically identifying the Authorized Investments consistent with the Investment Act and the general policy and investment goals for TexPool Investment Pools.

(b) The Trust Company shall establish and maintain the Operating Procedures, describing the management and operation of TexPool Investment Pools and providing for procedures to be followed for the establishment of, deposits to, and withdrawals from the Accounts and such other matters as are necessary to carry out the intent of this Agreement.

(c) The Trust Company shall have the power to take any action necessary to carry out the purposes of this Agreement, subject to applicable law and the terms of this Agreement.

Section 2.04. Ownership Interest. Each Participant shall own an undivided beneficial interest in the assets of TexPool Investment Pools in an amount proportional to the total amount of such Participant's Accounts relative to the total amount of all Participants' Accounts in TexPool Investment Pools, computed on a daily basis.

Section 2.05. Independent Audit. TexPool Investment Pools are subject to annual review by an independent auditor consistent with Ch. 2256, TEX GOV'T CODE ANN. In addition, reviews of TexPool Investment Pools may be conducted by the State Auditor's Office and the Comptroller's office. The Trust Company may obtain such legal, accounting, financial or other professional services as it deems necessary or appropriate to assist TexPool Investment Pools in meeting its goals and objectives.

Section 2.06. Liability. Any liability of the Comptroller, the Comptroller's office, the Trust Company, representatives or agents of the Trust Company, any Comptroller employee, Trust Company or any member of the Board for any loss, damage or claim, including losses from investments and transfers, to the Participant shall be limited to the full extent allowed by applicable laws. The Trust Company's responsibilities hereunder are limited to the management and investment of TexPool Investment Pools and the providing of reports and information herein required.

Article III: Participant Requirement

Section 3.01. The Participation Agreement. The Participant must execute this Agreement and provide a Resolution authorizing participation in TexPool Investment Pools and designating persons to serve as Authorized Representatives of the Participant and any other documents as are required under, and substantially in the form prescribed by, the Operating Procedures before depositing any funds into TexPool Investment Pools. The Participant must provide an updated Resolution designating Authorized Representatives within 5 business days of the departure of any Authorized Representative of the Participant.

Section 3.02. Operating Procedures.

(a) The Participant acknowledges receipt of a copy of the Operating Procedures. The Operating Procedures describe in detail the procedures required for the establishment of accounts, deposits to and withdrawals from TexPool Investment Pools, and related information.

(b) The Operating Procedures may be modified by the Trust Company as appropriate to remain consistent with established banking practices and capabilities and when such modification is deemed necessary to improve the operation of TexPool Investment Pools.

(c) The Participant hereby concurs with and agrees to abide by the Operating Procedures.

Attachment: TexPool Investmemt Pools Participation Agreement - 08.09.22 (TexPool Authorize Representatives)

Form Continues on Next Page

Article IV: Investments

Section 4.01. Investments. All monies held in TexPool Investment Pools shall be invested and reinvested by the Trust Company or Authorized Representatives of the Trust Company only in Authorized Investments in accordance with the Agreement, the Investment Policy and the Investment Act. Participant hereby concurs with any such investment so made by the Trust Company. Available funds of TexPool Investment Pools that are uninvested may be held at the Trust Company's account at the Federal Reserve Bank of Dallas, or any designated custodian account, or with a custodian selected by the Trust Company. All investment assets and collateral will be in the possession of the Trust Company and held in its book-entry safekeeping account at the Federal Reserve Bank, any designated custodian account, or with a custodian selected by the Trust Company.

Section 4.02. Failed Investment Transaction. In the extraordinary event that a purchase of securities results in a failed settlement, any resulting uninvested funds shall remain in the Trust Company's Federal Bank of Dallas account, any designated custodian account or with a custodian selected by the Trust Company. If an alternative investment can be secured after the failure of the trade to settle, TexPool Investment Pools will receive all the income earnings, including but not limited to, any compensation from the purchaser failing in the trade and the interest income from the alternative investment.

Section 4.03. Investment Earnings and Losses Allocation. All interest earnings in TexPool Investment Pools will be valued daily and credited to the Participant's Accounts monthly, on a pro rata allocation basis. All losses, if any, resulting from the investment of monies in TexPool shall also be allocated on a pro rata allocation basis. All earnings and losses will be allocated to the Participant's Accounts in accordance with generally accepted accounting procedures.

Section 4.04. Commingling of Accounts. Participant agrees that monies deposited in TexPool and TexPool Prime, may be commingled with all other monies held in TexPool and TexPool Prime, respectively for purposes of common investment and operational efficiency. However, each Participant will have separate Accounts on the books and records of TexPool Investment Pools, as further provided for in the Operating Procedures.

Article V: Fees, Expenses and Reports

Section 5.01. Fees and Expenses. The Participant agrees to pay the amount set forth in the fee schedule. Participant agrees that all fees shall be directly and automatically assessed and charged against the Participant's Accounts. The basic service fee shall be calculated as a reduction in the daily income earned, thus only the net income shall be credited to the Participant's Account. Fees for special services shall be charged to each Participant's account as they are incurred or performed. A schedule of fees shall be provided to the Participant annually. Each Participant will be notified thirty (30) days prior to the effective date of any change in the fee schedule.

Section 5.02. Reports. A monthly statement will be mailed to the Participant within the first five (5) business days of the succeeding month. The monthly statement shall include a detailed listing of the balance in the Participant's Accounts as of the date of the statement; all account activity, including deposits and withdrawals; the daily and monthly yield information; and any special fees and expenses charged. Additionally, copies of the Participant's reports in physical or computer form will be maintained for a minimum of three prior fiscal years. All records shall be available for inspection at all reasonable hours of the business day and under reasonable conditions.

Section 5.03. Confidentiality. The Trust Company and any private entity acting on behalf of the Trust Company for purposes of this Agreement will maintain the confidentiality of the Participant's Accounts, subject to the Public Information Act, TEX GOV'T CODE ANN. ch. 552, as amended.

Article VI: Miscellaneous

Section 6.01. Notices. Any notices, Letters of Instructions or other information required or permitted to be given hereunder shall be submitted in writing and shall be deemed duly given when deposited in the U.S. mail postage prepaid or successfully transmitted via facsimile addressed to the parties as follows:

To the ***Participant***:

City of Celina, Texas
Participant

142 N. Ohio Street
Address

Celina | TX | 75009
City | State | Zip

9723822682 | 9723823736
Telephone | Fax

Attachment: TexPool Investmemt Pools Participation Agreement - 08.09.22 (TexPool Authorize Representatives)

Form Continues on Next Page

Article VI: Miscellaneous (continued)

To ***Trust Company*** with respect to contractual matters or disputes under this Agreement:

Texas Treasury Safekeeping Trust Company
Attn: TexPool Investment Pools
Rusk State Office Building
208 East 10th Street
Austin, TX 78701
Telephone: (512) 463-4300
FAX No.: (512) 463-4368

To ***TexPool Investment Pools*** with respect to operational matters, including enrollment documents; changes to Authorized Representatives; Bank Information Sheets; initiation of deposits or withdrawals of funds; changes to addresses; audit confirmation requests; and account inquiry:

TexPool Participant Services
1001 Texas Ave., Suite 1150
Houston, TX 77002
Telephone: 1-866-839-7665 (1-866-TEX-POOL)
FAX No.: 1-866-839-3291 (1-866-TEX-FAX1)

The Participant and the Trust Company agree to notify the other of any change affecting this information and agree that unless and until so notified, the other party shall be entitled to rely on the last information provided.

Section 6.02. Taxpayer Identification Number. The Participant's taxpayer identification number assigned by the Internal Revenue Service is: 75-6000481 . The Participant hereby agrees to notify the Trust Company of any change affecting this Taxpayer Identification number and agrees that unless and until so notifies, the Trust Company shall be entitled to rely on same in providing any and all reports or other information necessary or required by the Federal tax laws as amended from time to time.

Section 6.03. Severability. If any provision of this Agreement shall be held or deemed to be in fact illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatsoever.

Section 6.04. Execution of Counterparts. This Agreement may be simultaneously executed in several separate counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 6.05. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any dispute under this Agreement shall be in Travis County, Texas.

Section 6.06. Captions. The captions or headings in this Agreement are for convenience only and in no way defined, limit or describe the scope or intent of any provisions, articles or sections of this Agreement.

Section 6.07. Amendments.

(a) The Trust Company shall advise the Participant in writing of any amendments to this Agreement no less than 45 days prior to the effective date of such amendment. The Participant may ratify the proposed amendment of this Agreement by letter to the Trust Company. If the Participant elects not to ratify the amendment, the Participant may terminate this Agreement in accordance with Section 6.08. In the event the Participant fails to respond in writing to a notice of amendment prior to the effective date of such amendment, this Agreement shall be deemed amended.

(b) The Trust Company may periodically revise the Operating Procedures from time to time as it deems necessary for the efficient operation of TexPool Investment Pools. The Participant will be bound by any amendment to the Operating Procedures with respect to any transaction occurring subsequent to the time such amendment takes effect, provided, however, that no such amendment shall affect the Participant's right to cease to be a Participant.

Section 6.08. Termination. This Agreement may be terminated by either party hereto, with or without cause, by tendering 30 days prior written notice in the manner set forth in Section 6.01 hereof.

Section 6.09. Term. Unless terminated in accordance with Section 6.08, this Agreement shall be automatically renewed on each anniversary date hereof.

Section 6.10. Assignment. The Trust Company may enter into an agreement with a third party investment manager to perform its obligations and service under this Agreement, provided that such third party investment manager shall manage TexPool Investment Pools according to the Investment Act, Investment Policy and in a manner consistent with that directed by the Trust Company. The Trust Company also shall have the right to assign its rights and obligations under the Agreement to a third party investment manager if the Trust Company determines that such assignment is in the best interest of the State and Participants. In the event a successor pool to TexPool or TexPool Prime is deemed by the Trust Company to be in the best interest of the State and the Participant, the Trust Company may take any action it deems necessary to assign its rights and benefits under any third party agreements and transfer the assets from TexPool Investment Pools to any successor pool.

Attachment: TexPool Investmemt Pools Participation Agreement - 08.09.22 (TexPool Authorize Representatives)

Form Continues on Next Page

Article VI: Miscellaneous (continued)

In **Witness Whereof**, the parties hereto have caused this Agreement to be executed as of the dates set forth below, and the Agreement shall be effective as of the latest such date.

Document is to be signed by a Board Officer, Mayor or County Judge, Certificate of Incumbency is to be signed by a Board Officer, City Secretary or County Clerk.

City of Celina, Texas
Name of Participant

SIGNED:

Signature

Sean Terry
Printed Name

Mayor
Title

Date

TEXAS TREASURY SAFEKEEPING TRUST COMPANY COMPTROLLER OF PUBLIC ACCOUNTS:

Signature

Printed Name

Title

Date

CERTIFICATE OF INCUMBENCY:

The preceding signatory is a duly appointed, acting, and qualified officer of the Participant, who, in the capacity set forth above is authorized to execute this Agreement.

IN WITNESS WHEREOF, I have duly executed this certificate as of the ____ day of _____, 20__.

Signature

Printed Name

Title

Delivery Instructions

Please return this document to **TexPool Participant Services:**

Email: texpool@dstsystems.com

Fax: 866-839-3291

Attachment: TexPool Investmemt Pools Participation Agreement - 08.09.22 (TexPool Authorize Representatives)

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G45340-21 (3/22)

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Resolution Authorizing Participation in the TexPool Investment Pools and Designating Authorized Representatives

WHEREAS, City of Celina, Texas ("**Participant**") is a local government or state agency of the State of Texas and is empowered to delegate to the public funds investment pools the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pools ("**TexPool/TexPool Prime**"), public funds investment pools, were created on behalf of entities whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

A. That Participant shall enter into a Participation Agreement to establish an account in its name in TexPool/TexPool Prime, for the purpose of transmitting local funds for investment in TexPool/TexPool Prime.

B. That the individuals, whose signatures appear in this Resolution, are authorized representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

Authorized Representatives of the Participant

These individuals will be issued P.I.N. numbers to transact business via telephone with a Participant Service Representative.

1.
Signature
Telephone Number: 9723822682
Karla Stovall
Printed Name
Fax Number: 9723823736
Assistant City Manager
Title
KStovall@celina-tx.gov
Email

2.
Signature
Telephone Number: 4695251002
Robin Bromiley
Printed Name
Fax Number: 9723823736
Director of Finance
Title
RBomiley@celina-tx.gov
Email

3.
Signature
Telephone Number: 4693930579
Stormy Johnson, CPA
Printed Name
Fax Number: 9723823736
Assistant Director of Finance
Title
SJohnson@celina-tx.gov
Email

4.
Signature
Telephone Number
Printed Name
Fax Number
Title
Email

Attachment: Resolution+Authorizing+Participation+in+the+TexPool+Investment+Pools+and+Designating+Authorized+Representatives

Form Continues on Next Page

Authorized Representatives of the Participant (continued)

5.
Signature | Telephone Number
Printed Name | Fax Number
Title | Email

6.
Signature | Telephone Number
Printed Name | Fax Number
Title | Email

List the name of the Authorized Representative provided above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Stormy Johnson
Printed Name

In addition and at the option of the Participant, additional authorized representative(s) can be designated to perform inquiry only of selected information. This limited representative cannot make deposits or withdrawals. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

1. Julie Holden (Printed Name) | Accountant (Title)
9723827665 (Telephone Number) | 9723823736 (Fax Number) | JHolden@celina-tx.gov (Email)

2. Angela Short (Printed Name) | Senior Accountant (Title)
4694300291 (Telephone Number) | 9723823736 (Fax Number) | AShort@celina-tx.gov (Email)

3. Lauren McDaniel (Printed Name) | Senior Accountant (Title)
9726612061 (Telephone Number) | 9723823736 (Fax Number) | LMcdaniel@celina-tx.gov (Email)

4.
Printed Name | Title
Telephone Number | Fax Number | Email

5.
Printed Name | Title
Telephone Number | Fax Number | Email

6.
Printed Name | Title
Telephone Number | Fax Number | Email

Attachment: Resolution+Authorizing+Participation+in+the+TexPool+Investment+Pools+and+Designating+Authorized+Representatives

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Authorized Representatives of the Participant (continued)

C. That this resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool/TexPool Prime receives a copy of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 09 day of August, 2022.

Document is to be signed by a Board Officer, Mayor or County Judge and attested by a Board Officer, City Secretary or County Clerk.

City of Celina, Texas
Name of Participant

SIGNED:

Signature

Sean Terry
Printed Name

Mayor
Title

ATTEST:

Signature

Lauren Field
Printed Name

Deputy City Secretary
Title

Delivery Instructions

Please return this document to **TexPool Participant Services:**

Email: texpool@dstsystems.com

Fax: 866-839-3291

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Attachment: Resolution+Authorizing+Participation+in+the+TexPool+Investment+Pools+and+Designating+Authorized+Representatives

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Jason Laumer, City Manager
Date:	August 9, 2022
Re:	Release of Easement Lilyana 5

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, authorizing the future release of a portion of a water and sewer easement situated on a 0.200 acre tract of land in the W. Wilhite Survey Abstract number 1002 as part of Lilyana Phase 5 development. (Glasgow)

Background Information:
By that certain instrument dated the 25th day of September 2003, recorded document number 20030925001936980, Deed Records of Collin County, Texas, the city of Celina, Texas was granted an easement and right to construct, reconstruct, replace, remove and perpetually maintain and operate sewer lines and water lines. With the construction of the Lilyana Phase 5, the easement is being incorporated in the new Right of Way dedicated for Vest Lane hence City of Celina has determined that there is no longer the need for the easement and desires to release, remise, and relinquish all such interest created in the above-mentioned instrument insofar as it affects or appertains to the premises described therein, being the same premises described in the attached Exhibit "A"

Notification:
N/A

Legal Review:
The City Attorney has reviewed the Ordinance and found it acceptable.

Supporting Documents:
- Ordinance

Staff Recommendation:
Staff recommends approval.

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, being part of a tract conveyed to M/I Homes of DFW LLC, by deed recorded in Document No. 20210902001788700 of the Deed Records of Collin County, Texas, and being the proposed Lilyana Phase 5, with the subject tract being more particularly described as follows:

BEGINNING at the southeast right–of–way line of Coit Road (120 foot right–of–way, from which a PK Nail found bears N 89°03'22" W, 1323.60 feet;

THENCE, N 19°31'46" E, 8.63 feet;

THENCE, N 64°33'12" E, 35.34 feet;

THENCE around a non–tangent curve to the left having a central angle of 15°06'06", a radius of 402.63 feet, a chord of S 79°42'00" E – 105.82 feet, an arc length of 106.12 feet;

THENCE around a non–tangent curve to the left having a central angle of 10°46'52", a radius of 179.50 feet, a chord of N 87°21'30" E – 33.73 feet, an arc length of 33.78 feet;

THENCE, N 81°58'05" E, 52.52 feet;

THENCE around a tangent curve to the right having a central angle of 07°17'16", a radius of 120.50 feet, a chord of N 85°36'43" E – 15.32 feet, an arc length of 15.33 feet;

THENCE, N 89°15'20" E, 533.56 feet, from which a 5/8 inch iron rod found bears S 87°27'56" W, 1141.81 feet;

THENCE, S 00°44'40" E, 12.53 feet;

THENCE, S 89°20'38" W, 773.61 feet to the POINT OF BEGINNING with the subject tract containing 8,720 square feet or 0.200 acres of land.

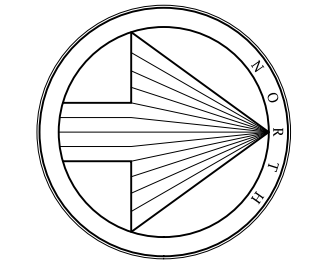
Attachment: 21-055 Abandonment Exhibit (Release of Portion of water and sewer Easement- Lilyana Ph. 5)

SPIARS ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Drawn:	Checked:	Date	Job No.
CN	DKB	7/7/22	21–055

PARTIAL EASEMENT ABANDONMENT
W. WILHITE SURVEY, A-1002
CITY OF CELINA
COLLIN COUNTY, TEXAS

Drawing: G:\2021 JOBS\21–055 Lilyana Phase 5\ADMIN – SURVEY\DWG\21–055 Abandonment Exhibit.dwg Saved By: DBrown Save Time: 7/19/2022 10:51:00 AM Plotted by: DBrown Plot Date: 7/19/2022 10:51 AM



50 0 50 100

1" = 100'

Basis of bearing:
State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

S. COIT ROAD
120' RIGHT-OF-WAY

N 89°03'22" W ~ 1323.60'
to PK Nail Found (CM)

POINT OF BEGINNING

BRADFORD PEAR COURT
50' RIGHT-OF-WAY

BRADFORD PEAR WAY
50' RIGHT-OF-WAY

VEST LANE
30' RIGHT-OF-WAY

Easement Abandonment
0.200 Ac.
(8,720 S.F.)

PROPOSED
LILYANA PHASE 5

M/I HOMES OF DFW LLC
DOC. NO.20210902001788700
DRCCT

S 89°20'38" W ~ 773.61'

20' Water and Waste Water Easement
Inst. No. 20030925001936980

57X (18' R.O.W.)

S 87°27'56" W ~ 1141.81'
to 5/8" IRF (CM)

Line Table		
Line #	Bearing	Distance
L1	N 19°31'46" E	8.63'
L2	N 64°33'12" E	35.34'
L3	N 81°58'05" E	52.52'
L4	N 89°15'20" E	533.56'
L5	S 00°44'40" E	12.53'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	106.12'	402.63'	15°06'06"	S 79°42'00" E	105.82'
C2	33.78'	179.50'	10°46'52"	N 87°21'30" E	33.73'
C3	15.33'	120.50'	7°17'16"	N 85°36'43" E	15.32'

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

DARREN K. BROWN, R.P.L.S. 5252

SPIARS ENGINEERING & SURVEYING
765 Custer Road, Suite 100 ~ Plano, TX 75075 ~ 972.422.0077
TBPE No F-2121 ~ TBLPS No. F-10043100 ~ www.spiarseng.com

PARTIAL EASEMENT ABANDONMENT

W. WILHITE SURVEY, A-1002

CITY OF CELINA

COLLIN COUNTY, TEXAS

Drawn:	Checked:	Date	Job No.
CN	DKB	7/7/22	21-055

Drawing: G:\2021 JOBS\21-055 Lilyana Phase 5\ADMIN - SURVEY\DWG\21-055 Abandonment Exhibit.dwg Saved By: DBrown Save Time: 7/19/2022 10:51:00 AM

Plotted by: DBrown Plot Date: 7/19/2022 10:51 AM

Attachment: 21-055 Abandonment Exhibit (Release of Portion of water and sewer Easement- Lilyana Ph. 5)

ORDINANCE NO. 2022- ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, VACATING AND ABANDONING A PORTION OF WATER AND WASTE WATER EASEMENT SITUATED ON A 0.200 ACRE TRACT OF LAND SITUATED IN THE W. WILHITE SURVEY, ABSTRACT NO. 1002, COLLIN COUNTY, TEXAS; SAID TRACT BEING PART OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANT DEED TO M/I HOMES OF DFW, LLC RECORDED IN INSTRUMENT NO. 20210902001788700 OF THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; AUTHORIZING THE MAYOR TO SIGN A RELAEASE OF EASEMENT; AUTHORIZING THE CITY SECRETARY TO FILE THE RELEASE OF EASEMENT.

WHEREAS, by that certain Instrument Number 20030925001936980 , dated the 25th day of September 2003, recorded in the Real Property Records of Collin County, Texas, the City of Celina, Texas was granted a right of way, easement and right to construct, reconstruct, replace, remove and perpetually maintain and operate sewer lines, water lines, electric lines and other utilities to provide sewer, water, electric and other utility services to its customers, together with all necessary laterals, along, over, upon and across certain property more particularly described therein, the grantors of such easement being Celina Development LLC; and

WHEREAS, the City of Celina has determined that it no longer needs the easement and rights conveyed to it by said instrument, and desires to release, remise, and relinquish all such interest created in the above-mentioned instrument insofar as it affects or appertains to the premises described therein, being the same premises described in the attached Exhibit "A"; and

WHEREAS, pursuant to Sec. 272.001, Texas Local Government Code, the City of Celina is authorized to release and convey an easement interest in land to the property owners who own the underlying fee simple; and

WHEREAS, the City Council has determined that the Original Easement no longer provides a public benefit and that the public would be best served by its abandonment

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

SECTION 1

The City does hereby vacate and abandon all of the rights, title, and interest of the City and the public in the said Original Easement that is located across the Property, as depicted in Exhibit "A," which exhibit is attached hereto and incorporated herein by reference for all purposes.

SECTION 2

The Mayor of the City of Celina is hereby authorized and empowered to execute, on behalf of the City, a release easement releasing title to the owners to the Property, all claims to title,

Attachment: Ordinance Easement Abandonment (Release of Portion of water and sewer Easement- Lilyana Ph. 5)

ownership or control of the Original Easement described in Section 1 of this Ordinance.

SECTION 3

The City Secretary is directed to file an original of the Release of Easement in the Deed Records of Collin County, Texas.

SECTION 4

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

SECTION 5

This Ordinance shall be in full force and effect from and after the date of its 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 _____ day of August 2022.

IN WITNESS WHEREOF, this instrument is executed on this the _____day of August 2022.

CITY OF CELINA:

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

_____
Vicki Tarrant, City Secretary
City of Celina, Texas

[SEAL]

Attachment: Ordinance Easement Abandonment (Release of Portion of water and sewer Easement- Lilyana Ph. 5)

EXHIBIT "A"

Attachment: Ordinance Easement Abandonment (Release of Portion of water and sewer Easement- Lilyana Ph. 5)

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 9, 2022
Re:	Hong Tract - Development Agreement

Action Requested:
Consider and act upon a Development Agreement between the City of Celina and C and C Land, LLC, for approximately 45 acres of land, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract Infrastructure – Development Agreement) (McAfee)

Applicant:
C and C Land, LLC
4925 Greenville Ave., Ste. 604
Dallas, TX 75206

Background Information:
The property is approximately 45 acres and intended to be developed with horizontal multi-family and commercial uses. The applicant desires to outline the phasing, fees, and other items related to the development of the property. Please refer to the attached document for further information.

Supporting Documents:
- Draft Development Agreement

Staff Recommendation:
Staff recommends approval as presented.

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into by and between C and C 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").

RECITALS

WHEREAS, certain capitalized 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, on the date the City Council voted to approve this Agreement, landowner Anna Liz Hong (the "Owner") owns 44.642 acres of land, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 10 and 11B, which lies within the extraterritorial jurisdiction ("ETJ") of the City, and within Denton County, Texas and is described by metes and bounds and depicted on **Exhibit A**, attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, the Developer intends to purchase the Property from the Owner and the Developer intends to develop the Property pursuant to the terms of this Agreement; and

WHEREAS, the Developer intends to develop the Property as a planned development with multifamily in the form of single-family rentals and commercial uses (the "Development") in two phases comprised of the following, and apply for zoning in accordance with the same: (i) Phase 1 to be up to 24 acres of single-family rental, MF-0, and 4.0 acres fronting FM 1385 of commercial ("Phase 1"), and (ii) Phase 2, the remaining acreage (estimated to be 16 acres) of flexible zoning between commercial and single-family rental ("Phase 2"); 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 B** (the "Concept Plan"); and

WHEREAS, the Developer intends to construct and/or make financial contributions to certain onsite and/or offsite public improvements to serve the Development; and

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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, Mustang Special Utility District ("Mustang SUD") currently holds the certificates of convenience and necessity to provide retail water and wastewater service to the Property; and

WHEREAS, subject to any cost participation undertaken by the City for oversizing water or wastewater facilities 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 (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; and

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-3 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 Definitions. Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Agreement is defined in the introductory paragraph.

City is defined in the introductory paragraph.

City Assignee is defined in Section 8.2.

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

City Council means the city council of the City.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, 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 4.3(a).

Concept Plan means the concept plan as shown in **Exhibit B**, as amended in accordance with this Agreement.

Developer is defined in the introductory paragraph.

Developer Assignee is defined in Section 8.1(a).

Development is defined in the Recitals.

Effective Date is the date in the introductory paragraph.

End-Buyer is defined in Section 9.1.

ETJ is defined in the Recitals.

Indemnified Party is defined in Section 4.3(a).

Mustang SUD is defined in the Recitals.

Owner is defined in the Recitals.

Parties means the Developer and the City.

Party means the Developer or the City.

Phase 1 and Phase 2 are defined in the Recitals.

Property is defined in the Recitals.

Public Infrastructure means water, wastewater, drainage, roadway, and other public infrastructure necessary to serve the full development of the Property.

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

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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) 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.

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 and/or Mustang SUD 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 and Mustang SUD regulations. The timing of construction of the various components of the water and wastewater Public Infrastructure shall be as required by the City Regulations and Mustang SUD 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, except that water and wastewater Public Improvements shall be dedicated to and owned by Mustang SUD.

(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 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

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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 shall be maintained and operated by a homeowner's association in accordance with the City Regulations.

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.

3.2 Plat. The Developer may submit a plat for all or any portion of the Property so long as Developer has timely paid all amounts owed under Article IV below. Any plat shall be in general conformance with the Concept Plan, including any amendments. The processing and content of all plats must adhere to the City Regulations, as they may be expressly altered by this Agreement.

3.3 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,

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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 or in other City ordinances to be inapplicable.

3.4 Building Codes, Fire Codes and Building Materials. *As consideration for the benefits provided herein for the Property, Developer has consented to and 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 contained in the zoning ordinance and in other City ordinances, all as subsequently amended, to apply to the Property, 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. The Parties further acknowledge and agree that the terms, provisions, covenants, and agreements contained in, or referenced in, this paragraph are covenants that touch and concern the Property and that it is the intent of the Parties that such terms, provisions, covenants, and agreements shall run with the Property and shall be binding upon the Parties hereto, their successors and assigns, and all subsequent owners of the Property. Should any amendment to the building material regulations contained in the zoning ordinance and in other city ordinances be held to be invalid by a court of competent jurisdiction, the Parties agree that the building material regulations in effect on August 1, 2019 shall then touch and concern the Property and be binding upon the Property.*

3.5 Internet and Gas Lines. Simultaneously with the construction of any 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.

ARTICLE IV
DEVELOPMENT PROCESS AND CHARGES

4.1 Capital Recovery Fees.

(a) Fees under City Regulations. Except as modified 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.

(b) Roadway Fees. The Developer shall pay $375,000 of the roadway impact fees due for Development of the Property before March 31, 2023, which the City shall apply to reconstruction of Parvin Road. Developer agrees (1) not to apply for any type of plat on or after March 31, 2023 if the $375,000 was not timely paid until Developer has paid such amount, and

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

(2) that no building permits or certificates of occupancy shall be provided by the City for the Property on or after March 31, 2023 if the $375,000 was not timely paid until Developer has paid such amount. Following payment of the $375,000 described in the preceding sentence by Developer, Developer shall receive $375,000 in roadway impact fee credits.

(c) Amenity Support Fees. Developer agrees to pay Sutton Fields Homeowners' Association an amenity center support fee in the amount of $200,000, to be paid by Developer the later of i) 30 days after Developers' closing on the acquisition of the Hong tract, or ii) when Sutton Fields receives a building permit to start construction of the second amenity center.

4.2 Phasing of Development. Developer may begin construction of Phase 1 any time after the Effective Date of this Agreement and following annexation of the Property into the City limits. Development and construction within Phase 2 shall not start until the earlier of: (1) the date construction of FM 1385 adjacent to the Property is commenced, or (2) January 1, 2025.

4.3 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,

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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 COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(c) THIS SECTION 4.3 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(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 <u>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</u>.

(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

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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 4.4 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE V
TERM

The term of this Agreement shall be for a period of twenty (20) years after the Effective Date, except that Section 3.4, plus all provisions referenced in Section 3.4, of this Agreement are covenants that touch and concern the Property and shall run with the Property following the termination of this Agreement. 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 Property by December 31, 2022 or if Developer notifies the City in writing prior to December 31, 2022 that it will not purchase the 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 submit a voluntary annexation petition for the 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. Developer acknowledges and agrees that:

(a) this Section 6.1 was a material inducement for the City to enter into this Agreement with Developer;

(b) Developer is not required to enter into this Agreement;

(c) the annexation procedures described in this Agreement require Developer's consent, and by entering into this Agreement, Developer hereby voluntarily provides such consent; and

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

(d) with this Agreement and the provisions contained herein, City has provided to Developer the written disclosure required by Section 212.172(b-1) of the Texas Local Government Code.

6.2 Zoning of Property. While the Parties expressly acknowledge that the Property will be voluntarily annexed in accordance with Section 6.1 of this Agreement, the Parties agree that the Concept Plan and the applicable provisions of this Agreement memorialize the plan for development of the Property, with Phase 1 to be up to24 acres of single-family rental, MF-0, and 4.0 acres fronting FM 1385 of commercial and Phase 2 to be the remaining acreage (estimated to be 16 acres) of flexible zoning between commercial and single-family rental, as provided for in Section 212.172 of the Texas Local Government Code and other applicable law. The City shall consider zoning the Property consistent with the Concept Plan and applicable provisions of this Agreement contemporaneously with the 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. 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 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
EVENTS OF DEFAULT; REMEDIES

7.1 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.

7.2 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.

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

ARTICLE VIII
ASSIGNMENT AND ENCUMBRANCE

8.1 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.

8.2 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

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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 agree 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.

8.3 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.

8.4 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.

8.5 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

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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.

8.6 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 IX
RECORDATION AND ESTOPPEL CERTIFICATES

9.1 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 each county within which the Property is located. 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.

9.2 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

10.1 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 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.

10.2 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

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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:	Attn: City Manager City of Celina 142 North Ohio Celina, TX 75009 E-mail: jlaumer@celina-tx.gov TEL: (972) 382-2682
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:	Attention: Lawrence A. Corson C and C Land, LLC 4925 Greenville Ave., Suite 604 Dallas, Texas 75206
With a copy to:	

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.

10.3 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.

10.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

10.5 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

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

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.

10.6 Entire Agreement. This Agreement, and any agreement related to fees to be 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.

10.7 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.

10.8 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 each county in which the Property is located. Exclusive venue for any action to enforce or construe this Agreement shall be in the County District Court in which any of the Property is located.

10.9 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 deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

10.10 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.

10.11 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.

10.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Legal Description and Depiction of the Property
Exhibit B	Concept Plan

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

10.13 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.

10.14 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 (3) business days after the occurrence of a force majeure event, 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. A Party that fails to provide timely notice of an event of force majeure will be deemed to be able to resume full performance within thirty (30) days of such event. 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.

10.15 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.

10.16 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

10.17 Form 1295 Certificate. The Developer represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Developer has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Developer further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by the Developer. The information contained in the From 1295 completed by the Developer has been provided solely by the Developer and the City has not verified such information.

[signatures on following pages]

EXECUTED by the City and the Developer on the respective dates stated below after approval of the City Council of the City on _____, 20__.

Date: _____ **CITY OF CELINA**

By: _____
Sean Terry, Mayor

ATTEST:

_____
Lauren Field, Deputy City Secretary

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 20__, 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 (Hong Tract – Development Agreement)

DEVELOPER:

C and C Land, LLC,
a Texas limited liability company

By: _____
Name: Lawrence A. Corson
Title: Co-President

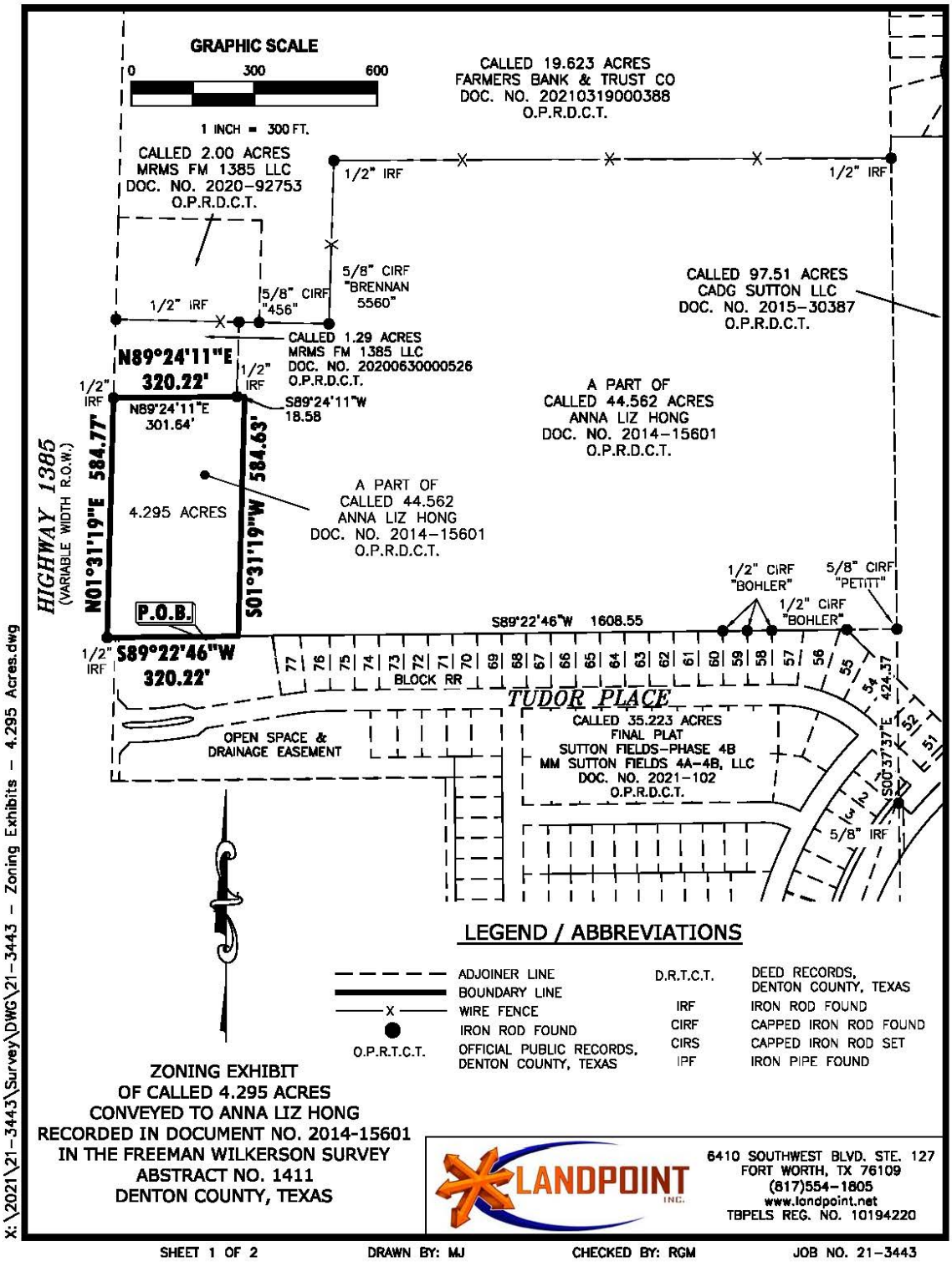
STATE OF TEXAS §
§
COUNTY OF_____ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 20__, personally appeared _____, _____ of _____, a _____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 Development Agreement (Hong Tract – Development Agreement)

EXHIBIT A
DESCRIPTION AND DEPICTION OF THE PROPERTY



Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

LEGAL DESCRIPTION

Being all that 4.295 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton county, Texas and being a portion of that certain called 44.562 acre tract of land described in the deed to Anna Liz Hong, recorded in Document No. 2014–15601, Official Public Records, Denton County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at a calculated corner, from which a 5/8–inch iron rod found on the East line of a tract of land called 35.223 acres, conveyed to MM Sutton Fields 4A–4B, LLC, in Document No. 2021–102, Official Public Records, Denton County, Texas, bears S00°37'37"E, a distance of 424.37 feet;

THENCE S89°22'46"W, a distance of 1608.55 feet to a calculated corner of said tract herein described;

THENCE S89°22'46"W, a distance of 320.22 feet to a ½–inch iron rod found for said tract herein described;

THENCE N01°31'19"E, a distance of 584.77 feet to a ½–inch iron rod found for the corner of said tract herein described;

THENCE N89°24'11"E, along the North line of said tract, common to the South line of a called 1.29 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 20200630000526, Official Public Records, Denton County, Texas, a distance of 301.64 feet to a ½–inch iron rod found, a total distance of 320.22 feet for the Northeast of said tract herein described;

THENCE S01°31'19"W, with said East line of said tract, common to the West line of said called 44.562 acre tract of land, a distance of 584.63 feet to the POINT OF BEGINNING and containing 4.295 acres of land, more or less.

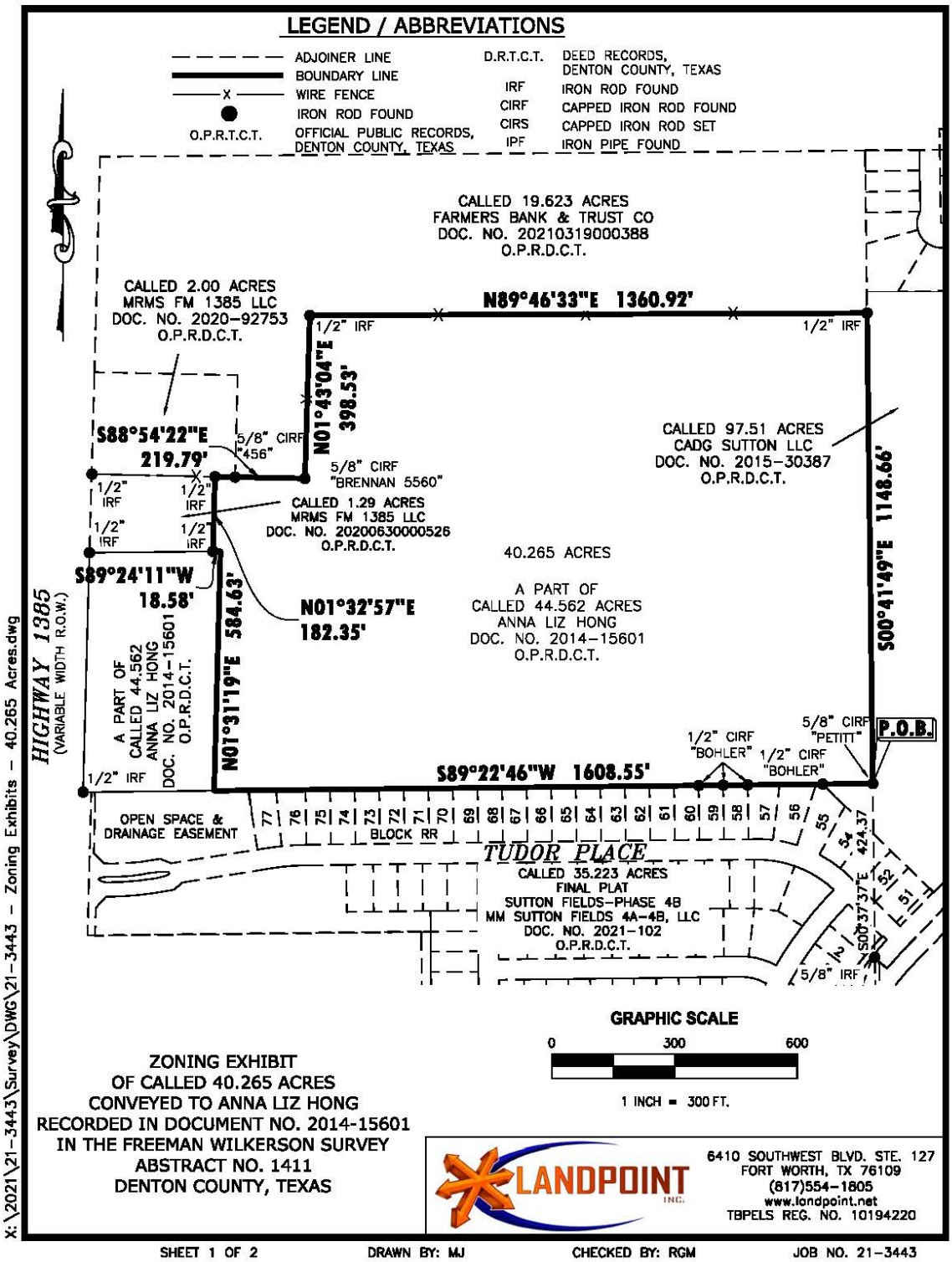
ZONING EXHIBIT
OF CALLED 4.295 ACRES
CONVEYED TO ANNA LIZ HONG
RECORDED IN DOCUMENT NO. 2014-15601
IN THE FREEMAN WILKERSON SURVEY
ABSTRACT NO. 1411
DENTON COUNTY, TEXAS

LANDPOINT INC.
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817)554–1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 2 OF 2 DRAWN BY: MJ CHECKED BY: RGM JOB NO. 21–3443

X:\2021\21-3443\Survey\DWG\21-3443 - Zoning Exhibits - 4.295 Acres.dwg

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)



Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

LEGAL DESCRIPTION

Being all that 40.265 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton county, Texas and being a part of that certain called 44.562 acre tract of land described in the deed to Anna Liz Hong, recorded in Document No. 2014-15601, Official Public Records, Denton County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at a 5/8-inch capped iron rod found for the Southeast corner of said 44.562 acre tract of land, from which a 5/8-inch iron rod found on the East line of a tract of land called 35.223 acres, conveyed to MM Sutton Fields 4A-4B, LLC, in Document No. 2021-102, Official Public Records, Denton County, Texas, bears S00°37'37"E, a distance of 424.37 feet;

THENCE S89°22'46"W, a distance of 1608.55 feet to the Southwest corner of said tract herein described;

THENCE N01°31'19"E, a distance of 584.63 feet to a corner of said tract herein described;

THENCE S89°24'11"W, a distance of 18.58 feet to a ½-inch iron rod found for the corner of said tract herein described;

THENCE N01°32'57"E, along the Westerly line of said tract, common to the East line of a called 1.29 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 20200630000526, Official Public Records, Denton County, Texas, a distance of 182.35 feet to a ½-inch iron rod found;

THENCE S88°54'22"E, passing a 5/8-inch capped iron rod stamped "456" found for the Southeast corner of a called 2.00 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 2020-92753, Official Public Records, Denton County, Texas, a distance of 219.79 feet to a 5/8-inch capped iron rod stamped "BRENNAN 5560" found for the corner of said tract herein described;

THENCE N01°43'04"E, along the Westerly line of said tract, common to the East line of a called 19.623 acre tract of land, conveyed to Farmers Bank & Trust Co., recorded in Document No. 20210319000388, Official Public Records, Denton County, Texas, a distance of 398.53 feet to a ½-inch iron rod found;

THENCE N89°46'33"E, along the Northerly line of said tract, common to the Southerly line of said called 19.623 acre tract of land, a distance of 1360.92 feet to a ½-inch iron rod found;

THENCE S00°41'49"E, with said East line of said tract, common to the West line of a called 97.51 acre tract of land, conveyed to CADG Sutton, LLC, recorded in Document No. 2015-30387, Official Public Records, Denton County, Texas, a distance of 1148.66 feet to the POINT OF BEGINNING and containing 40.265 acres of land, more or less.

ZONING EXHIBIT
OF CALLED 40.265 ACRES
CONVEYED TO ANNA LIZ HONG
RECORDED IN DOCUMENT NO. 2014-15601
IN THE FREEMAN WILKERSON SURVEY
ABSTRACT NO. 1411
DENTON COUNTY, TEXAS

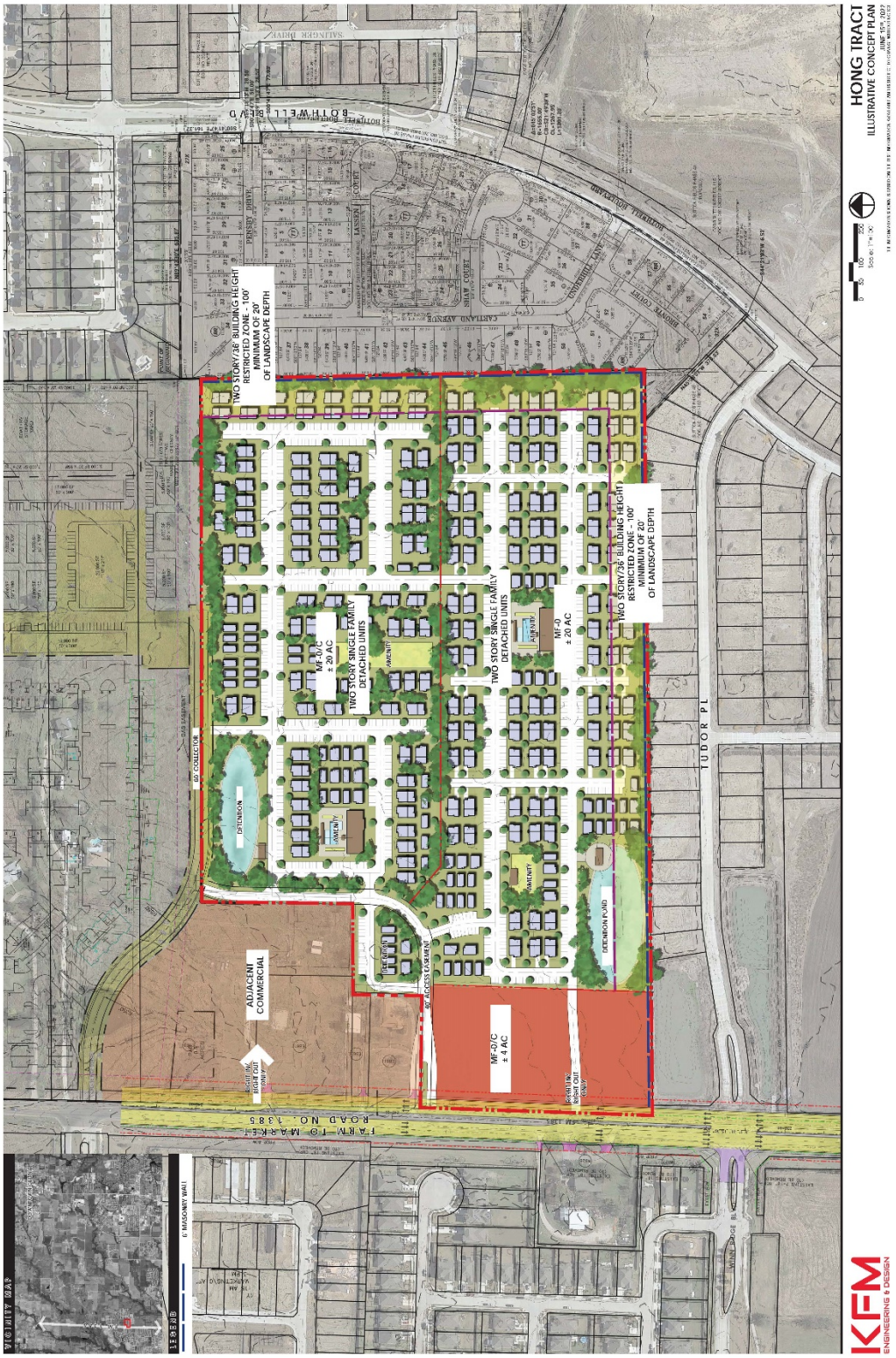
LANDPOINT INC.
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 2 OF 2 | DRAWN BY: MJ | CHECKED BY: RGM | JOB NO. 21-3443

X:\2021\21-3443\Survey\DWG\21-3443 - Zoning Exhibits - 40.265 Acres.dwg

Attachment: Draft Development Agreement (Hong Tract – Development Agreement)

EXHIBIT B
CONCEPT PLAN



Attachment: Draft Development Agreement (Hong Tract – Development 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 9, 2022
Re:	Hong Tract - 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 45 acres within the Extraterritorial Jurisdiction, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway. (Hong Tract - Annexation Service Agreement) (McAfee)

Applicant:
KFM Engineering & Design
3501 Olympus Blvd., Ste. 100
Dallas, TX 75019

Background Information:
This item is related to the annexation of approximately 45 acres, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway. Please refer to the attached documents for further information and the accompanying annexation and zoning agenda items.

Supporting Documents:
- Location Map
- Annexation Service Agreement

Staff Recommendation:
Staff recommends approval.

CELINA TEXAS EST. 1876
Life Connected.

FARNDON DR
SUTTON FIELDS TRL
BOLEYN AVE
FAIRHOLME DR
ROWLING AVE
ANGEVIN AVE
ANTRIM CT
GEOFFREY ST
BARROW CT
BARNACRE AVE
GODWIN DR
GLOUCESTER DR
CONRAD AVE
FROST AVE
HEMINGWAY AVE
KIPLING AVE
LONGFELLOW AVE
HALTON DR
COUNTRY VIEW DR
HIGHTOWER ST
LONDON AVE
HERON DR
BOTHWELL BLVD
KENT LN
HUMBER LN
CLEVES AVE
LOOMS CT
LIVERPOOL ST
EURIPIDES AVE
NORLEY CT
OAKMERE LN
PAINSWICK DR
PENSBY DR
FM 1385
MAYER PKWY
LASSEN CT
CARTLAND AVE
SALINGER DR
PRIORY DR
TWAIN AVE
SHAW CT
ROSTHERNE DR
UNDERHILL LN
BRONTE CT
SHEPTON DR
TUDOR PLACE
STUART DR
WALES ST
BEATRIX AVE
AUSTEN AVE
SANDRINE AVE
STEINBECK AVE
TENNYSON AVE
WARRINGTON ST
WINDSOR LN
TUDOR PL
YORKDALE ST
YORKDALE ST
PARVIN RD
W FRONTIER PKWY
FRONTIER PKWY
GOLD MINE TRL
BERRY RIDGE TRL
GRANDE VIEW
FM 1385

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Hong Tract
Location Map
City of Celina

1/27/2022

N W E S

0 425 850 Feet

Attachment: Location Map (Hong Tract - 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 (Hong Tract - 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 (Hong Tract - 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 (Hong Tract - 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 (Hong Tract - 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 ____ day of _____, 2022.

CITY OF CELINA

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

PROPERTY OWNER: ANNA LIZ HONG

By: _____
Name: Anna Liz Hong
Title: Owner
Date: _____

Attachment: Annexation Service Agreement (Hong Tract - Annexation Service Agreement)

EXHIBIT A
DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

Being all that 4.295 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton county, Texas and being a portion of that certain called 44.562 acre tract of land described in the deed to Anna Liz Hong, recorded in Document No. 2014–15601, Official Public Records, Denton County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at a calculated corner, from which a 5/8–inch iron rod found on the East line of a tract of land called 35.223 acres, conveyed to MM Sutton Fields 4A–4B, LLC, in Document No. 2021–102, Official Public Records, Denton County, Texas, bears S00°37'37"E, a distance of 424.37 feet;

THENCE S89°22'46"W, a distance of 1608.55 feet to a calculated corner of said tract herein described;

THENCE S89°22'46"W, a distance of 320.22 feet to a ½–inch iron rod found for said tract herein described;

THENCE N01°31'19"E, a distance of 584.77 feet to a ½–inch iron rod found for the corner of said tract herein described;

THENCE N89°24'11"E, along the North line of said tract, common to the South line of a called 1.29 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 20200630000526, Official Public Records, Denton County, Texas, a distance of 301.64 feet to a ½–inch iron rod found, a total distance of 320.22 feet for the Northeast of said tract herein described;

THENCE S01°31'19"W, with said East line of said tract, common to the West line of said called 44.562 acre tract of land, a distance of 584.63 feet to the POINT OF BEGINNING and containing 4.295 acres of land, more or less.

ZONING EXHIBIT
OF CALLED 4.295 ACRES
CONVEYED TO ANNA LIZ HONG
RECORDED IN DOCUMENT NO. 2014-15601
IN THE FREEMAN WILKERSON SURVEY
ABSTRACT NO. 1411
DENTON COUNTY, TEXAS



6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817)554–1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 2 OF 2 DRAWN BY: MJ CHECKED BY: RGM JOB NO. 21–3443

Attachment: Annexation Service Agreement (Hong Tract - Annexation Service Agreement)

LEGAL DESCRIPTION

Being all that 40.265 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton county, Texas and being a part of that certain called 44.562 acre tract of land described in the deed to Anna Liz Hong, recorded in Document No. 2014–15601, Official Public Records, Denton County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at a 5/8–inch capped iron rod found for the Southeast corner of said 44.562 acre tract of land, from which a 5/8–inch iron rod found on the East line of a tract of land called 35.223 acres, conveyed to MM Sutton Fields 4A–4B, LLC, in Document No. 2021–102, Official Public Records, Denton County, Texas, bears S00°37'37"E, a distance of 424.37 feet;

THENCE S89°22'46"W, a distance of 1608.55 feet to the Southwest corner of said tract herein described;

THENCE N01°31'19"E, a distance of 584.63 feet to a corner of said tract herein described;

THENCE S89°24'11"W, a distance of 18.58 feet to a ½–inch iron rod found for the corner of said tract herein described;

THENCE N01°32'57"E, along the Westerly line of said tract, common to the East line of a called 1.29 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 20200630000526, Official Public Records, Denton County, Texas, a distance of 182.35 feet to a ½–inch iron rod found;

THENCE S88°54'22"E, passing a 5/8–inch capped iron rod stamped "456" found for the Southeast corner of a called 2.00 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 2020–92753, Official Public Records, Denton County, Texas, a distance of 219.79 feet to a 5/8–inch capped iron rod stamped "BRENNAN 5560" found for the corner of said tract herein described;

THENCE N01°43'04"E, along the Westerly line of said tract, common to the East line of a called 19.623 acre tract of land, conveyed to Farmers Bank & Trust Co., recorded in Document No. 20210319000388, Official Public Records, Denton County, Texas, a distance of 398.53 feet to a ½–inch iron rod found;

THENCE N89°46'33"E, along the Northerly line of said tract, common to the Southerly line of said called 19.623 acre tract of land, a distance of 1360.92 feet to a ½–inch iron rod found;

THENCE S00°41'49"E, with said East line of said tract, common to the West line of a called 97.51 acre tract of land, conveyed to CADG Sutton, LLC, recorded in Document No. 2015–30387, Official Public Records, Denton County, Texas, a distance of 1148.66 feet to the POINT OF BEGINNING and containing 40.265 acres of land, more or less.

ZONING EXHIBIT
OF CALLED 40.265 ACRES
CONVEYED TO ANNA LIZ HONG
RECORDED IN DOCUMENT NO. 2014-15601
IN THE FREEMAN WILKERSON SURVEY
ABSTRACT NO. 1411
DENTON COUNTY, TEXAS

LANDPOINT INC.
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817)554–1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 2 OF 2 DRAWN BY: MJ CHECKED BY: RGM JOB NO. 21–3443

Attachment: Annexation Service Agreement (Hong Tract - Annexation Service Agreement)

Life Connected.

Parks and Recreation
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Kim Brawner, Assistant City Manager
CC:	Jason Laumer, City Manager
Date:	August 9, 2022
Re:	CDC and City Interlocal Agreement

Action Requested:
Consider and act upon an interlocal agreement for administrative services and office space with the Celina Community Development Corporation. (Brawner)

Background Information:
The City has provided administrative services to the CDC for several years. This Interlocal Agreement formalizes the provision of those services to the CDC by the City and ensures all services are provided according to the CDC bylaws.

Administrative services includes IT, GIS, Finance and Administration. These will provide the necessary accounting, recordkeeping, reports, administration and financial services required by CDC bylaws.

This agreement will grant the authority to the City to disburse funds and incur budgeted expenses on behalf of the CDC.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:
The CDC will not pay the City for these services

Legal Review:
City legal counsel has approved the attached agreement

Supporting Documents:
Proposed Interlocal Agreement

Staff Recommendation:

ADMINISTRATIVE SERVICES AND OFFICE SPACE AGREEMENT BETWEEN THE CITY OF CELINA AND THE CELINA COMMUNITY DEVELOPMENT CORPORATION

This Administrative Services and Office Space Agreement ("Agreement") is entered into on the_____day of_____, 2022 ("Effective Date"), by and between the CITY OF CELINA, a Texas municipal corporation, (hereinafter referred to as the "City"), and the CELINA COMMUNITY DEVELOPMENT CORPORATION, a Texas non-profit corporation (hereinafter referred to as the "CCDC").

In consideration of mutual agreements described hereinafter and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and CCDC, agree as follows:

Section 1. *City Obligations.* The City represents that it has current resources to provide the services contemplated herein. Upon request by the CCDC's Board of Directors (the "Board") or Executive Director, the City agrees to provide any (and all) of the following services and personnel which shall include, but not be limited to:

a. Providing all personnel necessary for the operation of the CCDC as set forth by the Bylaws to include IT, GIS, finance and administrative services.

b. Providing all necessary accounting, recordkeeping, and financial services through the Department of Finance of the City. Preparing all reports and keeping all books and records required by the CCDC's Bylaws, as well as any other reports and records requested by the Board or any officer of the CCDC.

c. Providing any other routine and non-routine services.

Section 2. *CCDC Obligations.* The CCDC represents that it has current funds to pay for the services to be provided by the City. In consideration of the City's obligations, the CCDC agrees to provide the following, which shall include but not be limited to:

a. Paying $1.00 per year to the City for the cost of the services, including IT, GIS, and administrative services to be paid in equal monthly payments on the first of each month.

b. Granting authority to the City to disburse funds and incur budgeted expenses on behalf of the CCDC and designate the Community Development Manager/Executive Director, Board President and/or Board Designee as authorized signatories of the CCDC.

c. Granting the City access to the books and records of the CCDC at all times.

Attachment: CDC-City interlocal v2 C.S. clean 7.21.22 (CDC and City Interlocal Agreement)

Section 3. *Term.*

a. The initial term of this Agreement shall be for a period of five (5) years from the Effective Date of this Agreement, with automatic 1-year extensions after the initial term, subject to the terms of this Agreement, the Bylaws of the CCDC, and state law.

b. The City and CCDC may mutually amend this Agreement, at any time.

C. This Agreement may be terminated at any time by the City or the CCDC, in whole, or from time to time, in part. Termination shall be effective sixty (60) days after delivery of Notice of Termination, which shall specify to what extent services under this Agreement shall be terminated.

Section 4. *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. This Agreement shall be binding on and inure to the benefit of the Parties and their respective administrators, legal representatives, successors, and assigns when permitted by this Agreement.

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 the 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 Denton or Collin County, Texas.

e. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

f. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same, to the addressee thereof. Notice given in accordance herewith shall be

Attachment: CDC-City interlocal v2 C.S. clean 7.21.22 (CDC and City Interlocal Agreement)

effective upon receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to City, to:

City of Celina
Attn: Jason Laumer
142 North Ohio Street
Celina, TX 75009
Phone: (972) 382-2682

If to CCDC, to:

Celina Community Development Corporation Attn: Kimberly Brawner
142 North Ohio Street
Celina, TX 75009
Phone: (972) 382-2682

[SIGNATURE PAGES TO FOLLOW]

Attachment: CDC-City interlocal v2 C.S. clean 7.21.22 (CDC and City Interlocal Agreement)

APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, in its meeting held on the _____ day of _____, 2022, and executed by its authorized representative.

CITY OF CELINA, TEXAS

_____
Sean Terry, Mayor

ATTEST:

_____
Lauren Field, Deputy City Secretary

Attachment: CDC-City interlocal v2 C.S. clean 7.21.22 (CDC and City Interlocal Agreement)

APPROVED BY THE CELINA COMMUNITY DEVELOPMENT CORPORATION in its meeting held on the_____day of_____, 2022, and executed by its authorized representative.

CELINA COMMUNITY
DEVELOPMENT CORPORATION

_____
Kelly Osburn, President

ATTEST:

_____
Lauren Field, Deputy City Secretary

Attachment: CDC-City interlocal v2 C.S. clean 7.21.22 (CDC and City Interlocal Agreement)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ryan Quigley, Purchasing Agent
CC: Kristina Peters, Human Resources Director
Date: August 9, 2022
Re: Benefits Administrator 2022-0147

Action Requested:
Consider and act to award bid 2022-0142 for Benefits Administrator to McGriff Insurance Services at an annual amount of $49,500 for a contract term not to exceed $247,500 for five years. (Quigley)

Background Information:
On 05/03/2022, the City received responses to bid 2022-0147 for Benefits Administrator. The bid invitation was advertised in the local paper and posted on the City's eProcurement system in which four hundred and ninety seven vendors were notified. Four responses were received.

Initial review was completed by Purchasing to verify submissions met the minimum requirements. During the staff evaluation it was determined that Homes Murphy & Associates did not score into the top three. Staff interviewed the top three vendors (HUB International, Lockton Companies, and McGriff Insurance Services). After the interviews were completed, staff reevaluated all three respondents and recommends McGriff Insurance Services.

The contract period is for an initial three year term with the option to renew for (2) two additional (1) one year periods. The estimated annual expenditure is $49,500.

Alternatives:
Council may reject the award 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 was previously reviewed and approved.

Supporting Documents:
Tab Sheet
Scoring Worksheet

Agreement

Staff Recommendation:
Award Bid # 2022-0147

Event Number	2022-0147 Addendum 1		Organization	City of Celina eBid	
Event Title	Benefits Administrator		Workgroup	Purchasing	
Event Type	RFP		Email	rquigley@celina-tx.gov	
Issue Date	4/4/2022 10:30:01 AM (CT)		Phone		
Close Date	5/3/2022 10:00:00 AM (CT)		Fax		

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Holmes Murphy & Associates	Waukee	IA	5/2/2022 03:54:54 PM (CT)	0	0
HUB International Texas, Inc.	Dallas	TX	4/22/2022 11:16:42 AM (CT)	0	0
Lockton Companies	Dallas	TX	4/25/2022 04:42:32 PM (CT)	0	0
McGriff Insurance Services, Inc	Addison	TX	5/2/2022 11:18:19 AM (CT)	0	0

Attachment: Bid Tabulation by Supplier Spreadsheet- Council Agenda (Benefits Administrator 2022-0147)

Supplier Scoring Summary 2022-0147 Benefits Administrator - Scoring Round

Supplier	Rank	Score		Bid Evaluation	Approach	Cost Proposal	Experience		
		100			40	30	30		
McGriff Insurance Services, Inc	1	94.33			38	29	28		
Lockton Companies	2	87.33			35	26	27		
HUB International Texas, Inc.	3	83.33			29	30	24		
Holmes Murphy & Associates	4	62.00			19	21	22		
		81.75			30.08	26.50	25.17		

Attachment: Scoring Summary - Council Agenda (Benefits Administrator 2022-0147)

City of Celina, Texas

Standard Professional Services Agreement

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (Owner) and **McGriff Insurance Services Inc.** (Consultant) for **Benefits Administration** (Project). In consideration of the premises, covenants and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Consultant hereby agree as follows:

ARTICLE I: CONTRACT & CONTRACT DOCUMENTS

1.1 THE CONTRACT

The Contract is between the Owner and the Consultant, of which this Agreement is a part, consists of the Contract Documents. It shall be effective on the date this Agreement is executed by the last Party.

1.2. THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement and Exhibit A-Scope of Work, Exhibit B-Insurance Requirements, all Change Orders or Amendments issued hereafter, any other amendments hereto executed by the parties hereafter, together with the following (if any):

Documents not enumerated in this Paragraph 1.2 are not Contract Documents and do not form part of this Agreement.

ARTICLE 2: RECITALS

2.1 The City desires to have the Consultant administer benefits; and

2.2 The Consultant has the knowledge, ability, and expertise to provide such services; and

2.3 The City desires to engage the services of Consultant, as an independent Consultant and not as an employee, to provide services as set forth herein and in Exhibit A: Scope of Services and Fees, which is attached hereto and incorporated herein.

ARTICLE 3: TERM / TERMINATION

3.1 TERM

The term of this Agreement shall begin on the date of its execution by all Parties. This Agreement shall continue for an initial term of three (3) years with the option to renew for two (2) additional one (1) year periods, unless sooner terminated as provided herein.

3.2 TERMINATION

This Agreement may be suspended or terminated by either Party with or without cause at any time by giving 120 days written notice to the other Party. In the event suspension or termination is without cause, payment to the Consultant, in accordance with the terms of this Agreement, will be made on the basis of services reasonably determined by City to be satisfactorily performed to the date of suspension or termination. Such payment will be due upon delivery of all instruments of service to City.

In the event that the City requires a modification of this Agreement with Consultant, and in the event the Parties fail to agree upon a modification of this Agreement, the Parties shall have the option of terminating this Agreement. Payment to Consultant shall be made

Attachment: 2022-0147 Partially Executed Agreement with McGriff 7-19-22 (Benefits Administrator 2022-0147)

by the City in accordance with the terms of this Agreement, for the services mutually agreed upon by the Parties to be properly performed by the Consultant prior to such termination date.

ARTICLE 4: SCOPE OF SERVICES

4.1 SCOPE

The following services, when authorized in writing from the City, shall be performed by Consultant in accordance with the City's requirements and as set forth in the attached Exhibit A, Scope of Services and fees.

If there is a conflict between the above quoted subjects and Exhibit A, then such conflict shall be resolved pursuant to the provisions of Section 10.11, below.

4.2 AUTHORIZED AGENT

All work performed by the Consultant will be performed under this Agreement, signed by a duly authorized agent of the City as approved by resolution of the City Council of the City of Celina, Texas, and the designated authorized agent for the Consultant.

ARTICLE 5: COMPENSATION / PAYMENT TERMS AND CONDITIONS

5.1 Compensation for the performance of Professional Services described herein shall be paid to Consultant by the City on a monthly basis.

5.2 Work will be performed at the rates set forth in Exhibit A – Fee Schedule, which is attached hereto and incorporated herein by reference, or as otherwise provided in negotiated fee schedules approved within this Agreement, if any.

5.3 Consultant payment for work under this Agreement shall be made in installments billed not more frequently than once each month upon receipt of invoices from the Consultant. If the City fails to make any payment due the Consultant within thirty (30) days after receipt of Consultant's invoice, the amounts due the Consultant will be increased at the rate of 1.5% per month from said thirtieth day, unless there is a good faith refusal by the City to pay. Payment shall be remitted to Consultant by City as instructed on invoices.

5.4 Consultant shall submit invoice for the prior month by the 10th of the following month.

ARTICLE 6: TIME FOR COMPLETION

6.1 The Consultant's services and compensation under this Agreement have been agreed to in anticipation of orderly and continuous progress of the Assigned Project(s) through completion of the project(s). Specific periods of time for rendering services are set forth in Exhibit A to this Agreement, by which times defined services are to be completed.

6.2 If the City fails to give prompt written authorization to proceed with any phase of services after completion of the immediately preceding phase, the Consultant shall be entitled to equitable adjustment of rates and amounts of compensations to reflect reasonable costs incurred by Consultant as a result of the delay or changes in the various elements that comprise such rates of compensation, but in no event shall such compensation exceed the scope of services schedule of maximum payment unless a written amendment to this Agreement is executed between the Parties.

Attachment: 2022-0147 Partially Executed Agreement with McGriff 7-19-22 (Benefits Administrator 2022-0147)

ARTICLE 7: INDEMNIFICATION

7.1 THE CONSULTANT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE CONSULTANT, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE CONSULTANT'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM, OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE CONSULTANT SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO CONSULTANT AS A MATTER OF LAW.

7.02 NOTHING CONTAINED HEREIN SHALL CONSTITUTE A WAIVER OF GOVERNMENTAL IMMUNITY IN FAVOR OF ANY PARTY.

7.03 CONSULTANT AGREES THAT IT IS AN INDEPENDENT CONTRACTOR AND NOT AN AGENT OF THE CITY, AND THAT CONSULTANT IS SUBJECT, AS AN EMPLOYER, TO ALL APPLICABLE UNEMPLOYMENT COMPENSATION STATUTES, SO FAR AS TO RELIEVE THE CITY OF ANY RESPONSIBILITY OR LIABILITY FROM TREATING CONSULTANT'S EMPLOYEES AS EMPLOYEES OF CITY FOR THE PURPOSE OF KEEPING RECORDS, MAKING REPORTS OR PAYMENTS OF UNEMPLOYMENT COMPENSATION TAXES OR CONTRIBUTIONS. CONSULTANT FURTHER AGREES TO INDEMNIFY AND HOLD THE CITY HARMLESS AND REIMBURSE IT FOR ANY EXPENSES OR LIABILITY INCURRED UNDER SAID STATUTES IN CONNECTION WITH EMPLOYEES OF CONSULTANT.

7.04 CONSULTANT SHALL DEFEND AND INDEMNIFY AND HOLD THE CITY HARMLESS FROM ANY AND ALL CLAIMS, SUITS OR LIENS BASED UPON OR ALLEGED TO BE BASED UPON THE NON-PAYMENT OF LABOR, TOOLS, MATERIALS, EQUIPMENT, SUPPLIES, TRANSPORTATION AND MANAGEMENT COSTS INCURRED BY CONSULTANT IN PERFORMING THIS AGREEMENT.

ARTICLE 8: INSURANCE

8.1 Insurance

The Consultant shall provide and maintain insurance as listed in the insurance requirements document, Exhibit B.

ARTICLE 9: DEFAULT

In the event Consultant fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within thirty (30) days after written notice by

Attachment: 2022-0147 Partially Executed Agreement with McGriff 7-19-22 (Benefits Administrator 2022-0147)

City to Consultant, City may, at its sole discretion without prejudice to any other right or remedy.

(a) Terminate this Agreement and be relieved of the payment of any further consideration to Consultant except for all work determined by the City to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of Consultant to and from meetings called by the City at which Consultant is required to attend, but shall not include any loss of profit of Consultant. In the event of such termination, the City may proceed to complete the services in any manner deemed proper by the City, either by the use of its own forces or by resubmitting to others. Consultant agrees that any costs incurred to complete the services herein provided for may be deducted and paid by the City out of such monies as may be due or that may thereafter become due to Consultant under and by virtue of this Agreement.

(b) The City may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of Consultant.

ARTICLE 10: MISCELLANEOUS

10.1 Reuse of Documents:

All documents including Maps, Plans and Specifications provided or furnished by the Consultant pursuant to this Agreement are instruments of service; and Consultant shall retain ownership and property interest therein whether or not the work is completed. The City may make and retain copies of any plans or specifications provided under this Agreement for the use by City and others; such documents are not intended or suitable for reuse by City or others on extension of the Project or on any other Project. Any such reuse without written approval or adaptation by the Consultant for the specific purpose intended will be at the City's sole risk and without liability to the Consultant.

10.2 Entire Agreement.

This Agreement constitutes the sole and only Agreement of the Parties and supersedes any prior understandings or written or oral agreements between the Parties with respect to this subject matter.

10.3 Assignment.

Neither this Agreement nor any duties or obligations under it shall be assignable by Consultant without the prior written consent of the City. In the event of an assignment by Consultant to which the City has consented, the assignee or the assignee's legal representative shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, obligations, and agreements contained in this Agreement.

10.4 Adjustments in Services/Amendment.

This Agreement may be amended by the mutual written agreement of the Parties. Consultant shall not make any claims for extra services, additional services or changes in the services without a written agreement with the City prior to the performance of such services.

10.5 Governing law.

Attachment: 2022-0147 Partially Executed Agreement with McGriff 7-19-22 (Benefits Administrator 2022-0147)

The validity of this Agreement and any of its terms or provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in Collin County, Texas.

10.6 Notices.

All notices required by this Agreement shall be in writing and addressed to the following, or such other Party or address as either Party designates in writing, by certified mail, postage prepaid or by hand delivery:

City of Celina

Purchasing
142 N. Ohio Street
Celina, TX 75009
469-813-4194
Purchasing@celina-tx.gov

McGriff Insurance Services

Scott Gibbs
Senior Vice President
5080 Spectrum Dr., Ste. 900E
Addison, TX 75001
469-232-2188
sgibbs@mcgriff.com

10.7 Legal construction.

In the event any one or more of the provisions contained in this Agreement shall for any reason be held by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

10.8 Successors and Assigns.

(a) The City and Consultant each is hereby bound and the partners, successors, executors, administrators, legal representatives and assigns of City and Consultant are hereby bound to the other Party to this Agreement and to the partners, successors, executors, administrators, legal representatives and assigns of such other Party in respect of all covenants and obligations of this Agreement.

(b) Neither the City nor the Consultant may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other Party, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

(c) Nothing in this Agreement shall be construed to create, impose or give rise to any duty owed by the Consultant to any Consultant, subcontractor, supplier, other person or entity, or to any surety for or employee of any of them, or give any rights in or benefits under this Agreement to anyone other than the City and the Consultant.

10.9 Prohibition against Boycotting Of Israel

The City is legally prohibited from contracting for goods and services unless the contract contains written verification from the contractor that it does not, and will not during the term of contract boycott Israel as described in Texas Government Code §2270. By submitting a response to this solicitation, contractor verifies that it does not and will not during the term of this agreement boycott Israel.

Attachment: 2022-0147 Partially Executed Agreement with McGriff 7-19-22 (Benefits Administrator 2022-0147)

10.10 Prohibition of Contracts with Certain Companies

The City is legally prohibited from contracting with a company that is identified on a list prepared and maintained by the State Comptroller of Texas under Texas Government Code §2252.153 or §2270.0201. By submitting a response to this solicitation, contractor verifies that it is not on any such list.

10.11 Conflict.

If a conflict exists between this Agreement, and an Exhibit, the Request for Proposal ("RFP"), and/or the Response, then such conflicts shall be resolved as follows:

(a) If a conflict exists between this Agreement and an Exhibit, the RFP, or the Response, then this Agreement shall control.

(b) If a conflict exists between the Response and an Exhibit, the Exhibit shall control.

(c) If a conflict exists between the Response and the RFP, the RFP shall control.

10.12 Severability

Any provision or part of this Agreement that is held to be void or unenforceable under any law or regulation or by a court of competent jurisdiction shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the City and the Consultant, who agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.13 Captions

The captions used in this Agreement are for convenience only and shall not affect in any way the meaning or interpretations of the provisions set forth herein.

10.14 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.

CITY OF CELINA	**CONSULTANT**
	Scott Gibbs Digitally signed by Scott Gibbs Date: 2022.07.18 14:29:09 -05'00'
Jason Laumer, City Manager	Scott Gibbs
	Printed Name
	July 18, 2022
Date	Date

Attachment: 2022-0147 Partially Executed Agreement with McGriff 7-19-22 (Benefits Administrator 2022-0147)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ryan Quigley, Purchasing Agent
CC: Andy Figueroa, Director of Public Works
Date: August 9, 2022
Re: Preventative Vehicle Maintenance 2022-0158

Action Requested:
Consider and act to award bid 2022-0158 for Vehicle Preventative Maintenance to various vendors at the unit prices listed for an estimated annual amount not to exceed $86,000. (Quigley)

Background Information:
On July 5, 2022, the City received responses to bid 2022-0158 for vehicle preventative maintenance. The scope of this contract includes oil changes, tire rotation and balance, air filter replacement, oil filter replacement and state inspection services for the fleet vehicles. Service was bid by vehicle class (light duty, medium duty, and heavy duty).

The bid invitation was advertised in the local paper and posted on the City's eProcurement system in which one hundred and sixteen vendors were notified. Purchasing staff reached out to our local vendors that were not registered in the eProcurement system. Staff sent separate notice via email to these firms as well as added the local vendors as a manual invitation in the eProcurement system.

Three responses were received from Christian Brothers Automotive, Southwest International, and Industrial Power Truck and Equipment.

Responses were evaluated based on criteria stated in the specification. The evaluation consisted of the following:

60 Points for Price;
30 Points for the Ability to Provide Services; and
20 Points for References and Previous Experience.

Staff recommends award as follows:

1. Light and Medium duty vehicles to Christian Brothers Automotive
2. Heavy duty vehicles to Southwest International.

The term of the contract will be for one (1) year, with four (4) optional one (1) year renewals. The estimated annual spend is $86,000.

Alternatives:

Council may reject the award 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:
Tab Sheet
Scoring Worksheet

Staff Recommendation:
Award Bid # 2022-0158

Supplier Scoring Summary 2022-0158 Addendum 1 - Vehicle Preventative Maintenance

Supplier	Rank	Score		Bid Evaluation	Price	Ability to provide services	References/Previous Experience
		110			60	30	20
Christian Brothers Automotive-	1	97.00			50	27	20
SOUTHWEST INTERNATIONAL TRUCKS	2	72.50			30	23	20
INDUSTRIAL POWER TRUCK & EQUIP	3	47.00			21	16	10
		72.17			**33.67**	**21.83**	**16.67**

Attachment: Scoring Worksheet - Council Agenda (Vehicle Preventative Maintenance 2022-0158)

				Christian Brothers Automotive-Celina (Celina CBA LLC)		SOUTHWEST INTERNATIONAL TRUCKS		INDUSTRIAL POWER TRUCK & EQUIPMENT (Industrial Power LLC)	
		Shop Location		Celina, TX		Mckinney, TX		Mckinney, TX	
				Total Price	$730.02	Total Price	$932.00	Total Price	$2,039.50
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	Oil Change Flat Fee	1	EA						
1.1	Light Duty	1	EA	$ 100.00		No Bid		No Bid	
1.2	Medium Duty	1	EA	$ 180.00		$ 300.00		$ 430.00	
1.3	Heavy Duty	1	EA	No Bid		$ 300.00		$ 540.00	
2	Tire Rotation Balance	1	EA						
2.1	Light Duty	1	EA	$ 80.00		No Bid		No Bid	
2.2	Medium Duty	1	EA	$ 120.00		No Bid		$ 112.00	
2.3	Heavy Duty	1	EA	No Bid		No Bid		$ 135.00	
3	Air Filter Replacement	1	EA						
3.1	Light Duty	1	EA	$ 50.00		No Bid		No Bid	
3.2	Medium Duty	1	EA	$ 50.00		$ 36.00		$ 211.00	
3.3	Heavy Duty	1	EA	No Bid		$ 36.00		$ 241.50	
4	Cabin Filter Repalcement	1	EA						
4.1	Light DUty	1	EA	$ 75.00		No Bid		No Bid	
4.2	Medium Duty	1	EA	$ 75.00		$ 90.00		$ 130.00	
4.3	Heavy Duty	1	EA	No Bid		$ 90.00		$ 160.00	
5	State Inspection	1	EA						
5.1	Light Duty	1	EA	No Charge		No Bid		No Bid	
5.2	Medium Duty	1	EA	No Charge		$ 40.00		$ 40.00	
5.3	Heavy Duty	1	EA	No Bid		$ 40.00		$ 40.00	

*Christian Brothers Light Duty Tire Rotate $40 and Balance $40 for total of $80
Medium Duty Tire Rotate $60 and Balance $60 for total of $120

Attachment: Bid Tabulation by Supplier Spreadsheet Council Agenda (Vehicle Preventative Maintenance

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dawn Berry, Purchasing Director
CC:	Andy Figueroa, Director of Public Works
Date:	August 9, 2022
Re:	FY 2022 Street Maintenance Change Order 4

Action Requested:
Consider and act to authorize the use of contingency funds for additional concrete panels and authorize Change Order 4 for street maintenance in an amount not to exceed $62,831.72. (Berry)

Background Information:
On May 10, 2022 Council authorized the award of Bid 2022-0150 for street maintenance. The award was authorized and included ten percent contingency funds. Change Order 4, exceeds $50,000 and by statute requires Council authorization. The total of all change orders is less than twenty-five percent of the original contract.

Alternatives:
Council may reject the change order and direct staff.

Financial Considerations:
Funding is available in the current budget and previously authorized.

Supporting Documents:
Change Order 4

Staff Recommendation:
Authorize the Change Order

PEACHTREE CONSTRUCTION, LTD.

5801 Park Vista Cir. • Keller, TX. 76244 • (817) 741-4658 • Fax (817) 741-4648

City of Celina **July 25, 2022**
Attn: Alan Anderson **Fax Number:**

We propose to furnish all labor, materials, and equipment to construct, as an independent contractor, the following work: Street Maintenance – FY 2022, City of Celina (Updated Quantities)

ITEM #	ITEM DESCRIPTION	QUANTITY	UM	UNIT PRICE	TOTAL PRICE
5	Hydromulch	-3,188.00	SY	$1.22	-$3,889.36
7	Cement Treated (FDR) Existing Roadway	-450.00	SY	$21.25	-$9,562.50
8	2 Inch HMAC Type D	-450.00	SY	$18.65	-$8,392.50
9	24 Inch Solid White Stop Bar	-20.00	LF	$19.50	-$390.00
11	Hydromulch	-7,981.00	SY	$0.72	-$5,746.32
22	Remove and Replace Reinforced Concrete Panel	216.22	SY	$420.00	$90,812.40
				Total:	$62,831.72

INCLUSIONS & EXCLUSIONS:

*Because of anticipated escalation in costs, all HMAC prices shall expire 12/31/2022. Because of the difficulty and uncertainty of ascertaining fault, if any, for delay in prosecution of the work, and because such escalation costs are a function of the prices charged by Peachtree's vendors, the parties agree that such escalation rates shall be paid regardless of fault for any such delay.

*Peachtree Construction's indemnification shall be to the extent of our own negligence. Peachtree Construction shall have no liability for design or the sole or partial negligence of the owner or general contractor's personnel.

***Due to volatile pricing of liquid AC and HMAC materials, quoted prices are firm for 14 days unless written notice of acceptance of our quote is received in our office prior to expiration. Failure to provide written intent of award may result in additional cost. All items are bid as unit price unless shown otherwise.**

***This proposal and the scope of work set for herein shall be considered a part of any contract executed concerning the work generally outlined in this proposal. The scope of work under any such contract shall be limited to the scope of work in this proposal unless changes in the scope of work are identified specifically, such changes are called to the attention of Peachtree, and Peachtree has accepted the changed scope of work as indicated by its authorized representative's initial next to the scope of work item(s) in the contract that are different from the proposal.**

ACCEPTED:

By: Dawn M Berry
Title: Dawn Berry, Purchasing Director
Date: 7/26/22

PEACHTREE CONSTRUCTION, LTD.
By: Peachtree International, L.L.C., General Partner

Submitted By: _____

Marshall Luig, Estimator

Specializing in **HMAC** Paving

Attachment: CO 4 (FY 2022 Street Maintenance CO 4)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Andy Glasgow, Director of Engineering
Date: August 9, 2022
Re: Oklahoma Gravity Line, Change Order 2

Action Requested:
Consider and act to authorize Change Order 2 for the Oklahoma Drive gravity sanitary sewer line in an amount not to exceed $103,097.10. (Berry)

Background Information:
On February 8, 2022 Council authorized the award of Bid 2022-0106 for the Oklahoma Drive Gravity waste water collection system. The change order consists of adding pipe from Oklahoma (Old Fire Station) to Ash Street for the future fiber installation.

The area is in the same path as a future fiber line that will be constructed in the coming year. The change order will add the necessary conduit for the future fiber project. Allowing this change will decrease future construction in this area and provide a savings as the contractor is already installing utility pipe in the same location.

Change Order 2 exceeds $50,000 and by statute requires Council authorization. The total of all changes orders is less than the twenty-five percent of the original contract.

Alternatives:
Council may reject the change order and direct staff.

Financial Considerations:
Funding is available in the current budget.

Supporting Documents:
Change Order 2

Staff Recommendation:
Authorize the Change Order 2

CITY OF CELINA

CHANGE ORDER # 2 **PO #** _____ **CONTRACT #** _____

BID/PROJECT NAME: OKLAHOMA DR GRAVITY SANITARY SEWER

VENDOR NAME: ANA Site Construction, LLC

Item	Description		Amount	Days (+/-)
1	FURNISH & INSTALL 2 - 2" CONDUITS (4,844 LF OF TRENCH) @ $16.40/LF	$	79,441.60	5
2	FURNISH & INSTALL 24"X36" GROUND BOX (8 EA) @ $775/EA	$	6,200.00	1
3	BORE (NO CASING) (2,586 LF of BORE) @ $6.75/LF	$	17,455.50	4
6				
7				
8				
9				
10				
11				
12				
13				
12				
13				
14				
14				
15				
16				
17				
18				
19		$	-	
20		$	-	
21		$	-	
22		$	-	
23		$	-	
	Total	**$**	**103,097.10**	

10

Change in Contract Price:		Change in Contract Times:	
Original Contract Price:	$1,942,409.45	Original Number of Days:	120
Change Order #1	$ 118,622.40	Change Order 1	12.5
Change Order #2	$ 103,097.10	Change Order 2	10.00
Change Order #3		Change Order 3	
Change Order #4		Change Order 4	
Change Order #5	$0.00	Change order 5	
New Contract Amount	$2,164,128.95	New Number of Days	143
Precentage of Original Contract:	11.41%	New End Date:	8/30/2022

Please amend the PO by adding or deducting the following amounts to/from the funding sources listed here:

Account Number	Amount

APPROVAL: Contractor

Adam Darrach — Signature Contractor

Adam Darrach, Operations Manager — Printed Name & Title

05/31/2022 — Date

APPROVAL: City of Celina

Project Manager — Date — Director — Date

Inspector — Date — Town Manager — Date

FINANCE / PURCHASING

Is the change order amount over 25% of the original contract? ____ Yes ____ No

If yes, date of Council authorization (approval of new amount) _____ Date

Was a budget amendment form needed / submitted? ____ Yes ____ No

JE Date for budget transfer. _____ Date

Dawn Berry, Purchasing Agent — Date — Finance — Date

Attachment: CO 2 - Conduit (Oklahoma Gravity Sewer Line CO 2)

Life Connected.

Fire Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Mark Metdker, Public Safety Director
CC:	Jason Laumer, City Manager
Date:	August 9, 2022
Re:	Interlocal Dispatch Agreement

Action Requested:
Consider and act upon approval of an Interlocal Agreement for Dispatch Services between City of Celina and Collin County. (Metdker)

Background Information:
Annual renewal of service

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Attachment A - Attachment B - Updated FY2023 - FY23 Amendment 1

Staff Recommendation:

ATTACHMENT A

Collin County External Law Enforcement and Fire Department Remote Connectivity Policy and Agreement Form

Remote Access Agreement

1.0 Purpose
The purpose of this document is to provide the framework for granting REMOTE ACCESS to Collin County services/equipment through REMOTE ACCESS so that an Authorized Party of a law enforcement agency or a fire department external to Collin County government may access its justice data hosted on Collin County's network.

2.0 Scope
This policy applies to all Law Enforcement and Fire Department personal external to Collin County government utilizing REMOTE ACCESS to access the Collin County network for justice data (such persons referred to herein as "Authorized Parties").

3.0 Policy
Authorized parties may utilize the benefits of REMOTE ACCESS, which are a "user managed" service. This means that the Authorized party is responsible for selecting an Internet Service Provider (ISP), coordinating installation, installing any required software, and paying associated fees as may be required to access the REMOTE ACCESS.

Additionally,

1. It is the responsibility of the Authorized Party to ensure that unauthorized users are not allowed access to Collin County internal networks. User accounts and passwords are NOT to be shared with anyone.
2. Authorized Parties and the Collin County employees sponsoring the request for REMOTE ACCESS are responsible for defining what services/equipment/software the Authorized Parties need access to. Access will be restricted to only those defined objects. Attempting to connect or access any service/device not defined will be considered a violation of the Collin County REMOTE ACCESS policy and will be reported to the Authorized Party's agency
3. The Authorized Parties and the Collin County employees sponsoring the REMOTE ACCESS request are also responsible for defining the time scope that the REMOTE ACCESS account will be active. All accounts are setup with an expiration date not to exceed 6 months, unless otherwise authorized to be a longer timeframe or permanent by the County.
4. REMOTE ACCESS use is to be controlled using public/private key system with a strong pass phrase and a second factor such as a token device or a dynamically generated passcode.
5. REMOTE ACCESS gateways will be established and managed by Collin County Information Technology Department.
6. All computers connected to Collin County internal networks via REMOTE ACCESS or any other technology must use the most up-to-date anti-virus software from a reputable IT agency; this includes personal computers.
7. All Authorized Parties connecting to the Collin County internal networks via REMOTE ACCESS or any other technology must keep their systems up to date with the latest security patches for their operating system and applications installed on their connecting systems. All systems using REMOTE ACCESS connections to Collin County must comply with Microsoft's Product Lifecycle chart and use only currently supporting and fully patched operating systems.
8. Authorized Parties may be automatically disconnected from Collin County's network after sixty minutes of inactivity. The user must then logon again to reconnect to the network.
9. Only approved REMOTE ACCESS clients may be used.
10. Upon termination of a contract from Collin County, or at the request of the Collin County staff, the Authorized Party must uninstall the REMOTE ACCESS connection from the Authorized Party's computer.
11. Agency expressly agrees to notify the County of staffing changes involving an Authorized Party with access to

Attachment: Attachment A - Remote Access - Connection Policy and Agreement (Interlocal Dispatch Agreement)

the County's network within 24 hours or next business day.

12. After six months of expired inactivity, Active Directory and REMOTE ACCESS accounts of an Authorized Party will be permanently deleted, unless otherwise approved by the County.
13. Accounts will be locked out after a certain number of failed attempts.
14. Authorized Parties who have lost their password will have to contact their sponsoring agency to request a password reset. The sponsoring agency will then contact Collin County IT to reset the password for the REMOTE ACCESS user. The sponsoring agency is the Sheriff's Office.
15. It is the responsibility of the Authorized Party to install, configure, setup and support any issues with their systems to connect to Collin County based on the information provided to them.
16. Authorized Parties connect at their own risk and Collin County is not responsible for any damages that they may incur from connecting through the REMOTE ACCESS to Collin County
17. If the County migrates to a new network connection technology it is the responsibility of the Agency to budget and obtain any required technology upgrade in order to maintain their network connection to the County. The Agency will be provided advance notification for this change.
18. The Authorized Party must notify Collin County IT immediately upon learning of any compromise occurring through an anti-virus, malware, or other form of unauthorized access. Collin County will also inform the Authorized Parties of any breach or suspected breach occurring on the county network. REMOTE ACCESS may be restricted during such an event while corrective actions are undertaken.
19. The Authorized Party must notify Collin County IT immediately upon learning of any unauthorized access of county resources through the REMOTE ACCESS connection.

4.0 Granting Access

To obtain access via REMOTE ACCESS, the Agency and Authorized Party must be sponsored by a party currently employed at Collin County and IT must agree this access is needed for the Collin County information systems. The Agency and Authorized Party must sign this form agreeing to protect the security of the Collin County network. For external Authorized Parties, the Request for REMOTE ACCESS must be signed and approved by the Manager who is responsible for the external Authorized Party's use. REMOTE ACCESS expiration will be based on the contract length unless further time is requested by Collin County Management. The initial setup and testing will be performed during normal operating hours, Monday – Friday, 8 am – 5 pm, and requires a minimal of two weeks' notice to schedule.

5.0 Enforcement

Collin County Information Technology Department may actively monitor the REMOTE ACCESS concentrator for any suspicious and inappropriate activity. Any Authorized Party found to have violated any part of this policy may have their REMOTE ACCESS terminated immediately.

6.0 Liability

Agency expressly agrees that they shall be liable for any and all damages, including but not limited to actual, consequential, or incidental damages, for disruptions caused by their negligence or intentional misconduct, including that caused by their Authorized Parties, to the County's services/equipment resulting from or related to Agency's connection to the County's networks.

Unauthorized access or use is prohibited and will be prosecuted to the fullest extent. Anyone using this system expressly consents to monitoring and is advised that if such monitoring reveals possible evidence of criminal activity system personnel may provide the evidence of such monitoring to law enforcement officials. Anyone using the system connects at their own risk and assumes all responsibilities for any possible damage to their own equipment.

Attachment: Attachment A - Remote Access - Connection Policy and Agreement (Interlocal Dispatch Agreement)

ATTACHMENT A

7.0 Definitions

Term	Definition
REMOTE ACCESS	An extension of Collin County's internal private network.
REMOTE ACCESS Concentrator	Physical device that manages REMOTE ACCESS connections.
REMOTE ACCESS Client	Remote computer with REMOTE ACCESS software utilizing REMOTE ACCESS services.
Agency Management	Person in Agency company that can take responsibility for the liability clause of this document.
User	Employee, Agency, contractor, consultant, temporaries, customers, government agencies, etc.
Sponsoring Party	Collin County employee requesting access for a non-employee user to have access to Collin County services/equipment through the REMOTE ACCESS. The employee may be someone in IT.

Agency Management's Signature (if applicable)

Printed Name: _____ Signature: _____

E-Mail Address: _____ Phone: _____ Date: _____

Remote Access Users Signature

Printed Name: _____ Signature: _____

E-Mail Address: _____ Phone: _____ Date: _____

Sponsoring Party's Signature

Printed Name: _____ Signature: _____

E-Mail Address: _____ Phone: _____ Date: _____

Return form to:

Caren Skipworth
2300 Bloomdale #3198
McKinney, Texas 75071

Attachment: Attachment A - Remote Access - Connection Policy and Agreement (Interlocal Dispatch Agreement)

ATTACHMENT B

MOTOROLA ASTRO 25 P25 RADIO SYSTEM

TERMS OF USE

1) All radios that use Collin County Radio System as their primary radio system are required to be equipped with and operate P25 Phase II Technology.
2) Telephone Interconnect and Private Call features are not enabled on the Collin County Radio System.
3) The participating department will notify the Collin County Sheriff's Office Support Services Captain and the Communications Manager of any radio (Mobile or Portable) that is misplaced, stolen, or lost. The Radio ID will be de-activated immediately unless needed for administrative or investigative purpose.
4) All subscriber radios that roam between Collin County's simulcast cell and the Joint Radio System's simulcast system (PAWM) will be required to use long antennas on their portable radios.
5) The Collin County Radio System coverage is based on portable radios with long antennas. Use of short antennas is not allowed on the Collin County Radio System as it will affect coverage inside buildings and on the street in some locations. Digital radio systems DO NOT offer coverage if the signal falls below an acceptable level.
6) Radio programming is only authorized by specific radio programmers. Unauthorized programming on the Collin County Radio System will result in immediate removal of said radio(s) and in some cases criminal charges. Cloning of radios and ID's are not allowed.

   AUTHORIZED PROGRAMMERS (*This list may be modified at any time during this agreement*)

   1) Plano Radio Shop (City of Plano)
   2) Frisco Radio Shop (City of Frisco)
   3) McKinney Radio Shop (City of McKinney)
   4) Crosspoint Communications
   5) Fort Worth Radio Shop (City of Fort Worth)
   6) Dallas Radio Shop (City of Dallas)
   7) Harris Corp (Irving Shop only)
   8) Garland Radio Shop (City of Garland)

7) Each department is required to keep an accurate inventory of their radios. Alias for each radio need to be provided to the Support Services Captain and the Communications Manager anytime a radio's assignment changes, or it is issued to another Officer. This information will be updated ASAP in the Dispatch Radio Consoles. Notifications will also include radio that is no longer used; these radio ID's will be shut off.
8) It is the department's responsibility to remove all programming from a radio that is sold or given to anyone outside of their department. The Support Services Captain and the Communications Manager must be notified before the radio changes ownership. If the department is unsure who to contact, contact Dispatch, which operates 24/7 to pass information to the designated person.

Attachment: Attachment B - COLLIN COUNTY TDMA MOTOROLA ASTRO RADIO SYSTEM DISPATCH AGREEMENT (Interlocal Dispatch

9) Anytime an emergency button is accidentally activated, it is the responsibility of the officer to let Dispatch know that the activation was a mistake.

Attachment: Attachment B - COLLIN COUNTY TDMA MOTOROLA ASTRO RADIO SYSTEM DISPATCH AGREEMENT (Interlocal Dispatch

FY 2023 Radio Cost (excluding FD)

Outside Agency	PD Radios as of 03/01/22	PAWM Fee per Radio	PAWM Cost	Collin County Radio/Dispatch Fee	Grand Total
Anna	47	$ 108	$ 5,076	$ 167,154	$ 172,230
Anna ISD	4	$ 108	$ 432	$ 8,541	$ 8,973
Celina	70	$ 108	$ 7,560	$ 216,643	$ 224,203
Celina ISD	3	$ 108	$ 324	$ 6,152	$ 6,476
Community ISD	6	$ 108	$ 648	$ 12,298	$ 12,946
Fairview	41	$ 108	$ 4,428	$ 126,605	$ 131,033
Farmersville	26	$ 108	$ 2,808	$ 81,731	$ 84,539
Farmersville ISD	7	$ 108	$ 756	$ 15,017	$ 15,773
Josephine	16	$ 108	$ 1,728	$ 48,130	$ 49,858
Lavon	27	$ 108	$ 2,916	$ 70,792	$ 73,708
Melissa	29	$ 108	$ 3,132	$ 119,695	$ 122,827
Melissa ISD	8	$ 108	$ 864	$ 16,606	$ 17,470
Princeton	57	$ 108	$ 6,156	$ 201,471	$ 207,627
Outside Agency Total	341	$ 108	$ 36,828	$ 1,090,835	$ 1,127,663
Collin County	1,016	$ 108	$ 109,728	$ 2,531,463	$ 2,641,191

Attachment: UPDATED FY2023 50003 Dispatch Fees 7-19-22 (Interlocal Dispatch Agreement)

Office of the Purchasing Agent
Collin County Administration Building
2300 Bloomdale Rd, Ste 3160
McKinney, TX 75071
972-548-4165

Contract Modification Document

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

Contract No. 2021-358
Contract: Dispatch Services, Celina Fire Department

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

Item #1 Renew contract for a twelve (12) month period at the same terms and conditions of the contract from October 1, 2022, through September 30, 2023.

Item #2 Update Section 5.01 Compensation clause of the agreement to the following:
The dispatch service charges for FY2023 are in the amount of $0.

From:
The dispatch service charges for FY2022 are in the amount of $0.

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

Amendment No. 1 has been accepted and authorized by authority of Collin County Commissioners Court by Court Order No._____ effective on 10/1/2022.

ACCEPTED BY:

SIGNATURE

(Print Name)

TITLE:

DATE:

SIGNATURE

Michelle Charnoski, NIGP-CPP, CPPB
(Print Name)

TITLE: Purchasing Agent

DATE:

Attachment: FY23 Amendment 1 - Celina Fire Dept (Interlocal Dispatch Agreement)

HISTORICAL INFORMATION

Awarded by Court Order No. 2021-797-08-23

Amendment	Court Order No.	Summary
No. 1		Agreement extended

Attachment: FY23 Amendment 1 - Celina Fire Dept (Interlocal Dispatch Agreement)

Life Connected.

City Secretary
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Lauren Field, Deputy City Secretary
CC:	Jason Laumer, City Manager
Date:	August 9, 2022
Re:	Authorization for the City to enter into an Interlocal Agreement with Collin County for Dispatch services.

Action Requested:
Consider and act upon an Interlocal Dispatch Services Agreement by and between the City of Celina and Collin County. (Cullison)

Background Information:
Annual agreement for dispatch services with Collin County.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:

Legal Review:
N/A

Supporting Documents:
Collin County Dispatch Services Interlocal Agreement

Staff Recommendation:

Contract Modification Document

Office of the Purchasing Agent
Collin County Administration Building
2300 Bloomdale Rd, Ste 3160
McKinney, TX 75071
972-548-4165

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

Contract No. 2021-398
Contract: Dispatch Services, City of Celina

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

Item #1 Renew contract for a twelve (12) month period at the same terms and conditions of the contract from October 1, 2022, through September 30, 2023.

Item #2 Update Section 5.01 Compensation clause of the agreement to the following-

Payment for contract year October 1, 2022, through September 30, 2023, is $216,643. Payments will be made in four quarterly installments of $54,160.75. In addition to the fee schedule, each radio registered on the system will be assessed an annual connection fee by Plano, Allen, Wylie, Murphy (PAWM) operators for access to their system.

From
The dispatch service charges for FY2022 in the amount of $174,212 shall be paid by the City in four quarterly installments of $43,553 during the term hereof. The fees will be based on the fee schedule formulas adopted by Commissioners' Court on August 6, 2018 (Court Order No. 2018-628-08-06). In addition to the fee schedule, each radio registered on the system will be assessed an annual connection fee by Plano, Allen, Wylie, Murphy (PAWM) operators for access to their system. In FY2022, the fee will be $108 per radio and may be updated annually by PAWM.

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

Amendment No. 1 has been accepted and authorized by authority of Collin County Commissioners Court by Court Order No._____ effective on 10/1/2022.

ACCEPTED BY:

SIGNATURE

(Print Name)

TITLE:

DATE:

SIGNATURE

Michelle Charnoski, NIGP-CPP, CPPB
(Print Name)

TITLE: Purchasing Agent

DATE:

Attachment: FY23 Amendment 1 - City of Celina (Dispatch Services Interlocal Agreement - PD)

HISTORICAL INFORMATION

Awarded by Court Order No. 2021-979-10-04

Amendment	No. 1	Court Order No.		Summary	Agreement extended and fees updated.

Attachment: FY23 Amendment 1 - City of Celina (Dispatch Services Interlocal Agreement - PD)

ATTACHMENT A

Collin County External Law Enforcement and Fire Department Remote Connectivity Policy and Agreement Form

Remote Access Agreement

1.0 Purpose
The purpose of this document is to provide the framework for granting REMOTE ACCESS to Collin County services/equipment through REMOTE ACCESS so that an Authorized Party of a law enforcement agency or a fire department external to Collin County government may access its justice data hosted on Collin County's network.

2.0 Scope
This policy applies to all Law Enforcement and Fire Department personal external to Collin County government utilizing REMOTE ACCESS to access the Collin County network for justice data (such persons referred to herein as "Authorized Parties").

3.0 Policy
Authorized parties may utilize the benefits of REMOTE ACCESS, which are a "user managed" service. This means that the Authorized party is responsible for selecting an Internet Service Provider (ISP), coordinating installation, installing any required software, and paying associated fees as may be required to access the REMOTE ACCESS.

Additionally,

1. It is the responsibility of the Authorized Party to ensure that unauthorized users are not allowed access to Collin County internal networks. User accounts and passwords are NOT to be shared with anyone.
2. Authorized Parties and the Collin County employees sponsoring the request for REMOTE ACCESS are responsible for defining what services/equipment/software the Authorized Parties need access to. Access will be restricted to only those defined objects. Attempting to connect or access any service/device not defined will be considered a violation of the Collin County REMOTE ACCESS policy and will be reported to the Authorized Party's agency
3. The Authorized Parties and the Collin County employees sponsoring the REMOTE ACCESS request are also responsible for defining the time scope that the REMOTE ACCESS account will be active. All accounts are setup with an expiration date not to exceed 6 months, unless otherwise authorized to be a longer timeframe or permanent by the County.
4. REMOTE ACCESS use is to be controlled using public/private key system with a strong pass phrase and a second factor such as a token device or a dynamically generated passcode.
5. REMOTE ACCESS gateways will be established and managed by Collin County Information Technology Department.
6. All computers connected to Collin County internal networks via REMOTE ACCESS or any other technology must use the most up-to-date anti-virus software from a reputable IT agency; this includes personal computers.
7. All Authorized Parties connecting to the Collin County internal networks via REMOTE ACCESS or any other technology must keep their systems up to date with the latest security patches for their operating system and applications installed on their connecting systems. All systems using REMOTE ACCESS connections to Collin County must comply with Microsoft's Product Lifecycle chart and use only currently supporting and fully patched operating systems.
8. Authorized Parties may be automatically disconnected from Collin County's network after sixty minutes of inactivity. The user must then logon again to reconnect to the network.
9. Only approved REMOTE ACCESS clients may be used.
10. Upon termination of a contract from Collin County, or at the request of the Collin County staff, the Authorized Party must uninstall the REMOTE ACCESS connection from the Authorized Party's computer.
11. Agency expressly agrees to notify the County of staffing changes involving an Authorized Party with access to

Attachment: Attachment A - Remote Access - Connection Policy and Agreement (Dispatch Services Interlocal Agreement - PD)

the County's network within 24 hours or next business day.

12. After six months of expired inactivity, Active Directory and REMOTE ACCESS accounts of an Authorized Party will be permanently deleted, unless otherwise approved by the County.
13. Accounts will be locked out after a certain number of failed attempts.
14. Authorized Parties who have lost their password will have to contact their sponsoring agency to request a password reset. The sponsoring agency will then contact Collin County IT to reset the password for the REMOTE ACCESS user. The sponsoring agency is the Sheriff's Office.
15. It is the responsibility of the Authorized Party to install, configure, setup and support any issues with their systems to connect to Collin County based on the information provided to them.
16. Authorized Parties connect at their own risk and Collin County is not responsible for any damages that they may incur from connecting through the REMOTE ACCESS to Collin County
17. If the County migrates to a new network connection technology it is the responsibility of the Agency to budget and obtain any required technology upgrade in order to maintain their network connection to the County. The Agency will be provided advance notification for this change.
18. The Authorized Party must notify Collin County IT immediately upon learning of any compromise occurring through an anti-virus, malware, or other form of unauthorized access. Collin County will also inform the Authorized Parties of any breach or suspected breach occurring on the county network. REMOTE ACCESS may be restricted during such an event while corrective actions are undertaken.
19. The Authorized Party must notify Collin County IT immediately upon learning of any unauthorized access of county resources through the REMOTE ACCESS connection.

4.0 Granting Access

To obtain access via REMOTE ACCESS, the Agency and Authorized Party must be sponsored by a party currently employed at Collin County and IT must agree this access is needed for the Collin County information systems. The Agency and Authorized Party must sign this form agreeing to protect the security of the Collin County network. For external Authorized Parties, the Request for REMOTE ACCESS must be signed and approved by the Manager who is responsible for the external Authorized Party's use. REMOTE ACCESS expiration will be based on the contract length unless further time is requested by Collin County Management. The initial setup and testing will be performed during normal operating hours, Monday – Friday, 8 am – 5 pm, and requires a minimal of two weeks' notice to schedule.

5.0 Enforcement

Collin County Information Technology Department may actively monitor the REMOTE ACCESS concentrator for any suspicious and inappropriate activity. Any Authorized Party found to have violated any part of this policy may have their REMOTE ACCESS terminated immediately.

6.0 Liability

Agency expressly agrees that they shall be liable for any and all damages, including but not limited to actual, consequential, or incidental damages, for disruptions caused by their negligence or intentional misconduct, including that caused by their Authorized Parties, to the County's services/equipment resulting from or related to Agency's connection to the County's networks.

Unauthorized access or use is prohibited and will be prosecuted to the fullest extent. Anyone using this system expressly consents to monitoring and is advised that if such monitoring reveals possible evidence of criminal activity system personnel may provide the evidence of such monitoring to law enforcement officials. Anyone using the system connects at their own risk and assumes all responsibilities for any possible damage to their own equipment.

Attachment: Attachment A - Remote Access - Connection Policy and Agreement (Dispatch Services Interlocal Agreement - PD)

ATTACHMENT A

7.0 Definitions

Term	Definition
REMOTE ACCESS	An extension of Collin County's internal private network.
REMOTE ACCESS Concentrator	Physical device that manages REMOTE ACCESS connections.
REMOTE ACCESS Client	Remote computer with REMOTE ACCESS software utilizing REMOTE ACCESS services.
Agency Management	Person in Agency company that can take responsibility for the liability clause of this document.
User	Employee, Agency, contractor, consultant, temporaries, customers, government agencies, etc.
Sponsoring Party	Collin County employee requesting access for a non-employee user to have access to Collin County services/equipment through the REMOTE ACCESS. The employee may be someone in IT.

Agency Management's Signature (if applicable)

Printed Name: _____ Signature: _____

E-Mail Address: _____ Phone: _____ Date: _____

Remote Access Users Signature

Printed Name: _____ Signature: _____

E-Mail Address: _____ Phone: _____ Date: _____

Sponsoring Party's Signature

Printed Name: _____ Signature: _____

E-Mail Address: _____ Phone: _____ Date: _____

Return form to:

Caren Skipworth
2300 Bloomdale #3198
McKinney, Texas 75071

Attachment: Attachment A - Remote Access - Connection Policy and Agreement (Dispatch Services Interlocal Agreement - PD)

ATTACHMENT B

MOTOROLA ASTRO 25 P25 RADIO SYSTEM

TERMS OF USE

1) All radios that use Collin County Radio System as their primary radio system are required to be equipped with and operate P25 Phase II Technology.
2) Telephone Interconnect and Private Call features are not enabled on the Collin County Radio System.
3) The participating department will notify the Collin County Sheriff's Office Support Services Captain and the Communications Manager of any radio (Mobile or Portable) that is misplaced, stolen, or lost. The Radio ID will be de-activated immediately unless needed for administrative or investigative purpose.
4) All subscriber radios that roam between Collin County's simulcast cell and the Joint Radio System's simulcast system (PAWM) will be required to use long antennas on their portable radios.
5) The Collin County Radio System coverage is based on portable radios with long antennas. Use of short antennas is not allowed on the Collin County Radio System as it will affect coverage inside buildings and on the street in some locations. Digital radio systems DO NOT offer coverage if the signal falls below an acceptable level.
6) Radio programming is only authorized by specific radio programmers. Unauthorized programming on the Collin County Radio System will result in immediate removal of said radio(s) and in some cases criminal charges. Cloning of radios and ID's are not allowed.

   AUTHORIZED PROGRAMMERS (*This list may be modified at any time during this agreement*)

   1) Plano Radio Shop (City of Plano)
   2) Frisco Radio Shop (City of Frisco)
   3) McKinney Radio Shop (City of McKinney)
   4) Crosspoint Communications
   5) Fort Worth Radio Shop (City of Fort Worth)
   6) Dallas Radio Shop (City of Dallas)
   7) Harris Corp (Irving Shop only)
   8) Garland Radio Shop (City of Garland)

7) Each department is required to keep an accurate inventory of their radios. Alias for each radio need to be provided to the Support Services Captain and the Communications Manager anytime a radio's assignment changes, or it is issued to another Officer. This information will be updated ASAP in the Dispatch Radio Consoles. Notifications will also include radio that is no longer used; these radio ID's will be shut off.
8) It is the department's responsibility to remove all programming from a radio that is sold or given to anyone outside of their department. The Support Services Captain and the Communications Manager must be notified before the radio changes ownership. If the department is unsure who to contact, contact Dispatch, which operates 24/7 to pass information to the designated person.

Attachment: Attachment B - COLLIN COUNTY TDMA MOTOROLA ASTRO RADIO SYSTEM DISPATCH AGREEMENT (Dispatch Services

ATTACHMENT B

9) Anytime an emergency button is accidentally activated, it is the responsibility of the officer to let Dispatch know that the activation was a mistake.

Attachment: Attachment B - COLLIN COUNTY TDMA MOTOROLA ASTRO RADIO SYSTEM DISPATCH AGREEMENT (Dispatch Services

FY 2023 Radio Cost (excluding FD)

Outside Agency	PD Radios as of 03/01/22	PAWM Fee per Radio	PAWM Cost	Collin County Radio/Dispatch Fee	Grand Total
Anna	47	$ 108	$ 5,076	$ 167,154	$ 172,230
Anna ISD	4	$ 108	$ 432	$ 8,541	$ 8,973
Celina	70	$ 108	$ 7,560	$ 216,643	$ 224,203
Celina ISD	12	$ 108	$ 1,296	$ 24,052	$ 25,348
Community ISD	6	$ 108	$ 648	$ 12,298	$ 12,946
Fairview	41	$ 108	$ 4,428	$ 126,605	$ 131,033
Farmersville	26	$ 108	$ 2,808	$ 81,731	$ 84,539
Farmersville ISD	7	$ 108	$ 756	$ 15,017	$ 15,773
Josephine	16	$ 108	$ 1,728	$ 48,130	$ 49,858
Lavon	27	$ 108	$ 2,916	$ 70,792	$ 73,708
Melissa	29	$ 108	$ 3,132	$ 119,695	$ 122,827
Melissa ISD	8	$ 108	$ 864	$ 16,606	$ 17,470
Princeton	57	$ 108	$ 6,156	$ 201,471	$ 207,627
Outside Agency Total	350	$ 108	$ 37,800	$ 1,108,734	$ 1,146,534
Collin County	1,016	$ 108	$ 109,728	$ 2,513,564	$ 2,623,292

Attachment: FY2023 50003 Dispatch Fees 4-18-22 (Dispatch Services Interlocal Agreement - PD)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dawn Berry, Purchasing Director
CC:	Andy Glasgow, Director of Engineering
Date:	August 9, 2022
Re:	2022 Vehicle - Engineering Department

Action Requested:
Consider and act to authorize the purchase of a vehicle for Engineering from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed $36,622.00. (Berry)

Background Information:
Staff requests authorization to procure a vehicle for the Engineering Department. This will be an enhancement to the Fleet for the Engineering Department. The 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: ANDY GLASGOW

Phone: 817-410-7541

Phone/Email:AGLASGOW@CELINA-TX.GOV

Email: dthomas@grapevinedcj.com

Product Description:2022 RAM 1500 R/C 4X4

Date: 07/06/2022

A. Bid Series:1500

A. Base Price: 17,888

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
DS6L61	22 REG CAB 4X4 SHORT BED	8,408	29B	TRADESMAN V6/AUTO	STD
PW7	WHITE	NC	TXX8	VINYL INTERIOR	STD
TTB	LT265/70R17E A/T TIRES	243	AJH	POWER EQUIPMENT GROUP	713
				Total of B. Published Options:	9634

C. Unpublished Options $= 0.0%

Options	Bid Price	Options	Bid Price
RETAIL OUT OF STOCK PURCHASE	750		
		Total of C. Unpublished Options:	750

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:INCENTIVE CHANGE 21-2022	$7,950
J.	Additional Delivery Charge: _____ miles	FOB GRAPEVINE
K.	Subtotal:	$36,222
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	$36,622

Attachment: 2022 Dodge Ram 1500 (FY 2022 Vehicle Engineering)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Amy Alexander, Director of Information Technology
Date: August 9, 2022
Re: FY 2022 Computers - Series 3

Action Requested:
Consider and act to purchase computers through a cooperative contract with State of Texas Department of Information Resources contract DIR-TS0-3763-R in an amount not to exceed $52,266.84. (Berry)

Background Information:
In October 2021 Council authorized the initial purchase of computers and equipment in the amount of $77,485.349 in order to provide new employee positions IT hardware for day to day operations. In February 2022 Council authorized a second purchase in the amount of $44,000 to begin replacing computers that were identified as end of life and end of support. Staff is requesting additional funding to replace the remaining computers and monitors that have begun to fail and will be end of life before October 1, 2022.

Staff requests authorization to purchase additional computers through the following cooperative agreement.

- State of Texas Department of Information Resources
- Contract #: DIR-TS0-3763-R

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 in the current budget. 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.

Quote

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd
Suite 275
Austin, TX, 78758
Phone: (512) 452-0651

Quote #:	**QT0086152**
Date:	7/14/2022
Delivery Date:	
Expire Date:	8/13/2022
Customer ID:	TXCCEL13001
Sales Contact:	Hannah Brierty

QUOTE FOR:	SHIP TO:
City of Celina	City of Celina

CUSTOMER P.O. NO.	TERMS	SALES REP
Precision 5570 - 32 GB	Net 30 Days	Kelli Petty

SHIPPING TERMS	SHIP VIA

NO.	ITEM	CONTRACT	QTY.	UOM	PRICE	EXTENDED PRICE
1	210-BDTV: Dell Mobile Precision Workstation 5570 CTO	DIR-TSO-3763-R	17.00	EACH	$2,605.05	$44,285.85

NOTE: ETA if purchased today : August 4, 2022

Dell Mobile Precision Workstation 5570 CTO
Intel Core i7-12700H vPro Essentials (24 MB cache, 14 cores, 20 threads, 2.30 GHz to 4.70 GHz, 45W)
Windows 10 Pro (Includes Windows 11 Pro License) English, French, Spanish
No Microsoft Office License Included – 30 day Trial Offer Only
Intel Core i7-12700H vPro Essentials with NVIDIA RTX A1000 4GB graphics
NVIDIA RTX A1000, 4 GB DDR6
Intel vPro Technology Disabled
15.6" Ultrasharp UHD+ HDR400, 3840x2400,Touch, w/Prem Panel Guar, 100% Adobe, LBL w/ IR Cam
32 GB, 2 x 16 GB, DDR5, 4800Mhz, Non-ECC SODIMM
M.2 2280 512 GB, Gen 4 PCIe x4 NVMe, Solid State Drive
No Additional Hard Drive
No RAID
Palm Rest, with 79 KYBD Layout,with fingerprint reader
US English Backlit Keyboard
MOD,DOOR,BTM,WW,5570
Intel Wifi 6E (6GHz) AX211 2x2 with Bluetooth Wireless
6-cell 86 Whr Lithium Ion battery with ExpressCharge
130W E5 Type C Power Adapter (EPEAT)
No ENERGY STAR Qualified
Quick Setup Guide Precision 5570
Custom Configuration
Intel AX211 WLAN Driver w/Bluetooth
Mix Model Packaging 130W
USB Type-C to USB Type-A/HDMI Dongle, Black
Regulatory Label included
Black Power Cord (US)
Intel Core i7 non-vPro Processor Label
SupportAssist
Dell(TM) Digital Delivery Cirrus Client
Dell Optimizer for Precision
Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)
Waves Maxx Audio
Dell Power Manager
Dell SupportAssist OS Recovery Tool

Continued...

Attachment: GTS QT0086152 - Council 2022 0809 (COMPUTERS FY 22 - Series 3)

Quote

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd
Suite 275
Austin, TX, 78758
Phone: (512) 452-0651

Quote #:	**QT0086152**
Date:	7/14/2022
Delivery Date:	
Expire Date:	8/13/2022
Customer ID:	TXCCEL13001
Sales Contact:	Hannah Brierty

QUOTE FOR:	SHIP TO:
City of Celina	City of Celina

CUSTOMER P.O. NO.	TERMS	SALES REP
Precision 5570 - 32 GB	Net 30 Days	Kelli Petty

SHIPPING TERMS	SHIP VIA

NO.	ITEM	CONTRACT	QTY.	UOM	PRICE	EXTENDED PRICE
	Basic Onsite Service 12 Months ProSupport and Next Business Day Onsite Service Extension, 24 Month(s) ProSupport and Next Business Day Onsite Service Initial, 12 Month(s)					
2	210-AZBG: Dell WD19S dock- 90w Power Delivery - 130w AC NOTE: ETA if purchased today : Sep. 12, 2022	DIR-TSO-3763-R	17.00	EACH	$304.47	$5,175.99
	Advanced Exchange Service, 3 Years Dell Limited Hardware Warranty					
3	SERVICES: DEPLOYMENT CLIENT SE: Managed Services : Asset Tag, Onsite Imaging, Delivery and Installation NOTE: see SOW for details	DIR-CPO-4754	17.00	EACH	$165.00	$2,805.00

Total Weight (EACH):	0	**Sales Total:**	$52,266.84
Total Volume (EACH):	0	**Freight & Misc.:**	$0.00
		Tax Total:	$0.00
		Total (USD):	$52,266.84

These prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. All prices are subject to change without notice. Supply subject to availability.

Attachment: GTS QT0086152 - Council 2022 0809 (COMPUTERS FY 22 - Series 3)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Anthony Satarino, Strategic Services Manager
CC: Jason Laumer, City Manager
Date: August 9, 2022
Re: Neighborhood Integrity Program Grant- Parkside HOA

Action Requested:
Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Parkside Homeowner Association for a Neighborhood Integrity Program grant. (Satarino)

Background Information:
The City of Celina's Neighborhood Integrity Program (NIP) provides grants to support Celina neighborhood groups in initiatives for the public benefit. The City has adopted the Neighborhood Integrity Program Guidelines to provide grants for beautification of publicly visible, dedicated common areas and the Homeowner Association has submitted a complete application for a grant under the Guidelines. The program seeks creative and sustainable projects that enhance the physical and aesthetic conditions of the City's neighborhoods, increase the City's unique identity, and/or increase the quality of life for its residents.

Parkside Homeowners Association submitted an application for common area improvements within the subdivision (reference Exhibit "B" of the agreement). The City has evaluated the proposal and found that it meets the requirements for the Neighborhood Integrity Program by promoting neighborhood revitalization and creating a sustainable project that enhances the physical aesthetics, thus increasing the unique identity and quality of life for its residents.

- The Homeowners Association has represented that it will be spending a minimum of $70,000 on neighborhood improvements.

- The City will contribute an amount not to exceed $70,000 as a $45,000 grant and a $25,000 loan to be paid back in 5 years.

NOTE- This agreement is in draft form, City Council is giving the City Manager authority to continue negotiations and execute on behalf of the City.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
The City will contribute an amount not to exceed $70,000 towards the cost of improvements.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
Neighborhood Integrity Program Grant Agreement

Staff Recommendation:
Staff recommends for approval

CHAPTER 380—NEIGHBORHOOD INTEGRITY PROGRAM INCENTIVE AGREEMENT

Incentive Recipient: Parkside Homeowner Association (hereinafter called "Homeowner Association")

This Chapter 380 Neighborhood Integrity Program Incentive Agreement ("Agreement") is made by and among the City of Celina, Texas (the "City") and Celina Parkside Homeowners Association (each a "Party" and collectively the "Parties"), acting by and through their respective authorized representatives.

W I T N E S S E T H:

WHEREAS, Homeowner Association is the owner in possession of the real property described in **Exhibit A** (the "Property"), generally located within the Parkside Subdivision of Celina, Texas; and

WHEREAS, the City has adopted the Neighborhood Integrity Program Guidelines, as may be subsequently amended, to provide grants or loans for beautification of publicly visible, dedicated common areas and the Homeowner Association has submitted a complete application for incentives under such guidelines; and

WHEREAS, the Homeowner Association has advised the City that a contributing factor that would induce the Homeowner Association to undertake the beautification project is to receive a grant and partial loan as set forth in this Agreement; and

WHEREAS, Homeowner Association will be completing the beautification improvements set forth and described in **Exhibit B** (the "Initial Improvements"), and may also complete additional improvements with plans not described in this Agreement, for which Homeowner Association shall be required to submit plans and cost estimates as provided herein (the "Additional Improvements")(collectively, the "Improvements"); and

WHEREAS, the City desires to encourage new and expanded business enterprises within the City that will add employment opportunities, property tax base and generate additional sales tax and other revenue for the City by facilitating beautification projects for common area amenities; and

WHEREAS, the City has adopted programs for promoting neighborhood integrity, and this Agreement and the grant and loan incentives set forth herein are given and provided by the City pursuant to and in accordance with those programs; and

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide grants and loans to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, in accordance with Chapter 380 of the Texas Local Government Code, the City has the authority to establish and provide for the administration of one or more programs, including programs for making grants and loans of public money and providing personnel and

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality; and

WHEREAS, the City has determined that making a grant and loan to the Homeowner Association in accordance with this Agreement is in accordance with the City's Neighborhood Integrity Program and will: (i) further the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote neighborhood revitalization in the City; and

WHEREAS, Homeowner Association understands and agrees that: (a) in granting the City Loan (as hereinafter defined), City is relying upon Homeowner Association's representations, warranties, and agreements, as set forth and provided for in this Agreement; (b) the granting, renewing, or extending of the City Loan by City at all times shall be subject to City's sole judgment and discretion; and (c) the City Loan shall be and shall remain subject to the terms and conditions as set forth in this Agreement and the Note (as hereinafter defined).

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Article I
Definitions

For purposes of this Agreement, each of the following words and phrases shall have the meaning set forth herein unless the context clearly indicates otherwise:

"Additional Improvements" shall have the meaning ascribed in the Recitals above.

"Agreement" is defined in the introductory paragraph.

"Bankruptcy or Insolvency" shall mean the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of such party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"City" shall have the meaning ascribed in the Recitals above.

"City Grant" shall mean a neighborhood revitalization loan to pay for or defray a portion of the costs to design and construct the Improvements not to exceed 45,000 and no/100 dollars ($45,000.00), to be paid as set forth herein.

"City Incentives" shall mean collectively, the City Grant and the City Loan.

"City Loan" shall mean a neighborhood revitalization loan to pay for or defray a

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

portion of the final verified costs to design and construct the Improvements not to exceed 25,000 and no/100 dollars ($25,000.00), to be paid as set forth herein.

"Commencement of Work" shall mean, for either the Initial Improvements or Additional Improvements, that: (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction or installation of such Improvements, as the case may be; (ii) all necessary permits for the construction or installation of such Improvements, as the case may be, have been issued by the applicable governmental authorities; and (iii) construction or installation of such Improvements has commenced.

"Completion of Work" shall mean, for either the Initial Improvements or Additional Improvements, that (i) construction or installation of such Improvements, have been substantially completed, and (ii) the City has inspected and approved such Improvements.

"Effective Date" shall mean the date that authorized representatives of all of the Parties have signed this Agreement.

"Expiration Date" shall mean the date that all Parties have fully satisfied their respective obligations herein, including full repayment by Homeowner Association of the City Loan.

"Force Majeure" shall mean any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, terrorist act, or threat thereof, riot, civil commotion, insurrection, government action or inaction (unless caused by the intentionally wrongful acts or omissions of the party), fires, earthquake, tornado, hurricane, explosions, floods, strikes, slowdowns or work stoppages.

"Homeowner Association" shall have the meaning ascribed in the introductory paragraph.

"Impositions" shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Homeowner Association or any property owned by the Homeowner Association or any of its affiliates or related entities.

"Improvements" shall have the meaning ascribed in the Recitals above.

"Initial Improvements" shall have the meaning ascribed in the Recitals above.

"Note" shall have the meaning ascribed in Sec. 3.2(c).

"Party" and "Parties" are defined in the introductory paragraph.

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

"Payment Request" means a complete written request from the Homeowner Association to the City for payment of portion of City Grant for Additional Improvements, with the information and documentation required as described herein.

"Property" shall have the meaning ascribed in the Recitals above.

"Related Agreement" shall mean any agreement (other than this Agreement) by and between the City and the Homeowner Association.

"Term" shall have the meaning set forth in Article II.

Article II
Term

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and continue until the Expiration Date, unless sooner terminated as provided herein (the "Term").

Article III
Projects

3.1 (a) Improvements Timeframe. The Homeowner Association shall design and construct, or cause the Improvements to be designed and constructed, in accordance with this Agreement. Homeowner Association shall, subject to events of Force Majeure, cause Commencement of Work on the Initial Improvements to occur not later than March 1, 2023, and, subject to events of Force Majeure, cause Completion of Work on the Initial Improvements to occur not later than twelve (12) months after the Commencement of Work. Homeowner Association, shall, subject to events of Force Majeure, cause Commencement of Work on any Additional Improvements to occur no later than March 1, 2024, and subject to events of Force Majeure, cause Completion of Work on any such Additional Improvements to occur with six (6) months after Commencement of Work.

(b) Construction or Installation of the Improvements. The Improvements shall be constructed and operated in accordance with any site plan, building/structure elevations, landscape plan, or other plans approved by the City. Homeowner Association agrees that materials and finish-out used for the Initial Improvements shall be substantially similar to the description and depiction in **Exhibit B**. Homeowner Association agrees that construction and/or installation of all Improvements shall be in conformance with the most recently adopted building codes of the City and that any permits will be acquired, if required by City ordinance, before any Commencement of Work. The development and use of the Property shall comply with the ordinances, policies, standards and regulations of the City, including but not limited to the Celina Comprehensive Zoning and Subdivision Ordinances, as amended.

(c) Permit Fees. If Homeowner Association is required to obtain a City building permit and then timely applies for a permit for the Improvements that conform to the requirements of

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

Section 3.1(b) above, the City will waive the permit fees normally charged by the City.

3.2 Improvements Project Cost Participation.

(a) The City agrees to contribute to the costs of the installation and/or construction of the Improvements through the payment of the City Incentives. The payment of the City Incentives shall be paid as follows:

(i) City shall pay $58,497.68 for the Initial Improvements, comprised of (1) $33,497.68 of the City Grant payment, and (2) the City Loan ($25,000), upon the execution of this Agreement, so long as any required permits, plans, and approvals by City are provided. City has relied on the representations and estimates made in the cost estimate attached hereto as **Exhibit D**, and incorporated herein for all purposes, submitted by Homeowner Association. If the actual costs of the Initial Improvements are over $58,497.68, Homeowner Association may request additional City Grant funds in accordance with Sections (ii) and (iii) below.

(ii) If Homeowner Association intends to construct or install Additional Improvements on the Property related to the purposes described herein, it may request additional City Grant funds in any amount not to exceed the difference between $70,000 and the actual costs of the Initial Improvements. In order to receive such additional City Grant funds, Homeowner Association shall submit a Payment Request which shall include cost estimates (similar to those provided in **Exhibit D**) and such other records for the costs to design and construct the Additional Improvements, such that the City may verify the costs to be incurred by Homeowners Association, as well as the designs, plans, and any necessary permits for such Additional Improvements. The City reserves the right to deny the issuance of additional City Grant funds for any Additional Improvements if the Additional Improvements: (1) are not for the purposes of economic development, (2) shall result in exceeding $70,000 for all City Incentives, or (3) the Homeowner Association has defaulted on the construction or installation of the Initial Improvements under the terms of this Agreement.

(iii) In no event shall City pay more than $70,000 in City Incentives. City shall be entitled to review final invoices of all Improvements, and request reimbursement of any amount over cost estimates.

(b) City Loan Repayment. The City Loan shall be backed by the promissory note (the "Note"), attached hereto as **Exhibit C** and incorporated herein for all purposes, to be executed by Homeowner Association in conjunction with this Agreement. Homeowner Association shall repay the City Loan in annual payments of $5,000 over the course of five (5) years, with each annual payment being due on January 1 of each year starting the year after the City Loan is paid to Homeowner Association. If, however, at any time during the Term of this Agreement, Homeowner Association is in default of this Agreement, including untimely Commencement of Work or Completion of Work, or any Related Agreements, then the Note shall be immediately due and

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

payable.

3.3 Non-Alteration of Improvements. Homeowner Association shall not alter Improvements within one (1) year after the date the City's building and code inspectors have confirmed in writing that such Improvements comply with all plans, approvals and permits issued.

3.4 Maintenance of Improvements. Maintenance of Improvements shall be the sole responsibility of the Homeowner Association. Homeowner Association shall, at Homeowner Association's sole cost and expense, maintain all Improvements in the same or better condition existing at the respective Completion of Work for a minimum of five (5) years.

3.5 Repair of Partial Damage to Improvements. The Homeowner Association shall commence the repair of any partial damage to any Improvements within sixty (60) days after the damage and complete such repairs within one hundred and twenty (120) days after the damage for a minimum of five (5) years following Completion of Work of such Improvements.

3.6 Replacement of Improvements. Homeowner Association shall commence the replacement of any Improvements that are totally destroyed within ninety (90) days after the destruction and shall complete such replacement within one hundred and eighty (180) days after the destruction for a minimum of five (5) years following Completion of Work of such Improvements.

3.7 Insurance. During the five (5) year period following Completion of Work of Improvements, Homeowner Association shall maintain casualty insurance covering the full replacement cost of such Improvements and shall provide insurance certificates evidencing such coverage to the City within thirty (30) days after request by the City.

Article IV
Conditions to City Incentives

4.1 The obligation of the City to pay the City Incentives hereunder shall be conditioned upon the compliance and satisfaction of each of the terms and conditions of this Agreement by the Homeowner Association, plus each of the terms and conditions set forth below:

(a) Payment Request. For any Additional Improvements, Homeowner Association shall have timely provided the City with a Payment Request. The City is entitled to verify estimated costs before any funds for Additional Improvements are paid.

(b) Good Standing. Homeowner Association shall not have an uncured breach of this Agreement or a Related Agreement.

(c) Certificate of Occupancy. Homeowner Association shall have timely received a Certificate of Occupancy for the Improvements, if required by City.

Article V
Termination, Remedies, and Recapture

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

5.1 Termination. This Agreement terminates on the Expiration Date, and may, prior to the Expiration Date, be terminated upon any one or more of the following:

(a) by mutual written agreement of all the Parties;
(b) by the City, if the Homeowner Association defaults or breaches any of the terms or conditions of this Agreement or a Related Agreement and such default or breach is not cured within thirty (30) days after written notice thereof;
(c) by the City, if any Impositions owed to the City or the State of Texas by the Developer shall have become delinquent (provided, however, the Developer retains the right to timely and properly protest and contest any such Impositions);
(d) by the City, if the Homeowner Association suffers an event of Bankruptcy or Insolvency;
(e) by any Party if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable;
(f) by the City immediately if the Homeowner Association files any false documentation relating to the Improvements costs submitted to City;
(g) by the City, if any applicable permits required for the Improvements and issued by the City are revoked or expire, and Homeowner Association fails to make reasonable efforts to obtain new permits, as determined by the City and such default is not cured by Homeowner Association within thirty (30) days after written notice thereof; or
(h) by the City immediately upon the filing by Homeowners Association of any lawsuit against the City.

5.2 Offsets. If, and only if, Homeowner Association is in default under this Agreement beyond any applicable notice and cure periods, the City may, at their option, but upon prior written notice to Homeowner Association, offset any amounts due and payable under this Agreement against any debt (including taxes) lawfully due to the City from the Homeowner Association, regardless of whether the amount due arises pursuant to the terms of this Agreement, a Related Agreement, or otherwise, and regardless of whether or not the debt due the City has been reduced to judgment by a court. If the City exercises this right of offset, the City shall provide Homeowner Association with a detailed accounting of funds setting forth: (i) the amounts due under this Agreement, (ii) what portion of those amounts due under this Agreement were used to pay other debts due and payable to the City, and (iii) what other debts were paid and in what amounts.

5.3 City Remedy for Homeowner Association's Deviation from the Work. Any deviation in the Improvements without the prior written consent of the City may, in the City's sole discretion, result in the forfeiture by the Homeowner Association of the City Incentives and in such event the City shall have the right to terminate this Agreement by written notice to the Homeowner Association and neither Party hereto shall have any further rights or obligations under this Agreement except for those that expressly survive the termination of this Agreement.

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

5.4 City Remedy for Homeowner Association's Alteration of the Improvements. If Homeowner Association alters any Improvements within one (1) year after the date the City's building and code inspectors have confirmed in writing that the Improvements comply with all plans, approvals and building permits issued in connection with the Improvements, without the prior written consent of the City, the Homeowner Association shall repay to the City all or a portion of the City Grant as determined by the City in the City's sole discretion, within thirty (30) days after written demand by the City, and the City Loan may become immediately due and payable, or the City may accelerate the maturity date of the Note, at the City's sole discretion. In the event the Homeowner Association fails to timely pay the sum demanded by the City pursuant to this Section 5.4, the Homeowner Association shall be in breach of this Agreement and the City shall have the right, without further demand or notice to the Homeowner Association, to exercise any and/or all rights and/or remedies available to the City pursuant to the laws of the State of Texas including, without limitation, institution of a suit in a court of competent jurisdiction, to collect such sum.

5.5 City Remedy for Homeowner Association's Failure to Maintain, Repair or Replace Improvements. If Homeowner Association fails to timely comply with the Homeowner Association's covenants to maintain, repair and/or replace improvements completed as part of the Work as more fully set forth in Sections 3.4, 3.5 or 3.6 of this Agreement, the Homeowner Association shall repay to the City all or a portion of the City Grant as determined by the City in the City's sole discretion, within thirty (30) days after written demand by the City, and the City Loan may become immediately due and payable, or the City may accelerate the maturity date of the Note, at the City's sole discretion. In the event the Homeowner Association fails to timely pay the sum demanded by the City pursuant to this Section 5.5, the Homeowner Association shall be in breach of this Agreement and the City shall have the right, without further demand or notice to the Homeowner Association, to exercise any and/or all rights and/or remedies available to the City pursuant to the laws of the State of Texas including, without limitation, institution of a suit in a court of competent jurisdiction, to collect such sum.

5.6 City's Additional Remedies. In addition to the remedies set forth in Sections 5.1, 5.2, 5.3, 5.4 and 5.5 above, in the event of a Homeowner Association default, the City shall have the right to terminate this Agreement by written notice to the Homeowner Association in which event neither Party hereto shall have any further rights or obligations hereunder except for those that expressly survive the termination of this Agreement and the City shall further have the right to exercise any and/or all other rights and remedies available to the City under this Agreement and/or pursuant to the laws of the State of Texas, provided, however, the City shall not be entitled to the recovery of consequential, punitive, exemplary or speculative damages.

5.7 Homeowner Association Remedy. Upon the occurrence of a City default, the Homeowner Association shall not have the right to terminate this Agreement. The City and the Homeowner Association acknowledge and agree that this Agreement is not a contract for goods or services and the City's immunity from suit is not waived pursuant to Subchapter I of Chapter 271, V.T.C.A., Local Government Code, as amended. Alternatively, if and only in the event a court of competent jurisdiction determines the City's immunity from suit is waived under Subchapter I of Chapter 271, V.T.C.A., Local Government Code, the Parties hereby acknowledge and agree that in a suit against the City for breach of this Agreement:

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

(i) the total amount of damages, if any, awarded against the City shall be limited to actual damages in an amount not to exceed the amount of the City Incentives;

(ii) the recovery of damages against the City shall not include consequential, punitive, exemplary, or speculative damages;

(iii) the Homeowner Association shall not recover attorney's fees; and

(iii) the Homeowner Association shall not be entitled to specific performance or injunctive relief against the City.

5.8 Survival. All terms, provisions, agreements, covenants, conditions, obligations, rights and remedies of each Party pursuant to this Article V shall expressly survive the expiration or termination of this Agreement.

Article VI
Miscellaneous

6.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto; provided, however the right of the Homeowner Association to receive the City Incentives shall be personal to the Homeowner Association and shall not transfer to the Homeowner Association's successors and assigns unless expressly agreed to in writing signed by both the Parties and such successor/assignee.

6.2 Limitation on Liability. Except for the City's obligations to pay the City Incentives as set forth in this Agreement, the City, and its past, present, and future officers, employees, contractors and agents assume no responsibilities or liabilities to Homeowner Association, or any third parties in connection with the Improvements and/or the Property, and Homeowner Association hereby waives any and all claims against the City for any injury to persons or damage to property in connection therewith. Homeowner Association acknowledges and agrees that there shall be no personal recourse to the directors, officers, employees or agents of the City, who shall incur or assume no liability in respect of any claims based upon or relating to this Agreement. It is understood and agreed between the parties that Homeowner Association, in satisfying the conditions of this Agreement, has acted independently, and the City assumes no responsibilities or liabilities to third parties in connection with these actions.

6.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties.

6.4 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement. The undersigned officers and/or agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

6.5 Notice. Any notice required or permitted to be delivered hereunder shall be deemed

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing), or on the day actually received if sent by courier or otherwise hand delivered.

If intended for City, to:

Attn: City Manager
City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

If intended for Homeowner Association, to:
Celina Parkside Homeowners Association
_____
_____
_____

6.6 Entire Agreement. This Agreement is the entire Agreement among the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement among the Parties that in any manner relates to the subject matter of this Agreement, except a Related Agreement.

6.7 Governing Law. The Agreement shall be governed by the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction; and exclusive venue for any action concerning this Agreement shall be in the State District Court of Collin or Denton County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.8 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

6.9 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added 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.

6.10 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

6.11 Successors and Assigns. This Agreement may not be assigned by any Party without the prior written consent of all other Parties.

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

6.12 Recitals. The recitals to this Agreement are incorporated herein.

6.13 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

6.14 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.15 Consents and Approvals. Unless stated otherwise in this Agreement, whenever a Party is required to consent to or approve of the action of another Party pursuant to Agreement, such consent or approval shall not be unreasonably withheld, denied, or delayed.

6.16 Employment of Undocumented Workers. During the term of this Agreement, the Homeowner Association agrees not to knowingly employ any undocumented workers, and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Homeowner Association shall repay the City Incentives herein and any other funds received by the Homeowner Association from the City as of the date of such violation within 120 days after the date the Homeowner Association is notified by the City of such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The Homeowner Association is not liable for a violation of this Section by a subsidiary, affiliate, or franchisees of the Homeowner Association or by a person or entity with whom the Homeowner Association contracts.

EXECUTED on this _____ day of _____, 2022.

CITY OF CELINA, TEXAS

By: _____
Jason Laumer, City Manager

CELINA PARKSIDE HOMEOWNERS ASSOCIATION

By:_____
Print Name:_____
Title:_____

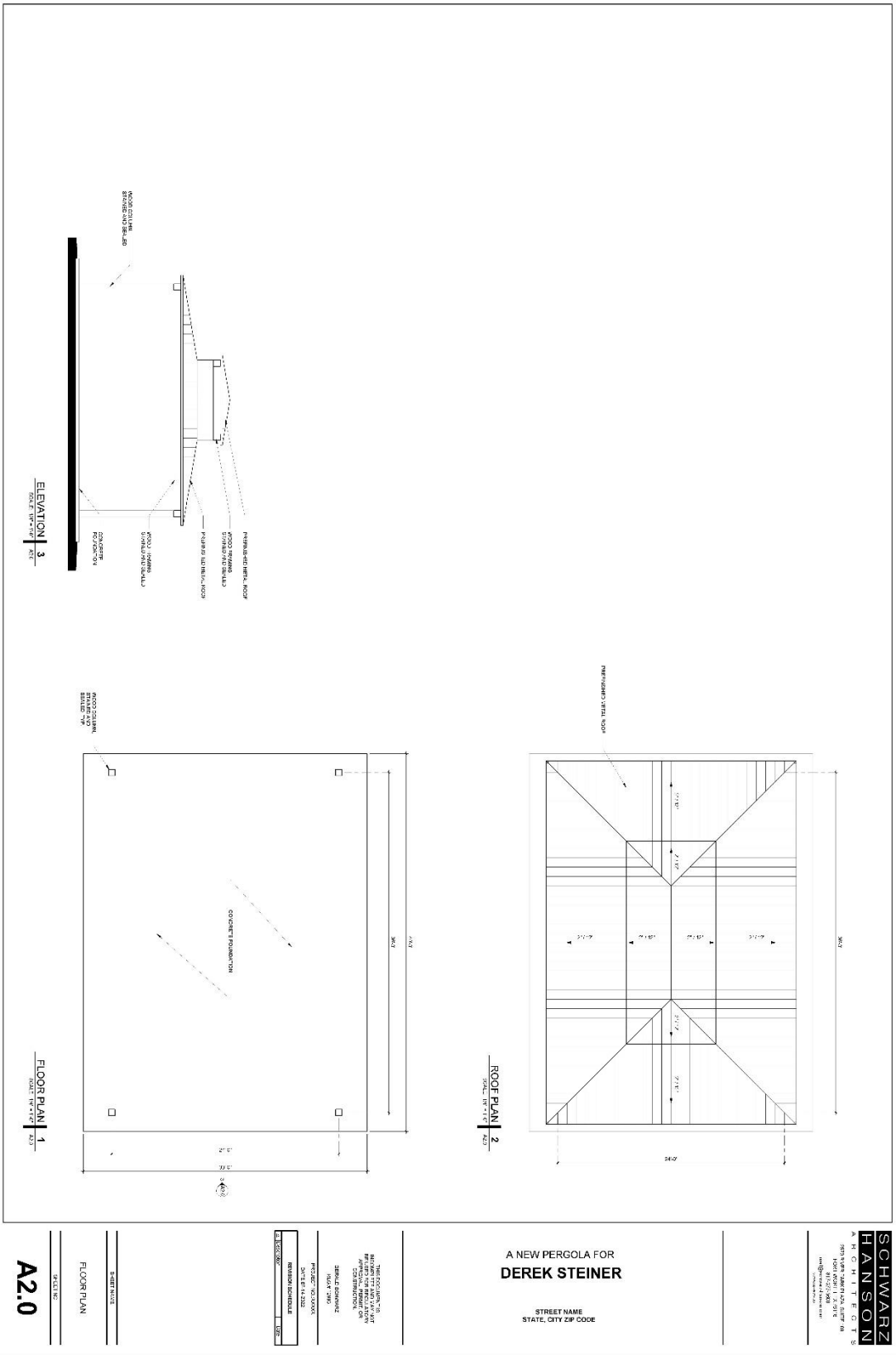
Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

EXHIBIT "A"
PROPERTY DESCRIPTION

Being all of Block X, Lot 4 of the Parkside Phase 2 Addition as filed in the Real Property Records of Collin County 2016-668.

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

EXHIBIT "B"
DETAILED DESCRIPTION AND/OR DEPICTION OF IMPROVEMENTS



Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

EXHIBIT C
PROMISSORY NOTE

(see next page)

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

PROMISSORY NOTE

$25,000.00

Effective Date: **August 9, 2022**

Maturity Date: **January 5, 2027**

Definitions. As used in this Promissory Note, the following terms have the meanings indicated below. Any capitalized term not defined herein shall have the same meaning as in the Loan Agreement (as hereinafter defined):

"Borrower" means Parkside Homeowners Association.

"City" means the City of Celina, a Texas home rule municipal corporation.

"Events of Default" shall have the meaning described in Section 5.

"Improvements" has the same meaning as in the Loan Agreement.

"Lender" means the City.

"Loan Agreement" means that certain Chapter 380—Neighborhood Integrity Program Incentive Agreement between the Lender and Borrower, dated as of even date herewith, as such may be amended, renewed, extended and replaced from time to time, regulating disbursement and use of the loan procedures.

"Note" means this Promissory Note and all modifications, increases, replacements, renewals, and extensions of this Promissory Note.

1. Promise to Pay. For value received, Borrower unconditionally hereby promises to pay to the order of Lender, at its place of business located at 142 N. Ohio St., Celina, Texas 75009, or at such other place as the holder of this Note may hereafter designate in writing to Lender and to Borrower, the principal sum of TWENTY FIVE THOUSAND DOLLARS ($25,000.00) or so much thereof as may be advanced under the Loan Agreement, in lawful money of the United States of America for the payment of private debts.

2. Payments. This Note is payable monthly, commencing on January 1 of the year after the loan is paid by Lender to Borrower, until paid in full. The outstanding principal balance of this Note shall be due and payable in full on the Maturity Date. Borrower agrees that all payments of any obligation due hereunder shall be final, and if any such payment is recovered in any bankruptcy, insolvency or similar proceedings instituted by or against Borrower, all obligations due hereunder shall be automatically reinstated in respect of the obligation as to which payment is so recovered.

3. Prepayment. Borrower may prepay this Note in part or in full without penalty before the Maturity Date. Prepayment in full shall consist of payment of the remaining unpaid principal balance and all other amounts, costs, and expenses for which Borrower is responsible under this Note or any other agreement with Lender pertaining to this loan. Early payments will not, unless agreed in writing, relieve Borrower of Borrower's obligation to continue to make payments under the above payment schedule.

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

4. Waiver. Except as otherwise provided herein, Borrower hereby waives all notices of nonpayment, demands for payment, presentments for payment, notices of intention to accelerate maturity, notices of actual acceleration of maturity, grace, protests, notices of protest, and any other demands or notices of any kind as to this Note, diligence in collection hereof and in bringing suit hereon, and any notice of, or defense on account of, the extension of time of payments or change in the method of payments, and without further notice hereby consents to any and all renewals and extensions in the time of payment hereof either before or after maturity and the release of any party primarily or secondarily liable hereon. Borrower agrees that Lender's acceptance of partial or delinquent payments, or failure of Lender to exercise any right or remedy contained herein or in any instrument given as security for the payment of this Note shall not be a waiver of any obligation of Borrower to Lender or constitute waiver of any similar default subsequently occurring. The holder of this Note is entitled to the benefits and security provided in the Loan Agreement.

5. Events of Default and Remedies. At the option of Lender, the entire unpaid principal balance owing hereon shall at once become due and payable without notice or demand upon the occurrence of any default described in the Loan Agreement ("Events of Default").

It is understood and agreed by Borrower that such events of default described in the Loan Agreement are cumulative and are in addition to any "Defaults" or "Events of Default" contained in any other documents modifying, renewing, extending, evidencing, securing or pertaining to this Note or the loan evidenced hereby. Upon the occurrence of any of the Events of Default, and if such has not been cured within the designated period of time, if any, then the holder hereof may, at its option, do any one or more of the following: (a) declare the entire unpaid balance of principal upon this Note to be immediately due and payable, (b) reduce any claim to judgment, (c) foreclose all liens and security interests securing payment thereof or any part thereof, and/or (d) without notice of default or demand, pursue and enforce any of Lender's other rights and remedies provided under or pursuant to any applicable laws or agreement. All rights and remedies of Lender shall be cumulative and concurrent and may be pursued singularly, successively, or together, at the sole discretion of Lender, and may be exercised as often as the occasion therefor shall arise. Failure by Lender to exercise any right or remedy upon the occurrence of an Event of Default shall not constitute a waiver of the right to exercise such right or remedy upon the occurrence of any subsequent Event of Default. In the event that Lender, after the occurrence of an Event of Default hereunder, consults an attorney regarding the enforcement of any of its rights under this Note or if this Note is placed in the hands of an attorney for collection or if suit be brought to enforce this Note, Borrower promises to pay all costs thereof, including reasonable attorneys' fees, if Lender shall be the prevailing party. Such costs and attorneys' fees shall include, without limitation, costs and reasonable attorneys' fees incurred by Lender in any appellate proceedings or in any proceedings under any present or future federal bankruptcy act, state receivership law or probate.

6. GOVERNING LAW AND VENUE. THIS NOTE SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA. BORROWER AGREES THAT THIS NOTE IS PERFORMABLE IN COLLIN OR DENTON COUNTY, TEXAS AND THAT SUCH COUNTY IS PROPER VENUE FOR ANY ACTION OR PROCEEDING INVOLVING THIS NOTE TO THE EXCLUSION OF ALL OTHER VENUES.

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

7. Miscellaneous.

(a) Notices or communications to be given under this Note shall be given to the respective parties in writing as set forth in the Loan Agreement.

(b) Time is of the essence of this Note.

(c) This Note may not be changed or terminated orally, but only by written agreement.

(d) This Note and all the covenants, promises and agreements contained herein shall be binding upon Borrower's successors, assigns, heirs and personal representatives and inure to the benefit of Lender's successors and assigns.

Effective as of the Effective Date.

CELINA PARKSIDE HOMEOWNERS ASSOCIATION

By:

_____

_____, _____

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

EXHIBIT D
INITIAL IMPROVEMENTS ESTIMATED COSTS

TDJ Restoration
5304 Sun Valley Dr, Fort Worth, TX 76119
(817)786-6286

Insured:	AAMC - Staci Wilson
Property:	1200 Hot Springs Way Celina, TX 75009

Claim Rep.:	Nick Rupp	Business:	(214) 724-6114
Position:	Estimator	E-mail:	nrupp@tdjrestoration.com
Company:	TDJ Restoration		
Business:	5304 Sun Valley Dr Fort Worth, TX 76119		

Estimator:	Nick Rupp	Business:	(214) 724-6114
Position:	Estimator	E-mail:	nrupp@tdjrestoration.com
Company:	TDJ Restoration		
Business:	5304 Sun Valley Dr Fort Worth, TX 76119		

Claim Number:	**Policy Number:**	**Type of Loss:**

Date of Loss:		Date Received:	
Date Inspected:		Date Entered:	6/28/2022 2:38 PM

Price List:	TXDF8X_JUN22 Restoration/Service/Remodel
Estimate:	RP-CELINA_PARKSIDE

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

TDJ Restoration
5304 Sun Valley Dr, Fort Worth, TX 76119
(817)786-6286

RP-CELINA_PARKSIDE

RP-CELINA_PARKSIDE

DESCRIPTION	QTY
1. Commercial Supervision / Project Management - per hour	20.00 HR
2. Temporary toilet (per month)	1.00 MO
3. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA

Pergola

DESCRIPTION	QTY
4. 2" x 8" x 10' #2 & better Fir / Larch (material only)	32.00 EA
5. 2" x 12" x 12' #2 & better Fir / Larch (material only)	192.00 EA
6. 2" x 10" x 12' #2 & better Fir / Larch (material only)	56.00 EA
7. 2" x 4" x 12' #2 & better Fir / Larch (material only)	270.00 EA
8. Carpenter - General Framer - per hour	25.00 HR
9. Stain & finish framing	5,144.00 LF
10. Standing seam metal roofing	864.00 SF
11. Exterior Structures - Picnic Tables	2.00 EA
12. Concrete slab on grade - 6" - finished in place	1,200.00 SF
Bid includes 80-ADA walkway (qty 2) in addition to 132 LF of landscaping	

Grand Total $58,497.68

Nick Rupp
Estimator

Attachment: Parkside HOA NIP Agreement v5 C.S. clean 8.4.22 (Neighborhood Integrity Program Grant- Parkside HOA)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Anthony Satarino, Strategic Services Manager
CC:	Jason Laumer, City Manager
Date:	August 9, 2022
Re:	Economic Incentive Agreement for Burger Fixin's

Action Requested:
Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina, Celina Economic Development Corporation, and Steadfast Concepts, Inc., dba Burger Fixin's, for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Satarino)

Background Information:
The agreement is between the City, Celina Economic Development Corporation (CEDC), and Steadfast Concepts, Inc. (Developer) for the .244-acre property generally located at 211 E. Pecan Street. The developer intends to construct a full-service restaurant on the property. The City intends to contribute up to $50,000, and the EDC intends to contribute up to $125,000 towards the cost of the facility improvements. Please refer to the attachment for additional information.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
The City intends to contribute up to $50,000, and the EDC intends to contribute up to $125,000 towards the cost of the facility improvements. Please refer to the attachment for additional information.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
Economic Incentive Agreement

Staff Recommendation:
Staff recommends for approval

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT
STEADFAST CONCEPTS, INC

This Economic Development Incentive Agreement ("Agreement") is made by and among the City of Celina, Texas (the "City"), Celina Economic Development Corporation (the "CEDC"), and Steadfast Concepts, Inc., d/b/a Burger Fixin's (the "Developer") (each a "Party" and collectively the "Parties"), acting by and through their respective authorized representatives.

W I T N E S S E T H:

WHEREAS, Developer is the owner of real property described in **Exhibit "A"**, which consists of an approximately 0.244-acre property, generally located at 211 E. Pecan Street, Celina, Texas (the "Property"); and

WHEREAS, the Developer intends to construct a full-service restaurant on the Property, more fully described in the submittals filed by Developer with the City, in order to obtain one or more building permits (hereinafter defined as the "Facility"); and

WHEREAS, the Developer has advised the City and the CEDC that a contributing factor that would induce the Developer to construct the Facility would be an agreement with the City and the CEDC to participate in the costs of construction of and/or improvements to the Facility (the "Facility Improvements") through economic development grants and incentives as set forth herein; and

WHEREAS, the City and CEDC desire to encourage new and expanded business enterprises within the City that will add employment opportunities, property tax base and generate additional sales tax and other revenue for the City; and

WHEREAS, the Developer has represented that it will be spending a minimum of $800,000 on the Facility Improvements and that it projects annual taxable sales of $500,000; and

WHEREAS, the City intends to contribute a total amount not to exceed fifty thousand and no/100 dollars ($50,000.00) toward the cost of the Facility Improvements, and other incentives described herein; and

WHEREAS, CEDC intends to contribute a total amount not to exceed one hundred twenty-five thousand and no/100 dollars ($125,000.00) toward the cost of the Facility Improvements; and

WHEREAS, the promotion of new business enterprises and the expansion of existing businesses within the City will promote economic development, stimulate commercial activity, generate additional sales tax and will enhance the property tax base and economic vitality of the City; and

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

WHEREAS, the City has adopted programs for promoting economic development, and this Agreement and the economic development incentives set forth herein are given and provided by the City pursuant to and in accordance with those programs; and

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has determined that making an economic development grant to the Developer in accordance with this Agreement is in accordance with the City Economic Development Program and will: (i) further the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, the CEDC has adopted programs for promoting economic development; and

WHEREAS, the Development Corporation Act, Title 12, Subtitle C1, Chapter 501-505, Section 501.103 of the Texas Local Government Code (the "Act" or "Development Corporation Act") authorizes the CEDC to fund expenditures of site improvements and related improvements for projects; and

WHEREAS, the CEDC has determined that funding an expenditure for the Facility Improvements to be made hereunder is required or suitable to promote or develop new or expanded business enterprises and constitutes a "project," as that term is defined in the Act; and

WHEREAS, the CEDC has determined that making a grant for the Facility Improvements in accordance with this Agreement will further the objectives of the CEDC, will benefit the City and the City's inhabitants, and will promote or develop new or expanded business enterprises and stimulate business and commercial activity in the City; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Article I
Definitions

For purposes of this Agreement, each of the following words and phrases shall have the meaning set forth herein unless the context clearly indicates otherwise:

"Act" or "Development Corporation Act" shall have the meaning ascribed in the Recitals above.

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

"Agreement" shall have the meaning ascribed in the introductory paragraph above.

"Bankruptcy or Insolvency" shall mean the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of such Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"CEDC" shall have the meaning ascribed in the introductory paragraph above.

"CEDC Grant" shall mean an economic development grant to defray a portion of the final verified costs to design and construct the Facility Improvements not to exceed one-hundred twenty-five thousand and no/100 dollars ($125,000.00), to be paid as set forth herein.

"City" shall have the meaning ascribed in the introductory paragraph above.

"City Grant" shall mean the following to be paid or administered in accordance with the terms of this Agreement an economic development grant to defray a portion of the final verified costs to design and construct the Facility Improvements not to exceed fifty thousand and no/100 dollars ($50,000.00) and reimbursement of up to fifty thousand and no/100 dollars ($50,000) in water and sewer related construction costs.

"Commencement of Construction" shall mean that: (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of the Facility Improvements, as the case may be; (ii) all necessary permits for the construction of the Facility Improvements, as the case may be, have been issued by the applicable governmental authorities; and (iii) construction on the Facility Improvements has commenced.

"Completion of Construction" shall mean that (i) construction of the Facility Improvements have been substantially completed, (ii) the City has inspected and accepted the Facility Improvements, and (iii) the City has issued a final certificate of occupancy for the Facility.

"Concept Plan" shall mean the preliminary site plan, architectural renderings, and design plan attached hereto as **Exhibit "B".**

"Developer" shall have the meaning ascribed in the introductory paragraph above.

"Effective Date" shall have the meaning in Article II below.

"Expenditure Information" shall have the meaning ascribed in 3.2(b).

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

"Expiration Date" shall mean the date that all Parties have fully satisfied their respective obligations herein.

"Facility" shall have the meaning ascribed in the Recitals above and is generally depicted in the Concept Plan attached as **Exhibit "B"**.

"Facility Improvements" shall have the meaning ascribed in the Recitals above.

"Force Majeure" shall mean any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, terrorist act, or threat thereof, riot, civil commotion, insurrection, government action or inaction (unless caused by the intentionally wrongful acts or omissions of the Party), fires, earthquake, tornado, hurricane, explosions, floods, strikes, slowdowns, or work stoppages.

"Grants" shall collectively mean (i) the CEDC Grant; and (ii) the City Grant.

"Impositions" shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary, and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Developer or any property or any business owned by the developer or any of its affiliates or related entities.

"Job Compliance Affidavit" shall have the meaning ascribed in Section 3.3.

"Party" and "Parties" shall have the meaning ascribed in the introductory paragraph above.

"Payment Request" means a complete written request from the Developer to the City and CEDC, respectively, for payment of the Grants, accompanied by copies of invoices, bills, receipts and such other information as may reasonably be requested by the City and CEDC, reflecting the final, actual costs incurred and paid by the Developer for the design and construction of the Facility Improvements, the Job Compliance Affidavit and evidence of annual taxable sales.

"Property" shall have the meaning ascribed in the Recitals above.

"Related Agreement" shall mean any agreement (other than this Agreement) by and between the City and/or the CEDC and the Developer.

Article II
Term

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and continue until the Expiration Date, unless sooner terminated as provided herein.

Article III
Projects

3.1 (a) Facility Construction Timeframe. The Developer shall design and construct, or cause to be designed and constructed, the Facility Improvements in accordance with this Agreement. Developer shall, subject to events of Force Majeure, cause Commencement of Construction of the Facility Improvements to occur not later than August 9, 2023, and subject to events of Force Majeure, cause Completion of Construction of the Facility Improvements to occur not later than August 9, 2024.

(b) Development of the Property. The Developer understands and acknowledges that approval of a site plan, consistent with the Concept Plan attached as **Exhibit "B"**, for the Property by the City is required prior to Commencement of Construction of the Facility Improvements. The Developer shall submit and use diligent, good faith efforts to obtain from the City approval of a site plan, elevations, and landscaping plan for the Facility not later than August 9, 2023. The Facility shall be constructed and operated in accordance with the site plan, building elevations, and landscape plan approved by the City. Developer agrees that materials and finish-out used for the Facility shall be substantially similar to the Concept Plan. Developer agrees that construction shall be in conformance with the most recently adopted building codes of the City and that building permit applications will be reviewed under such codes. The development and use of the Property shall comply with the ordinances, policies, standards and regulations of the City, including but not limited to the Celina Comprehensive Zoning and Subdivision Ordinances, as amended. Developer represents that it will spend at least $800,000 on Facility Improvements.

3.2 Facility Improvements Project.

(a) Cost Participation. The City agrees to contribute to the final verified actual costs of the design and construction of the Facility Improvements through the payment of the City Grant. The CEDC agrees to contribute to the final verified actual costs of the design and construction of the Facility Improvements through the payment of the CEDC Grant. The initial portion of the City Grant, being $25,000 and reimbursement of $50,000 in water and sewer related construction costs by the City Grant, and the initial payment of $31,250 of the CEDC Grant, shall each be paid not later than thirty (30) days after the date of the last of the following events to occur: (i) City and/or CEDC's receipt of the Payment Request; and (ii) issuance of a certificate of occupancy from the City for the Facility Improvements. The second and final payment of $25,000 of the City Grant and second payment of $31,500 of the CEDC Grant shall be paid one year after the date of the initial payments, respectively, if there is an ongoing business in the Facility that is generating at least $500,000 in annual taxable sales. The third payment of $31,500 of the CEDC Grant shall be paid two years after the date of the initial payment if there is an ongoing business in the Facility that is generating at least $500,000 in annual taxable sales. The fourth and final payment of $31,500 of the CEDC Grant shall be paid

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

three years after the date of the initial payment if there is an ongoing business in the Facility that is generating at least $500,000 in annual taxable sales.

(b) Additional Incentives. Additionally, in furtherance of the project's development, the City agrees to waive all customary building and impact fees, as well as any tree mitigation requirements in the City's Code of Ordinances.

(c) Facility Improvement Cost Verification. Following Completion of Construction of the Facility Improvements, but not later than thirty (30) days after Completion of Construction of the Facility Improvements, Developer shall submit to the City and the CEDC a Payment Request accompanied by the receipts, records and invoices for the payment of the costs to design and construction of the Facility Improvements, and such other records as the City and CEDC may reasonably request to verify such the final actual costs are at least $800,000 on Facility Improvements (the "Expenditure Information"). The City and CEDC shall verify the Expenditure Information, Job Compliance Affidavit, and initial year annual taxable sales within thirty (30) days after receipt thereof and if the Payment Request is incomplete or if other information is necessary to approve the Payment Request, City and/or CEDC shall notify Developer, and Developer shall promptly supply any missing or necessary additional information necessary to verify the Expenditure Information, Job Compliance Affidavit and/or annual taxable sales.

3.3 Job Creation. At the time of the issuance of a certificate of occupancy from the City for the Facility, Developer shall directly employ at least 4 full-time equivalent employees at the Facility and shall maintain such level of employment during the Term of this Agreement. With the Payment Request submitted by Developer to CEDC under this Agreement, Developer shall provide affidavits certifying the Developer's compliance with the foregoing employment requirement in the form attached hereto as **Exhibit "C"** (the "Job Compliance Affidavit"), and, upon request by the CEDC, Developer shall also provide the CEDC with any and all necessary documentation to verify its compliance with the job creation and retention obligations under this Agreement.

Article IV
Conditions to Grant Payments

4.1 The obligation of the CEDC to pay the CEDC Grants and the City to pay the City Grants annually hereunder, or provide any additional incentives as described herein, shall be conditioned upon the compliance and satisfaction of each of the terms and conditions of this Agreement by the Developer, plus each of the terms and conditions set forth below:

(a) Payment Request. For the first annual Grants, Developer shall have timely provided the City and the CEDC with a Payment Request, which includes the Expenditure Information. The City and CEDC are entitled to verify the Expenditure Information before any Grants are paid.

(b) Job Creation. Developer shall be in compliance with the job creation requirement described by Section 3.3, and shall have submitted a Job Compliance Affidavit, in the form provided at **Exhibit "C"** with the Payment Request.

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

(c) Good Standing. Developer shall not have an uncured breach of this Agreement or a Related Agreement.

(d) Construction. Commencement of Construction and Completion of Construction shall occur within the time required by this Agreement.

(e) Certificate of Occupancy. Developer shall have timely received a Certificate of Occupancy for the Facility.

(f) Expenditure Information. Developer timely submits the Expenditure Information to the CEDC and the CEDC verifies that Developer incurred costs of at least $800,000 on the Facility Improvements.

(g) Celina Chamber of Commerce. Developer shall be a member of the Celina Chamber of Commerce during the term of this Agreement. The City and the CEDC shall have the right to market the Facility as part of its updates to the community regarding economic development of the City.

(h) Annual Taxable Sales Information. Developer shall have achieved the annual taxable sales amounts required by Section 3.2**.**

(i) Soft Opening. Developer agrees to allow the CEDC to participate in and market Developer's soft opening of the Facility.

Article V
Termination

5.1 Termination. This Agreement terminates on the Expiration Date, and may, prior to the Expiration Date, be terminated upon any one or more of the following:

(a) by mutual written agreement of all the Parties;

(b) by the City and/or the CEDC, if the Developer defaults or breaches any of the terms or conditions of this Agreement or a Related Agreement and such default or breach is not cured within thirty (30) days after written notice thereof;

(c) by the City or the CEDC, if any Impositions owed to the City or the State of Texas by the Developer shall have become delinquent (provided, however, the Developer retains the right to timely and properly protest and contest any such Impositions);

(d) by the City or the CEDC if the Developer suffers an event of Bankruptcy or Insolvency;

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

(e) by any Party if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable;

(f) by the City or CEDC immediately if the Developer files any false documentation relating to the Expenditure Information submitted to verify the amount of any Payment Request;

(g) by the City or CEDC, if any applicable building permits required for the Facility or the Facility Improvements and issued by the City are revoked or expire, and Developer fails to make reasonable efforts to obtain new permits, as determined by the City or CEDC and such default is not cured by Developer within thirty (30) days after written notice thereof; or

(h) by the City or CEDC immediately upon the filing by Developer of any lawsuit against the City or CEDC.

5.2 Offsets. If, and only if, Developer is in default under this Agreement beyond any applicable notice and cure periods, the City and/or the CEDC may, at their option, but upon prior written notice to Developer, offset any amounts due and payable under this Agreement against any debt (including taxes) lawfully due to the City and/or the CEDC from the Developer, regardless of whether the amount due arises pursuant to the terms of this Agreement, a Related Agreement, or otherwise, and regardless of whether or not the debt due the City and/or the CEDC has been reduced to judgment by a court. If the City and/or the CEDC exercise this right of offset, the City and/or the CEDC (as applicable) shall provide Developer with a detailed accounting of funds setting forth: (i) the amounts due under this Agreement, (ii) what portion of those amounts due under this Agreement were used to pay other debts due and payable to the City and/or the CEDC, and (iii) what other debts were paid and in what amounts.

Article VI
Miscellaneous

6.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto; provided, however that the right of the Developer to receive the Grants and additional incentives shall be personal to the Developer and shall not transfer to the Developer's successors and assigns unless expressly agreed to in writing signed by the Parties and such successor/assignee.

6.2 Limitation on Liability. Except for the City and CEDC's obligations to pay the Grants as set forth in this Agreement, the City and CEDC, and its past, present, and future officers, employees, contractors and agents assume no responsibilities or liabilities to Developer, or any third parties in connection with the Facility, Facility Improvements and/or the Property, and Developer hereby waives any and all claims against the City and CEDC for any injury to persons or damage to property in connection therewith. Developer acknowledges and agrees that there shall be no personal recourse to the directors, officers, employees or agents of the City or CEDC, who shall incur or assume no liability in respect of any claims based upon or relating to this Agreement. It is understood and agreed between the Parties that Developer, in satisfying the conditions of this Agreement, has acted independently, and the City and CEDC assume no

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

responsibilities or liabilities to third parties in connection with these actions.

6.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties.

6.4 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement. The undersigned officers and/or agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

6.5 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below (or such other address as such Party may subsequently designate in writing), or on the day actually received if sent by courier or otherwise hand delivered.

If intended for City, to:

Attn: City Manager
City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

If intended for CEDC, to:

Attn: Executive Director
Celina Economic Development Corporation
104 N. Colorado Street
Celina, Texas 75009

If intended for Developer, to:

Steadfast Concepts, Inc.
Attn: Audrea Weimer
710 E Wall St
Grapevine, TX 76051

With Copy to:

Amy Hager
ahager72@gmail.com

Brett Hager
abhager2020@outlook.com

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

6.6 Entire Agreement. This Agreement is the entire Agreement among the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement among the Parties that in any manner relates to the subject matter of this Agreement, except a Related Agreement.

6.7 Governing Law. The Agreement shall be governed by the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction; and exclusive venue for any action concerning this Agreement shall be in the State District Court of Collin or Denton County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.8 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

6.9 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added 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.

6.10 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

6.11 Successors and Assigns. This Agreement may not be assigned by any Party without the prior written consent of all other Parties.

6.12 Recitals. The recitals to this Agreement are incorporated herein.

6.13 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

6.14 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.15 Consents and Approvals. Unless stated otherwise in this Agreement, whenever a Party is required to consent to or approve of the action of another Party pursuant to Agreement, such consent or approval shall not be unreasonably withheld, denied, or delayed.

6.16 Employment of Undocumented Workers. During the term of this Agreement, the Developer agrees not to knowingly employ any undocumented workers, and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Developer shall repay the CEDC grant herein and

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

any other funds received by the Developer from the City and/or the CEDC as of the date of such violation within 120 days after the date the Developer is notified by the City and/or the CEDC of such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The Developer is not liable for a violation of this Section by a subsidiary, affiliate, or franchisees of the Developer or by a person or entity with whom the Developer contracts.

6.17 Report Agreement to Comptroller's Office. City covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code, as added by Texas House Bill 2404, 87th Tex. Reg. Session (2021) (effective September 1, 2021).

EXECUTED on be effective the ___ day of _____, 2022.

CITY OF CELINA, TEXAS

By: _____
Jason Laumer, City Manager

CELINA ECONOMIC DEVELOPMENT CORP.

By:_____
Kyle Rose, President

STEADFAST CONCEPTS, INC

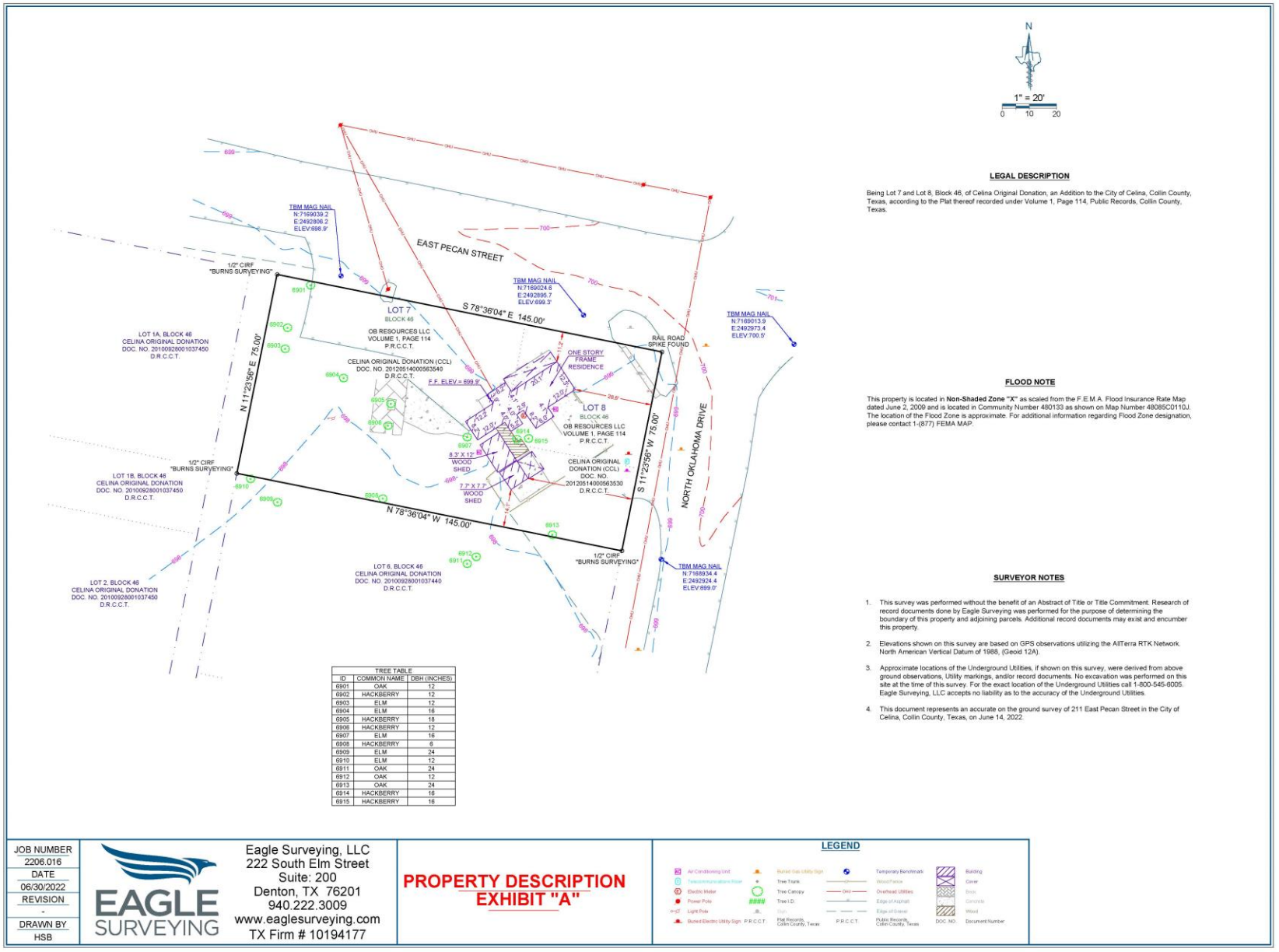
By:_____
Audrea Weimer, Director

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

EXHIBIT "A"
PROPERTY DESCRIPTION

Being Lot 7 and Lot 8, Block 46, of Celina Original Donation, an Addition to the City of Celina, Collin County, Texas, according to the Plat thereof recorded under Volume 1, Page 114, Public Records, Collin County, Texas.

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)



TREE TABLE		
ID	COMMON NAME	DBH (INCHES)
6901	OAK	12
6902	HACKBERRY	12
6903	ELM	12
6904	ELM	16
6905	HACKBERRY	18
6906	HACKBERRY	12
6907	ELM	16
6908	HACKBERRY	6
6909	ELM	24
6910	ELM	12
6911	OAK	24
6912	OAK	12
6913	OAK	24
6914	HACKBERRY	16
6915	HACKBERRY	16

LEGAL DESCRIPTION

Being Lot 7 and Lot 8, Block 46, of Celina Original Donation, an Addition to the City of Celina, Collin County, Texas, according to the Plat thereof recorded under Volume 1, Page 114, Public Records, Collin County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480133 as shown on Map Number 48085C0110J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SURVEYOR NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
3. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
4. This document represents an accurate on the ground survey of 211 East Pecan Street in the City of Celina, Collin County, Texas, on June 14, 2022.

JOB NUMBER	2206.016
DATE	06/30/2022
REVISION	-
DRAWN BY	HSB

EAGLE SURVEYING

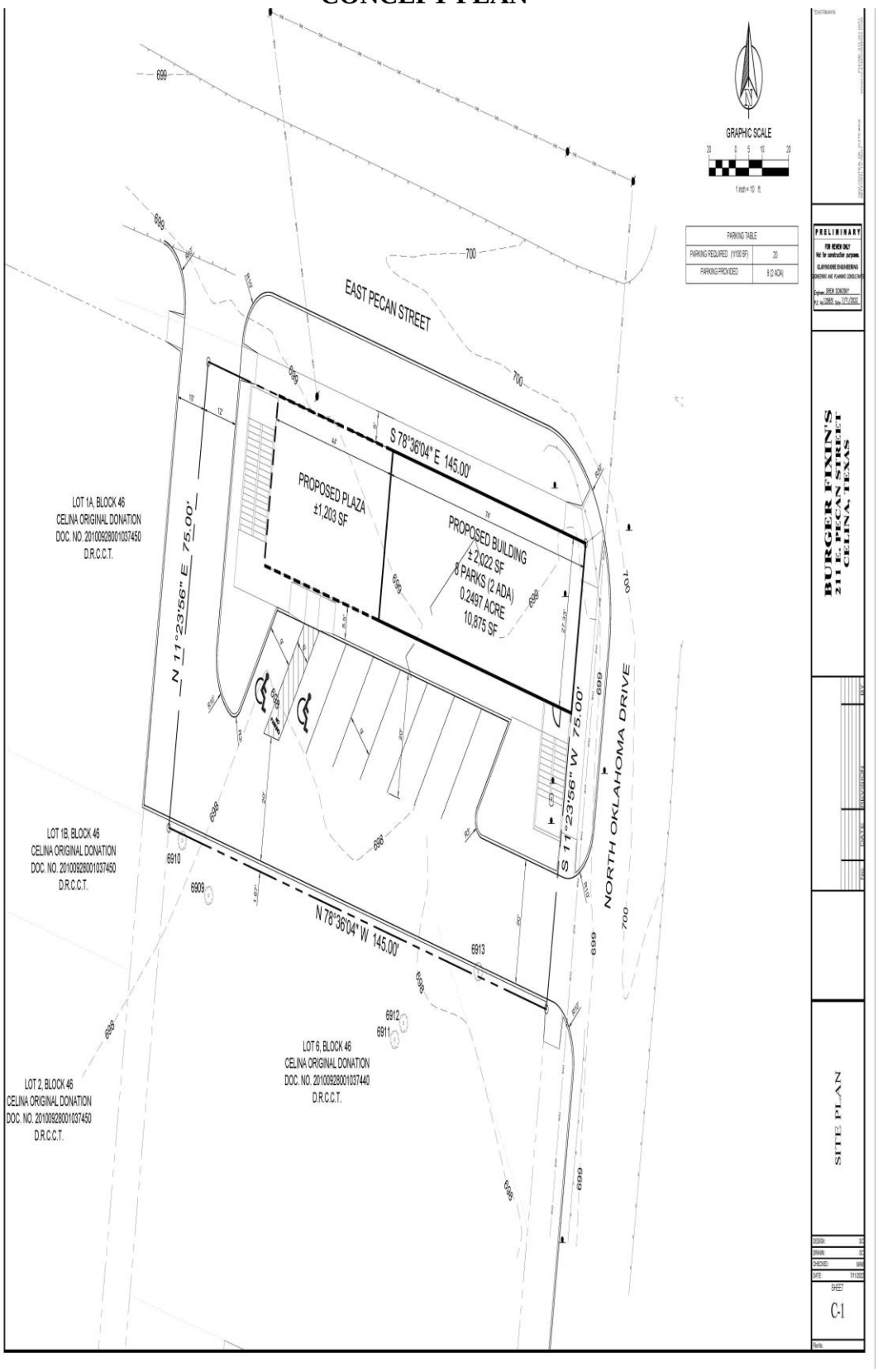
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY DESCRIPTION EXHIBIT "A"

LEGEND

Air Conditioning Unit; Buried Gas Utility Sign; Temporary Benchmark; Building
Telecommunications Riser; Tree Trunk; Wood Fence; Cover
Electric Meter; Tree Canopy; Overhead Utilities; Brick
Power Pole; Tree I.D.; Edge of Asphalt; Concrete
Light Pole; Sign; Edge of Gravel; Wood
Buried Electric Utility Sign; P.R.C.C.T. Plat Records, Collin County, Texas; P.R.C.C.T.; Public Records, Collin County, Texas; DOC. NO.; Document Number

EXHIBIT "B"
CONCEPT PLAN



Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)



Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)



Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

EXHIBIT "C"
Job Compliance Affidavit

STATE OF TEXAS §
§
COUNTY OF COLLIN §

On this day personally appeared _____, a person known to me, who being duly sworn stated as follows:

1. "My name is _____, I am over the age of 21, have never been convicted of a felony, and am fully competent to testify to the truth of the matters stated herein. Each and every statement contained herein is based upon my personal knowledge and is true and correct.

2. I am the _____ of STEADFAST CONCEPTS, INC., and am duly authorized to make this affidavit on behalf of STEADFAST CONCEPTS, INC.

3. STEADFAST CONCEPTS, INC. directly employs at least 4 full time and 5 part-time equivalent jobs at 211 E. Pecan, Celina, Texas.

Further Affiant sayeth not.

_____
Printed Name: _____

Sworn and subscribed to before me this the _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

Attachment: Burger Fixins Incentive Agreement v3 clean CS 8.1.22 (Economic Incentive Agreement for Burger Fixin's)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Anthony Satarino, Strategic Services Manager
CC: Jason Laumer, City Manager
Date: August 9, 2022
Re: Performance Agreement for Shades of Green, Inc.

Action Requested:
Consider and act upon an agreement by and between the Celina Economic Development Corporation and Shades of Green, Inc. for economic incentive funding. (Satarino)

Background Information:
The agreement is between the Celina Economic Development Corporation (CEDC) and Shades of Green, Inc. (Developer) for the property generally located at 1213 E Sunset Blvd., Celina, Texas, for a retail garden. The Developer agrees to show invoices, receipts, and other documentation for qualified expenditures made to the property in a minimum amount of $30,000. The CEDC intends to contribute up to $30,000 towards the cost of qualified expenditures. Please refer to the attachment for additional information.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
The Developer agrees to show invoices, receipts, and other documentation for qualified expenditures made to the property in a minimum amount of $30,000. The CEDC intends to contribute up to $30,000 towards the cost of qualified expenditures. Please refer to the attachment for additional information.

The City does not have any financial contributions within this agreement.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
Performance Agreement for Shades of Green, Inc.

Staff Recommendation:
Staff recommends for approval

PERFORMANCE AGREEMENT

This **PERFORMANCE AGREEMENT** by and between the ***CELINA ECONOMIC DEVELOPMENT CORPORATION***, a Texas non-profit corporation, and ***SHADES OF GREEN, INC.,*** a Texas corporation (hereinafter referred to as "Shades of Green"), is made and executed on the following recitals, terms and conditions.

WHEREAS, the Celina Economic Development Corporation (hereinafter referred to as the "CEDC") is a Type A economic development corporation, created pursuant to Chapter 504 of the Texas Local Government Code, as amended; and

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term "project" to mean "expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . ."; and

WHEREAS, Section 501.158 of the Texas Local Government Code prohibits the provision of a direct incentive unless CEDC enters into an Agreement with Shades of Green providing at a minimum a schedule of additional payroll or jobs to be created or retained by CEDC's investment; a schedule of capital investments to be made as consideration for any direct incentives provided by CEDC to Shades of Green; and a provision specifying the terms and conditions upon which repayment must be made should Shades of Green fail to meet the agreed to performance requirements specified in this Agreement; and

WHEREAS, Shades of Green has applied to CEDC for financial assistance necessary to operate a retail garden center generally located at 1213 Sunset, City of Celina, Texas; and

WHEREAS, the CEDC's Board of Directors have determined the financial assistance to be provided to Shades of Green pursuant to this Agreement is consistent and meets the definition of "project" as that term is defined in Section 501.103 of the Texas Local Government Code; and the definition of "cost" as that term is defined by Section 501.152 of the Texas Local Government Code; and

WHEREAS, Shades of Green agrees and understands that Section 501.073(a) of the Texas Local Government Code requires the City Council of the City of Celina, Texas, to approve all programs and expenditures of the CEDC, and accordingly this Agreement is not effective until City Council has approved this project at a City Council meeting called and held for that purpose.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CEDC and Shades of Green agree as follows:

Attachment: Celina EDC - Performance Agreement - Shades of Green Inc - final (Performance Agreement for Shades of Green)

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date, as defined herein, and shall continue thereafter until **September 30, 2023**, unless terminated sooner under the provisions hereof.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

(a) **Act.** The word "Act" means Chapters 501 to 505 of the Texas Local Government Code, as amended.

(b) **Agreement**. The word "Agreement" means this Performance Agreement, together with all exhibits and schedules attached to this Agreement from time to time, if any.

(c) **CEDC.** The term "CEDC" means the Celina Economic Development Corporation, a Texas non-profit corporation, its successors and assigns, whose corporate address for the purposes of this Agreement is 302 W. Walnut Street, Celina Texas 75009.

(d) **Effective Date.** The words "Effective Date" mean the date of the latter to execute this Agreement by and between the Shades of Green and the CEDC.

(e) **Event of Default**. The words "Event of Default" mean and include any of the Events of Default set forth below in the section entitled "Events of Default."

(f) **Full-Time Equivalent Employment Position.** The words "Full-Time Equivalent Employment Position" or "Full-Time Equivalent Employment Positions" mean and include a job requiring a minimum of One Thousand Nine Hundred Twenty (1,920) hours of work averaged over a twelve (12) month period.

(g) **Property.** The word "Property" means the Shades of Green, Inc., business generally located at 1213 Sunset, Celina, Texas 75009.

(h) **Qualified Expenditures.** The words "Qualified Expenditures" mean those costs associated with the construction and installation of telecommunication and Internet improvements to the Property or benefitting the Property, and which otherwise meet the definition of "project" as that term is defined in Section 501.103 of the Act, and meet the definition of "cost" as that term is defined in Section 501.152 of the Act.

Attachment: Celina EDC - Performance Agreement - Shades of Green Inc - final (Performance Agreement for Shades of Green)

(i) **Shades of Green.** The words "Shades of Green" mean Shades of Green, Inc., a Texas corporation, its successors and assigns, whose address for the purposes of this Agreement is 7401 Coit Road, Frisco, Texas 75035.

(j) **Term.** The word "Term" means the term of this Agreement as specified in Section 2 of this Agreement.

SECTION 4. AFFIRMATIVE COVENANTS OF SHADES OF GREEN.

Shades of Green covenants and agrees with CEDC that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Qualified Expenditures.** Shades of Green covenants and agrees to submit to the CEDC invoices, receipts, or other documentation in a form acceptable to the CEDC for the Qualified Expenditures made to the Property in a minimum amount of **Thirty Thousand and No/100 Dollars ($30,000.00)** by **December 31, 2022**.

(b) **Certificate of Occupancy.** Shades of Green covenants and agrees to obtain or cause to be obtained by **December 31, 2022,** a certificate of occupancy from the City of Celina, Texas, for the retail garden center located on the Property.

(c) **Operate Retail Garden Center.** Shades of Green agrees to maintain and operate during normal business hours the retail garden center located on the Property during the Term of this Agreement.

(d) **Job Creation and Retention.** Shades of Green covenants and agrees by **December 31, 2022**, to employ and maintain a minimum of five (5) Full-Time Equivalent Employment Positions working at the Property. In addition, Shades of Green covenants and agrees by **April 1, 2023**, and during the Term of this Agreement to employ and maintain a minimum of seven (7) Full-Time Equivalent Employment Positions working at the Property. Shades of Green covenants and agrees beginning on **February 1, 2023**, and during the Term of this Agreement, Shades of Green shall deliver to CEDC a one-time compliance verification signed by a duly authorized representative of Shades of Green that shall certify the number of Full-Time Equivalent Employment Positions (the "Annual Compliance Verification"). The Annual Compliance Verifications shall include quarterly IRS 941 returns, or Texas Workforce Commission Employer Quarterly Reports.

(e) **Performance Conditions**. Shades of Green agrees to make, execute and deliver to CEDC such other promissory notes, instruments, documents and other agreements as CEDC or its attorneys may reasonably request to evidence this Agreement.

(f) **Performance**. Shades of Green agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements

Attachment: Celina EDC - Performance Agreement - Shades of Green Inc - final (Performance Agreement for Shades of Green)

between Shades of Green and CEDC.

SECTION 5. AFFIRMATIVE COVENANTS OF CEDC.

CEDC covenants and agrees with Shades of Green that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Financial Assistance for Qualified Expenditures.** CEDC covenants and agrees to submit to Shades of Green financial assistance for the Qualified Expenditures to be made to the Property by the Developer pursuant to Section 4(a) of this Agreement in the amount of **Thirty Thousand and No/100 Dollars ($30,000.00)** within thirty (30) days of the Effective Date of this Agreement.

(b) **Performance**. CEDC agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between the Shades of Green and CEDC.

SECTION 6. CESSATION OF ADVANCES.

If the CEDC has made any commitment to provide any financial assistance to Shades of Green, whether under this Agreement or under any other agreement, the CEDC shall have no obligation to advance or disburse the financial assistance if: (i) Shades of Green becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default occurs.

SECTION 7. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

(a) **General Event of Default.** Failure of Shades of Green or CEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement, or failure of Shades of Green or CEDC to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement by and between Shades of Green and CEDC is an Event of Default.

(b) **False Statements.** Any warranty, representation, or statement made or furnished to CEDC by or on behalf of Shades of Green under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.

(c) **Insolvency.** Shades of Green's insolvency, appointment of receiver for any part of Shades of Green's property, any assignment for the benefit of creditors of Shades of Green, any type of creditor workout for Shades of Green, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Shades of Green is an Event of Default.

Attachment: Celina EDC - Performance Agreement - Shades of Green Inc - final (Performance Agreement for Shades of Green)

(d) **Ad Valorem Taxes.** Shades of Green allows its ad valorem taxes owed to the City of Celina, Texas, to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such taxes and to cure such failure within thirty (30) days after written notice thereof from CEDC and/or Collin County Central Appraisal District is an Event of Default.

SECTION 8. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 7 of this Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured as of the last day of the applicable cure period, and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement, enforce specific performance as appropriate or maintain a cause of action for damages caused by the event(s) of default. In the event, Shades of Green defaults and is unable or unwilling to cure said default within the prescribed time period, the amounts provided by the CEDC to Shades of Green pursuant to Section 5(a) of this Agreement shall become immediately due and payable by Shades of Green to the CEDC.

SECTION 9. INDEMNIFICATION.

TO THE EXTENT ALLOWED BY LAW, EACH PARTY AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OTHER (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMAND, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS (OR THOSE OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM IT IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS AGREEMENT.

SECTION 10. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

(a) **Amendments**. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(b) **Applicable Law and Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Venue for any action arising under

Attachment: Celina EDC - Performance Agreement - Shades of Green Inc - final (Performance Agreement for Shades of Green)

this Agreement shall lie in the state district courts of Collin County, Texas.

(c) **Assignment.** This Agreement may not be assigned without the express written consent of the other party.

(d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. Shades of Green warrants and represents that the individual or individuals executing this Agreement on behalf of Shades of Green has full authority to execute this Agreement and bind Shades of Green to the same. CEDC warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

(e) **Caption Headings**. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.

(f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(g) **Notices**. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to CEDC:	Celina Economic Development Corporation 302 W. Walnut Street Celina Texas 75009 Attn: Alexis Jackson, Executive Director Telephone: (972) 382-3455
if to Shades of Green:	Shades of Green, Inc. 7401 Coit Road Frisco, Texas 75035 Attn: Jarratt Calvert Telephone: (972) 335-9095

(h) **Severability**. If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

Attachment: Celina EDC - Performance Agreement - Shades of Green Inc - final (Performance Agreement for Shades of Green)

(i) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

(j) **Undocumented Workers.** Shades of Green certifies that the Shades of Green does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Shades of Green is convicted of a violation under 8 U.S.C. § 1324a(f), Shades of Green shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of six percent (6%), not later than the 120th day after the date the CEDC notifies Shades of Green of the violation.

[The Remainder of this Page Intentionally Left Blank]

Attachment: Celina EDC - Performance Agreement - Shades of Green Inc - final (Performance Agreement for Shades of Green)

SHADES OF GREEN ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS PERFORMANCE AGREEMENT, AND SHADES OF GREEN AGREES TO ITS TERMS. THIS AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS IS PROVIDED HEREIN.

CEDC:

CELINA ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation

By: _____
Kyle Rose, President
Date Signed: _____

SHADES OF GREEN:

SHADES OF GREEN, INC.,
A Texas corporation,

By: _____
Jarratt Calvert, Operations Manager
Date Signed: _____

Attachment: Celina EDC - Performance Agreement - Shades of Green Inc - final (Performance Agreement for Shades of Green)

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 9, 2022
Re: Cambridge Crossing PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Cambridge Crossing Public Improvement District and providing an effective date. (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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

CAMBRIDGE CROSSING
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APRROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

CAMBRIDGE CROSSING
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (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. The Service and assessment Plan was updated for Phase #2 on June 14, 2022, to incorporate reimbursement obligations for Phase #2 in the aggregate principal amount of $5,938,154 (the "Phase #2 Reimbursement Agreement") to finance the Phase #2 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 2022-23 (the "Annual Service Plan Update").

The City also adopted an assessment roll for Phase #1 of the PID (the "Phase #1 Assessment Roll"), Phases #2-7 of the PID (the Phases #2-7 Assessment Roll"), and Phase #2 of the PID (the "Phase #2 Assessment Roll") attached as Appendix G, Appendix H, and Appendix I, respectively, to the Updated Service and Assessment Plan, 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 Phase #1 Assessment Roll and the Phases #2-7 Assessment Roll for 2022-23.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

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

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

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

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

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Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (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 Updated 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 September 30, 2021, actual costs of the Phase #1 Improvements were equal to $10,090,572.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2022, 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 complete the Phase #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021.

For additional Phase #1 development-related information, refer to most recent Developer's Quarterly Improvement Implementation Report dated as of June 30, 2022, at the link below:

https://emma.msrb.org/P11613551-P11243987-P11667876.pdf

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Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Table II-A
Updated Sources and Uses – Phase #1

Sources of Funds	Initial Estimated Budget	Actual Amount Spent[3]	Variance
Par amount	$9,555,000	$9,555,000	$0
Other funding sources			
Phase #1 Improvement Account additional interest income[1]	$0	$77,492	$77,492
Phase #1 Major Improvement Account additional interest income[2]	$0	$52,242	$52,242
Developer contributions	$351,948	$405,839	$53,891
Subtotal: Other funding sources	*$351,948*	*$535,572*	*$183,625*
Total Sources	**$9,906,948**	**$10,090,572**	**$183,625**
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	$521,173	$327,173
Subtotal: Phase #1 Improvements	*$4,837,000*	*$4,914,500*	*$77,500*
Phase #1 Major Improvements			
Road improvements including Right-of-Way	$2,302,624	$2,169,387	($133,237)
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	$303,914	$223,957
Subtotal: Authorized Improvements	*$3,148,382*	*$3,254,507*	*$106,125*
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**	**$10,090,572**	**$183,625**

1 - A portion of 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 - A portion of the revised budget variance ($52,242) attributable for Phase #1 Major Improvements costs was paid through additional interest income earned within the Phase #1 Major Improvement Account.
[2]According to the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Phase #1 Improvement Cost Variances

As stated in Table II-A on the previous page, there are improvement cost increases of $183,625 of which $129,734 was funded by additional interest earned in the Phase #1 Improvement Account and Phase #1 Major Improvement Account. The additional increase of $53,891 was funded by the Developer.

Phases #2-7 Major Improvements Sources and Uses

Pursuant to the Updated 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 September 30, 2021, the current estimated costs of the Phases #2-7 Major Improvements were equal to $14,404,921.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2022, the Phases #2-7 Major Improvements are expected to be completed and accepted on July 15, 2022.

Table II-B on the following page 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 September 30, 2021.

For additional Phases #2-7 development-related information, refer to most recent Developer's Quarterly Improvement Implementation Report dated as of June 30, 2022, at the link below:

https://emma.msrb.org/P11613588-P11244016-P11667913.pdf

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Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Table II-B
Updated Sources and Uses – Phases #2-7 Major Improvements

Sources of Funds	Initial Estimated Budget	Actual Amount Spent[2]	Variance
Par amount	$13,795,000	$13,795,000	$0
Other funding sources			
Phases #2-7 Major Improvement Account additional interest income[1]	$0	$153,101	$153,101
Developer Contribution	$233,091	$456,819	$223,728
Subtotal: Other funding sources	*$233,091*	*$609,921*	*$376,830*
Total Sources	**$14,028,091**	**$14,404,921**	**$376,830**
Uses of Funds			
Major Improvements			
Road improvements including Right-of-Way	$8,189,716	$7,715,206	($474,510)
Water distribution system improvements	$796,543	$702,334	($94,209)
Sanitary sewer improvements	$1,109,947	$949,282	($160,665)
Storm drainage improvements	$817,228	$1,126,893	$309,665
Other soft and miscellaneous costs	$284,376	$1,080,926	$796,549
Subtotal: Authorized Improvements	*$11,197,811*	*$11,574,640*	*$376,830*
Bond Issuance Costs			
Capitalized interest	$755,430	$755,430	$0
Reserve fund	$1,014,000	$1,014,000	$0
Administrative expense fund	$35,000	$35,000	$0
Other costs of issuance including underwriter's discount	$1,025,850	$1,025,850	$0
Subtotal: Bond Issuance Costs	*$2,830,280*	*$2,830,280*	*$0*
Total Uses	**$14,028,091**	**$14,404,921**	**$376,830**

2 - A portion of the revised budget variance ($153,101) attributable for Phases #2-7 Major Improvements costs was paid through additional interest income earned within the Phases #2-7 Major Improvement Account.
[2]According to the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021.

Phases #2-7 Major Improvement Area Cost Variances

As stated in Table II-B above, there are improvement cost increases of $376,830 of which $153,101 was funded by additional interest earned in the Phases #2-7 Major Improvement Account. The additional increase of $223,728 was 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 anticipated budget for the Authorized Improvements 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-C on the following page.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Table II-C
Projected Annual Installments (2020-2028)

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments	Phases #2-7 Projected Annual Installments	Phase #2 Projected Annual Installments
2020-2022	$2,004,080	$2,932,650	$0
2023	$740,991	$1,077,375	$0
2024	$745,918	$1,077,318	$560,588
2025	$741,441	$1,079,341	$561,301
2026	$741,723	$1,080,554	$562,029
2027	$746,508	$1,075,958	$562,774
2028	$745,541	$1,080,828	$563,536
Total	**$6,466,201**	**$9,404,024**	**$2,810,229**

1 - Projected Annual Installments for Assessment Years ending 2020-23 represent actual amounts billed and include applicable credits. Assessment Years ending 2023-2028 represent projected amounts and will be updated in future Annual Service Plan Updates.

C. Status of Development

According to the City, three-hundred six (306) building permits have been issued for Phase #1 of the PID as of June 30, 2022, representing 92.73 percent of the 330 total building permits expected to be issued within Phase #1. As of the same date, two-hundred twenty-four (224) certificates of occupancy have been issued for Phase #1 of the PID, representing 67.88 percent of the 330 total certificates of occupancy expected to be issued within Phase #1.

See Table II-D below for the status of completed homes within Phase #1 as of June 30, 2022.

Table II-D
Completed Homes

Status	Cumulative as of June 30, 2021[1]	Cumulative as of June 30, 2022[1]
Completed Homes	70	224

[1]According to the City report of Certificates of Occupancy issued as of June 30, 2022.

See Appendix C for 2022 preliminary assessed values of all Parcels within the PID.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2022-23

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-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 #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 5.11 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 (5.11 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 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 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 #1 Annual Installments to be Collected for 2022-23

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-E on the following page.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Table II-E
Budget for the Phase #1 Annual Installments
to be Collected for 2022-23

	Phase #1 Bonds
Interest payment on March 1, 2023	$234,088
Interest payment on September 1, 2023	$234,088
Principal payment on September 1, 2023	$190,000
Subtotal debt service payments	*$658,176*
Administrative expenses	$37,000
Excess interest for prepayment and delinquency reserves	$45,815
Subtotal Expenses	*$740,991*
Available Reserve Fund Income	$0
Available Capitalized Interest Account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$740,991**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023, in the amount of $234,088 and on September 1, 2023, in the amount of $234,088, which equal interest on the outstanding Phase #1 Assessments balance of $9,163,074 for six months each and an effective interest rate of 5.11 percent. Annual Installments to be collected include a principal amount of $190,000 due on September 1, 2023. As a result, total Annual Installments to be collected in 2022-23 for principal and interest is estimated to be equal to $658,176.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F on the following page, the total Phase #1 administrative expenses to be collected for 2022-23 are estimated to be $37,000.

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Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Table II-F
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$22,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$3,500
Contingency	$3,000
Total	**$37,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $45,815, which equals 0.5 percent interest on the outstanding Phase #1 Assessments balance of $9,163,074.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $679,353, which includes the Bond Reserve Requirement of $678,863 and investment income of $490. As a result, there is not a significant excess balance to give a credit to reduce the Phase #1 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phase #1 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $21,285. Approximately $21,285 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2022-23 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, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

According to the Updated Service and Assessment Plan, 330 units, representing 254.02 total Equivalent Units, are anticipated to be built within Phase #1 of the PID. As of June 30, 2022, one Parcel representing 1.00 Equivalent Unit has prepaid their Phase #1 Assessment. As a result, 329 units representing 253.02 Equivalent Units will be billed for the 2022-23 Annual Installment. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,782.35 (i.e. ($658,176 + $45,815) ÷ 253.02 = $2,782.36). The net Administrative Expenses to be collected from each Equivalent Unit will be $146.24 (i.e., $37,000 ÷ 253.02 = $146.24). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,928.59 (i.e., $2,782.35 + $146.24 = $2,928.59). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,928.59 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 2022-23 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
Lot Type 1 (74 Ft)	$2,928.59	1.00	$2,928.59
Lot Type 2 (60 Ft)	$2,928.59	0.81	$2,372.16
Lot Type 3 (50 Ft)	$2,928.59	0.68	$1,991.44

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D.

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-six (26) Annual Installments remain outstanding.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

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 Phases #2-7 Major Improvement Bonds. The effective interest rate on the Phases #2-7 Major Improvement Bonds is 5.50 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 (5.50 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 Updated Service and Assessment Plan and applicable Trust Indenture.

Phases #2-7 Annual Installments to be Collected for 2022-23

The budget for Phase #2-7 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-H on the following page.

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Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Table II-H
Budget for the Phases #2-7 Major Improvement Area
Annual Installments to be Collected for 2022-23

	Phases #2-7 Major Improvement Bonds
Interest payment on March 1, 2023	$366,825
Interest payment on September 1, 2023	$366,825
Principal payment on September 1, 2023	$240,000
Subtotal debt service payments	*$973,650*
Administrative expenses	$37,000
Excess interest for prepayment and delinquency reserves	$66,725
Subtotal Expenses	*$1,077,375*
Available Reserve Fund Income	$0
Available Capitalized Interest Account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$1,077,375**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023, in the amount of $366,825 and on September 1, 2023, in the amount of $366,825, which equal interest on the outstanding Phases #2-7 Major Improvement Assessments balance of $13,345,000 for six months each and an effective interest rate of 5.50 percent. Annual Installments to be collected include a principal amount of $240,000 due on September 1, 2023. As a result, total Phases #2-7 Major Improvement Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $973,650.

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 2022-23 are estimated to be $37,000.

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Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Table II-I
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$22,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$3,500
Contingency	$3,000
Total	**$37,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $66,725, which equals 0.5 percent interest on the outstanding Phases #2-7 Assessments balance of $13,345,000.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $1,014,733, which includes the Bond Reserve Requirement of $1,014,000 and investment income $733. As a result, there is not a significant excess balance to give a credit to reduce the Phases #2-7 Major Improvement 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, 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 Phases #2-7 Major Improvement 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $29,427. Approximately $29,427 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phases #2-7 Major Improvement 2022-23 Annual Installment.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

G. Annual Installments Per Unit - Phases #2-7 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 Phases #2-7 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 Phases #2-7 Major Improvement Area.

According to the Updated Service and Assessment Plan, 1,200 units representing 891.19 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 $1,167.40 (i.e. ($973,650 + $66,72) ÷ 891.19 = $1,167.40) and the Administrative Expenses to be collected from each Equivalent Unit will be $41.52 (i.e., $37,000 ÷ 891.19 = $41.52). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phases #2-7 Major Improvement Area will be $1,208.92 (i.e., $1,167.40 + $41.52 = $1,208.92) 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 $1,202.18 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 Phases #2-7 for 2022-23 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
Lot Type 1 (74 Ft)	$1,208.92	0.91	$1,100.11
Lot Type 2 (60 Ft)	$1,208.92	0.79	$955.04
Lot Type 3 (50 Ft)	$1,208.92	0.71	$858.33
Lot Type 4 (84 Ft)	$1,208.92	1.00	$1,208.92
Lot Type 5 (40 Ft)	$1,208.92	0.59	$713.26

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 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix E.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

H. Annual Budget – Phase #2

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 Lot or Parcel of Phase #2 Assessed Property shall commence upon the earlier of: (i) September 1, 2023, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #2 Improvements, such that upon the issuance of Bonds all Assessments in Phase #2 shall begin collections, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #2 Assessed Property, such that all Assessments in the Phase #2 begin collection immediately after the expirations of such two year period. Such first annual installment for a Lot or Parcel of the Phase #2 Assessed Property for which collection has begun, shall be due by January 31st of the following calendar year.

As of June 30, 2022, the above conditions have not been met and as a result, Annual Installments will not be collected for the 2022-23 Assessment Year.

I. 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.

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.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (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 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 - 2022-23 v2.2 (SAP Update - Cambridge Crossing 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.

According to the Updated Service and Assessment Plan, the Developer revised the initial lot breakdown of the Phases #2-7 Major Improvement Area to include two additional Lot Types for 84 Ft lots ("Lot Type 4") and 40 Ft lots ("Lot Type 5"). As a result, two new Lot Types have been created as follows:

"Lot Type 4" means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 84 feet, as provided by Zoning Ordinance.

"Lot Type 5" means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 40 feet, as provided by Zoning Ordinance.

Assessment Methodology

The original Lot classifications range from Lot Type 1 (74 Ft Lots) representing the highest value to Lot Type 3 (50 Ft Lot) representing the lowest value for residential lots. Table III-A below shows the original Equivalent Unit Factors within the PID. The original Equivalent Unit Factors apply to Phase #1 of the PID.

Table III-A
Equivalent Unit Factors – Original

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor[1]	
Lot Type 1 (74 Ft)	$592,000	1.00	per dwelling unit
Lot Type 2 (60 Ft)	$480,000	0.81	per dwelling unit
Lot Type 3 (50 Ft)	$400,000	0.68	per dwelling unit

As shown in Appendix F of the Updated Service and Assessment Plan, the original Lot Type classifications have been updated by the City Council. The updated Lot classifications include a new Lot Type 4 (84 Ft Lots) and Lot Type 5 (40 Ft Lots). Table III-B on the following page shows the 2022 revised Equivalent Unit Factors. The 2022 revised Equivalent Unit Factors apply to Phases #2-7 of the PID.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Table III-B
Equivalent Unit Factors – 2022 Revised

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor[1]	
Lot Type 1 (74 Ft)	$730,000	0.91	per dwelling unit
Lot Type 2 (60 Ft)	$630,000	0.79	per dwelling unit
Lot Type 3 (50 Ft)	$570,000	0.71	per dwelling unit
Lot Type 4 (84 Ft)	$800,000	1.00	per dwelling unit
Lot Type 5 (40 Ft)	$475,000	0.59	per dwelling unit

This method of assessing property, as updated in prior Annual Service Plan Updates, has been changed as described above and Assessed Property will be assessed as provided for in the Updated Service and Assessment Plan.

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Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing 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 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.H of the Updated 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 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 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 - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

B. Prepayment of Assessments

As of June 30, 2022, one Parcel has prepaid their Phase #1 Assessment in full.

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: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

APPENDIX A
CAMBRIDGE CROSSING PID MAP

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (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 - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

APPENDIX B
PREPAID PARCELS

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2812595	Phase #1	April 2022	$36,926.23	Full

1 - Represents the amount of outstanding assessment prepaid and does not include any applicable credits.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Appendix C

Cambridge Crossing Public Improvement District

2022 Preliminary Value Per Phase

Phase	Parcels	2022 Preliminary Value[3,4]
Phase #1[1]	345	$103,423,497
Phases #2-7[2]	6	$28,557,892
Total	351	$131,981,389

[1]Parcels include three hundred thirty residential lots, one amenity center site, two right of ways, and twelve open space lots.

[2]Parcels include six parent parcels that have yet to be subdivided for the 2022-23 Assessment year.

[3]Parcel assessed values are in accordance with Collin Central Appraisal District online records as of June 30, 2022.

[4]Values shown reflect the 2022 preliminary assessed values.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

APPENDIX D
PHASE #1 ASSESSMENT ROLL – 2022-23

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Appendix D
Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2811954	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
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	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812018	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812019	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812020	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812021	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812023	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812024	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812025	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812026	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812027	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812028	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812029	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812030	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812031	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812193	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812194	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812195	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812196	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812197	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812198	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812199	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812200	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812201	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812202	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812203	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812204	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812205	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812206	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812207	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812208	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812209	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812210	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812211	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812212	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812213	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812214	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812215	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812216	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812217	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812218	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812219	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812220	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812221	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812222	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812223	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812224	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812344	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812345	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812346	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812347	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812348	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812349	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812350	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812351	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Appendix D
Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2812352	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812353	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812354	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812355	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812356	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812357	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812358	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812359	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812360	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812361	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812362	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812363	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812364	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812365	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812366	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812367	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812368	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812369	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812370	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812371	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812372	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812373	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812374	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812375	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812376	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812377	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812378	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812379	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812380	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812381	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812382	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812383	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812384	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812385	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812386	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812387	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812388	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812389	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812390	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812391	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812392	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812393	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812394	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812395	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812396	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812397	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812398	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812399	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812400	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812401	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812402	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812403	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812404	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812405	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812406	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812407	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812408	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812409	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812410	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812411	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812420	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812421	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812422	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812423	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812424	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812425	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812426	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812427	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812428	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812429	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Appendix D
Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2812430	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812431	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812432	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812433	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812434	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812435	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812436	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812437	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812438	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812439	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812440	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812441	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812442	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812443	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812444	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812445	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812446	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812447	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812448	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812449	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812450	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812451	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812452	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812453	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812454	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812455	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812456	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812457	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812458	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812459	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812460	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812461	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812462	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812463	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812464	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812465	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812466	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812467	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812468	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812469	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812470	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812471	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812472	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812473	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812474	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812475	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812476	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812477	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812478	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812479	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812480	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812481	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812482	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812483	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812484	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812485	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812486	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812487	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812488	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812489	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812490	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812491	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812492	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812493	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812494	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812495	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812496	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812498	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812499	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812500	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44

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Appendix D
Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2812501	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812502	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812503	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812504	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812505	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812506	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812507	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812508	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812509	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812510	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812511	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812512	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812513	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812514	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812515	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812516	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812518	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812519	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812520	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812521	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812522	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812523	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812524	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812525	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812526	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812527	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812528	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812529	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812530	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812531	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812532	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812533	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812534	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812535	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812536	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812537	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812538	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812539	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812540	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812541	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812542	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812543	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812544	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812547	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812548	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812549	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812550	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812551	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812552	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812553	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812554	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812555	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812556	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812557	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812558	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812559	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812560	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812561	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812562	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812563	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812564	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812565	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812566	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812567	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812568	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812569	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812570	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812571	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812572	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812573	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Appendix D
Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2812574	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812575	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812583	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812584	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812585	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812586	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812587	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812588	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812589	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812590	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812591	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812592	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812593	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812594	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812595	74	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812596	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812597	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812598	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812599	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812600	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812601	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812602	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812603	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812604	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812607	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812608	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812609	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812614	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812615	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812616	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812617	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812618	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812620	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812621	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812622	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812624	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812625	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812626	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812627	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812628	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812629	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812630	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812631	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812632	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812633	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812634	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812635	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812636	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812637	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812638	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812639	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812640	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812641	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812642	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812643	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812644	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812645	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812652	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812653	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812654	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812655	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812656	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812657	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812658	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812659	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
Total			**253.02**	**$9,163,074**	**$190,000.00**	**$468,175.80**	**$45,815.37**	**$37,000.00**	**$740,991.17**

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

APPENDIX E
PHASES #2-7 MAJOR IMPROVEMENT ASSESSMENT ROLL – 2022-23

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Appendix E
Cambridge Crossing Public Improvement District
Phases #2-7 Major Improvement Area Assessment Roll - 2022-23

Parcel ID	Estimated Acreage[1]	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
985517	14.03	$597,434.85	$10,744.43	$32,844.37	$2,987.17	$1,656.43	$48,232.40
997979	8.67	$369,332.81	$6,642.18	$20,304.31	$1,846.66	$1,024.00	$29,817.15
2707966	142.21	$6,056,658.56	$108,924.55	$332,968.72	$30,283.29	$16,792.53	$488,969.09
961622	43.40	$1,848,201.47	$33,238.54	$101,606.07	$9,241.01	$5,124.28	$149,209.90
961613	103.98	$4,428,505.72	$79,643.41	$243,459.96	$22,142.53	$12,278.36	$357,524.27
986384	1.05	$44,866.60	$806.89	$2,466.57	$224.33	$124.40	$3,622.19
Total	**313.350**	**$13,345,000**	**$240,000.00**	**$733,650.00**	**$66,725.00**	**$37,000.00**	**$1,077,375.00**

[1]Estimated Acreage represents assessed acreage to be developed.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

APPENDIX F
PHASE #2 ASSESSMENT ROLL

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

Appendix F
Phase #2 Assessment Roll

Parcel	**All Parcels**
Assessment	**$5,938,154**
Equivalent Units	**143.60**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$519,588	$40,000	$560,588
2	$1,000	$519,501	$40,800	$561,301
3	$1,000	$519,413	$41,616	$562,029
4	$1,000	$519,326	$42,448	$562,774
5	$1,000	$519,238	$43,297	$563,536
6	$107,000	$341,156	$44,163	$492,320
7	$112,000	$335,004	$45,046	$492,050
8	$117,000	$328,564	$45,947	$491,511
9	$123,000	$321,836	$46,866	$491,703
10	$129,000	$314,764	$47,804	$491,568
11	$136,000	$307,346	$48,760	$492,106
12	$143,000	$299,526	$49,735	$492,261
13	$150,000	$291,304	$50,730	$492,034
14	$157,000	$282,679	$51,744	$491,423
15	$166,000	$273,651	$52,779	$492,431
16	$174,000	$264,106	$53,835	$491,941
17	$183,000	$254,101	$54,911	$492,013
18	$193,000	$243,579	$56,010	$492,589
19	$203,000	$232,481	$57,130	$492,611
20	$214,000	$220,809	$58,272	$493,081
21	$225,000	$208,504	$59,438	$492,942
22	$237,000	$195,566	$60,627	$493,193
23	$250,000	$181,939	$61,839	$493,778
24	$263,000	$167,564	$63,076	$493,640
25	$277,000	$152,441	$64,337	$493,779
26	$286,000	$136,514	$65,624	$488,138
27	$482,000	$120,069	$66,937	$669,006
28	$508,000	$92,354	$68,275	$668,629
29	$535,000	$63,144	$69,641	$667,785
30	$563,154	$32,381	$71,034	$666,569
Total	**$5,938,154**	**$8,258,452**	**$1,622,723**	**$15,819,329**

1 - Represents the principal and interest due under the Reimbursement Agreement related to Phase #2, Interest is calculated assuming an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

APPENDIX G
PID ASSESSMENT NOTICE

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Cambridge Crossing Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Cambridge Crossing - Annual SAP Update - 2022-23 v2.2 (SAP Update - Cambridge Crossing PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on February 28, 2017, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2017-10R establishing the Cambridge Crossing Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2018-44 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of August 14, 2018 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-7 Major Improvement Area of the PID, pursuant to Ordinance No. 2018-41 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-7 Major Improvement Area, dated as of August 14, 2018 (the "Service and Assessment Plan and Phases #2-7 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2022-67 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of August 14, 2018 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 and Phases #2-7 Major Improvement Area Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1, Phases #2-7 Major Improvement Area, and Phase #2 Assessment Rolls attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if

Attachment: PID - SAP Update Ordinance Cambridge Crossing (SAP Update - Cambridge Crossing PID)

any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Cambridge Crossing Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1, Phases #2-7 Major Improvement Area, and Phase #2 Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

Attachment: PID - SAP Update Ordinance Cambridge Crossing (SAP Update - Cambridge Crossing PID)

APPROVED AS TO FORM:

_____

City Attorney

Attachment: PID - SAP Update Ordinance Cambridge Crossing (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 9, 2022
Re: Celina Hills PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Celina Hills Public Improvement District and providing an effective date. (Stovall)

Background Information:
The Celina Hills PID was created by the City Council pursuant to the PID Act and a resolution approved on July 9, 2019. The PID is located approximately one mile east of Preston Road and approximately 5 miles north of US 380, and just north of the City of Prosper. The PID is anticipated to contain an estimated 277 residential units on approximately 80.87 acres within one phase. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

CELINA HILLS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

CELINA HILLS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

I. INTRODUCTION

The Celina Hills Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2019-37R of the City Council on July 9, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

On April 12, 2022, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Celina Hills Public Improvement District Project) (the "Bonds") in the aggregate principal amount of $7,495,000 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 Bonds are secured by Assessments.

A service and assessment plan dated April 12, 2022 (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 2022-23 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix G 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 2022-23.

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

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

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(The remainder of this page is intentionally left blank.)

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills 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 12, 2022, the initial total estimated costs of the Authorized Improvements, not including Bond issuance costs, were equal to $6,203,192. According to Requisition #1 approved by the City in June 2022, the actual costs of the Authorized Improvements spent to date are equal to $5,347,172.

Table II-A below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Bonds.

Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded
Par Amount	$7,495,000	$0	$7,495,000	$6,638,980	$856,020
Other Funding Sources	$0	$0	$0		$0
Total Sources	**$7,495,000**	**$0**	**$7,495,000**	**$6,638,980**	**$856,020**
Uses of Funds					
Authorized Improvements:					
Roadway Improvements	$2,181,459	$0	$2,181,459	$1,696,224	$485,235
Water Improvements	$961,483	$0	$961,483	$845,894	$115,588
Sanitary Sewer Improvements	$1,348,788	$0	$1,348,788	$1,281,349	$67,439
Storm Drainage Improvements	$870,593	$0	$870,593	$783,534	$87,059
Landscape & Hardscape	$100,698	$0	$100,698	$0	$100,698
Soft and miscellaneous costs	$740,171	$0	$740,171	$740,171	$0
Subtotal	*$6,203,192*	*$0*	*$6,203,192*	*$5,347,172*	*$856,020*
Estimated Bond Issuance Costs:					
Debt Service Reserve Fund	$493,500	$0	$493,500	$493,500	$0
Administrative Expenses	$45,000	$0	$45,000	$45,000	$0
Capitalized Interest	$110,246	$0	$110,246	$110,246	$0
Cost of Issuance	$418,212	$0	$418,212	$418,212	$0
Underwriters Discount	$224,850	$0	$224,850	$224,850	$0
Subtotal	*$1,291,808*	*$0*	*$1,291,808*	*$1,291,808*	*$0*
Total Uses	**$7,495,000**	**$0**	**$7,495,000**	**$6,638,980**	**$856,020**

1 - According to the Service and Assessment Plan approved by City Council on April 12, 2022.
2 - According to Requisition #1 approved by the City in June 2022

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

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 below.

Table II-B
Projected Annual Installments (2022-2028)

Assessment Year Ending 09/01	Projected Annual Installments
2022	$0
2023	$575,490
2024	$575,168
2025	$575,621
2026	$575,799
2027	$575,705
2028	$575,337
Total	**$3,453,120**

1 – Assessment years ending 2022 and 2023 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.
2 – Debt service on the Bonds were funded by capitalized interest during assessment year ending 2022. In addition, administrative expenses for assessment year ending 2022 were funded with Bond proceeds at Bond closing.

C. Status of Development

According to the Official Statement, the PID will include 277 residential units consisting of 144 single-family lots and 133 townhomes. According to Collin County records, plats have not been filed for Assessed Property in the PID as of June 30, 2022. As a result, there are no completed homes in the PID as of June 30, 2022.

See Table II-C below for the status of completed homes within the PID as of June 30, 2022.

Table II-C
Completed Homes

Status	As of September 30, 2021	Total as of June 30, 2022
Completed Homes[1]	0	0

1 – According to information provided by the City as of June 30, 2022.

See Appendix C for 2022 assessed values of all Parcels within the PID.

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills 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 Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the Bonds shall bear interest at the rate on the Bonds. The effective interest rate on the Bonds is 4.86 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 Bonds plus additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 5.36 percent and is used to calculate the interest on the Assessments securing the Bonds.

These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 Bonds 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.

Annual Installments to be Collected for 2022-23

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2022-23 as shown by Table II-D-1 on the following page.

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

Table II-D-1
Budget for the Annual Installments
to be Collected for 2022-23

Descriptions	Bonds
Interest payment on March 1, 2023	$182,058
Interest payment on September 1, 2023	$182,058
Principal payment on September 1, 2023	$128,000
Subtotal debt service	*$492,115*
Administrative expenses	$45,900
Excess interest for prepayment and delinquency reserves	$37,475
Subtotal Expenses	*$575,490*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$575,490**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Bonds include interest due on March 1, 2023 in the amount of $182,058 and September 1, 2023 in the amount of $182,058, which equal interest on the outstanding Bonds of $7,495,000 for six months each and an effective interest rate of 4.86 percent. Annual Installments to be collected on the Bonds include a principal amount of $128,000 due on September 1, 2023. As a result, the total debt service due on the Bonds in 2022-23 is estimated to be equal to $492,115.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent expenses and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $45,900.

(The remainder of this page is intentionally left blank.)

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$30,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$2,500
Contingency	$4,900
Total	**$45,900**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $37,475, which equals 0.5 percent interest on the outstanding Bond balance of $7,495,000.

Available Reserve Fund Income

As of May 31, 2022, the balance in the Reserve Fund was $493,500. The Bond Reserve Requirement is $493,500. Pursuant to Section 6.7 (d) of the Trust Indenture, any excess balance should be transferred to the Principal & Interest Account and used to pay interest on the Bonds on the next interest payment date. As of May 31, 2022, there is not a significant balance available to pay a portion of the Bonds debt service.

Available Capitalized Interest Account

The balance deposited in the Capitalized Interest Account is anticipated to be fully expended after September 1, 2022. As a result, there is no credit to reduce the Annual Installment for 2022-23.

Available Administrative Expense Account

As of May 31, 2022, the available balance for administrative expenses was $45,000. $45,000 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are not funds available in the Administrative Expense Fund to reduce the 2022-23 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 Bonds, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

According to the GRBK Edgewood, LLC (the "Developer"), 217.57 Equivalent 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 $2,434.11, 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. ($492,115 + $37,475 - $0) ÷ 217.57 = $2,434.11]. The Administrative Expenses to be collected from each unit will be $210.97 [i.e. $45,900 ÷ 217.57 = $210.97]. As a result, the total Annual Installment to be collected from each unit within the PID will be $2,645.08 (i.e. $2,434.11 + $210.97 = $2,645.08). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each unit of $2,645.08 by the total estimated Equivalent Units for each Parcel in the PID.

The Annual Installment due to be collected from each Land Use Class in the PID for 2022-23 is shown in Table II-E below.

Table II-E
Annual Installment Per Unit

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
60 Ft Lot	$2,645.08	1.00	$2,645.08
50 Ft Lot	$2,645.08	0.86	$2,274.77
Townhome	$2,645.08	0.63	$1,666.40

The list of Parcels within the PID, the estimated 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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. Bond Redemption Related Updates

The Bonds were issued in May 2022. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the Bonds maturing on or after September 1, 2042, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2032** 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 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.

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills 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.

(The remainder of this page is intentionally left blank.)

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills 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 2022-23 Assessment Roll Summary is shown in Appendix D 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 Assessment for the Parcel prior to the subdivision shall be reallocated 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 total Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated total Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated Equivalent 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 Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

B. PREPAYMENT OF ASSESSMENTS

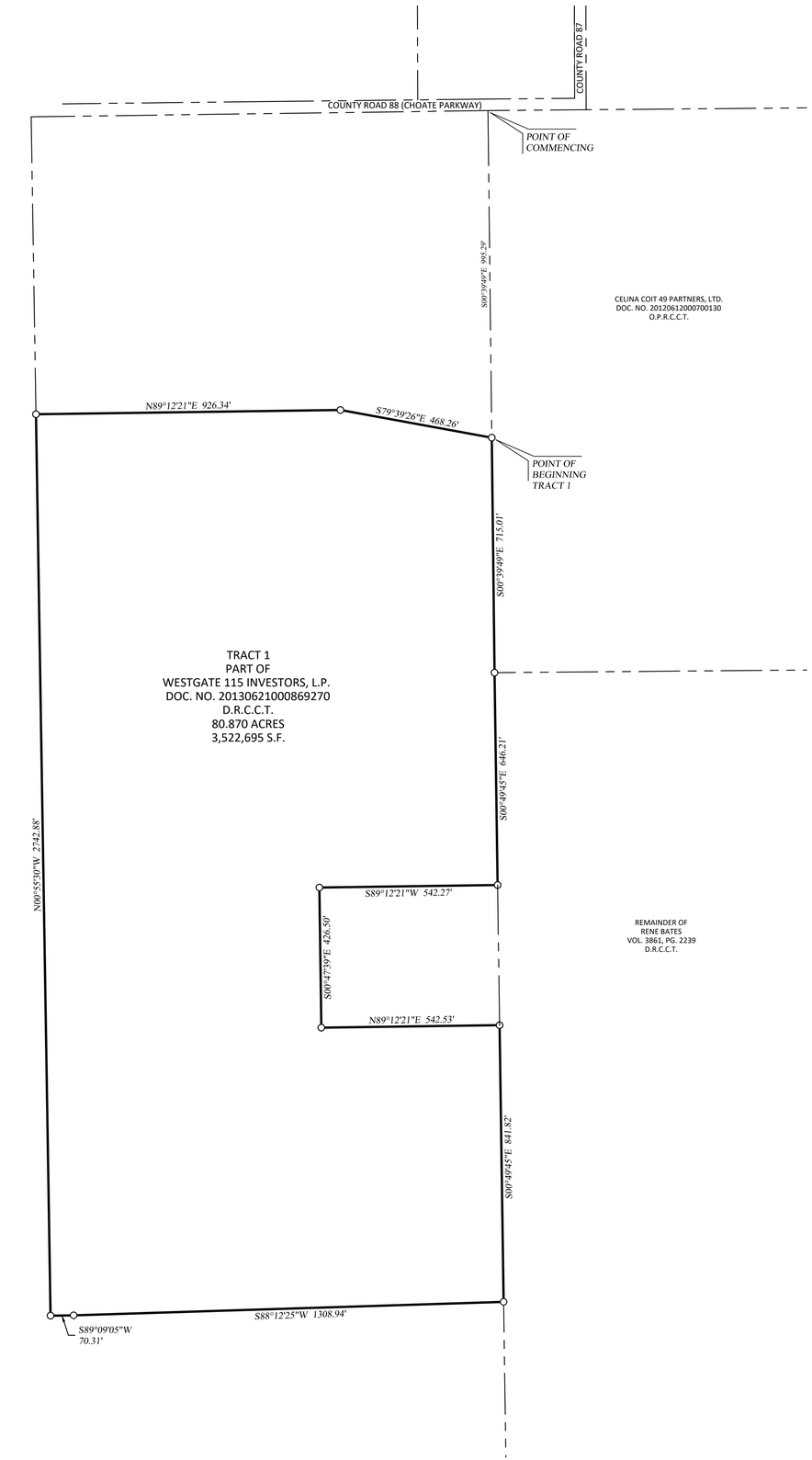
There have been no Assessment prepayments as of June 30, 2022.

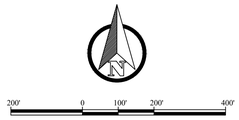
The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

APPENDIX A
PID MAP

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)





PROPERTY DESCRIPTION

BEING a tract of land situated in the M. Wilhite Surveys, Abstract Numbers 1008 and 1009, City of Celina, Collin County, Texas, being part of the tract described in the deed to WESTGATE 115 INVESTORS, L.P., recorded in Document Number 20130621000869270, Official Public Records, Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1988 (NAD '88), description is based on recorded documents, limited field survey work was performed. This description for use in zoning/PID application only, is preliminary, and shall not be used, viewed or relied upon as a final survey document):

COMMENCING at a 1/2 inch rebar found within an asphalt roadway at the northwest corner of the tract described in the deed to Celina Coit 49 Partners, LTD, recorded under Document Number 20120612000700130, Official Public Records, Collin County, Texas;

THENCE with the west line of said Celina Coit 49 Partners, LTD. Tract, SOUTH 00 degrees 39 minutes 49 seconds EAST, a distance of 995.29 feet to the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE with the west line of said Celina Coit 49 Partners tract, SOUTH 00 degrees 39 minutes 49 seconds EAST, a distance of 715.01 feet to the southwest corner of said Celina Coit 49 Partners tract, from which a PK nail found bears SOUTH 17 degrees EAST, 4.25 feet;

THENCE with the east line of said Westgate 115 Investors tract, SOUTH 00 degrees 49 minutes 45 seconds EAST, a distance of 646.21 feet;

THENCE through the interior of said Westgate 115 Investors tract, the following calls:

1. SOUTH 89 degrees 12 minutes 21 seconds WEST, a distance of 542.27 feet;
2. SOUTH 00 degrees 47 minutes 39 seconds EAST, a distance of 426.50 feet;
3. NORTH 89 degrees 12 minutes 21 seconds EAST, a distance of 542.53 feet to the east line of said Westgate 115 Investors tract;

THENCE with the perimeter and to the corners of said Westgate 115 Investors tract, the following calls:

1. SOUTH 00 degrees 49 minutes 45 seconds EAST, a distance of 841.82 feet;
2. SOUTH 88 degrees 12 minutes 25 seconds WEST, a distance of 1308.94 feet;
3. SOUTH 89 degrees 09 minutes 05 seconds WEST, a distance of 70.31 feet;
4. NORTH 00 degrees 55 minutes 30 seconds WEST, a distance of 2742.88 feet;

THENCE through the interior of said Westgate 115 Investors tract, NORTH 89 degrees 12 minutes 21 seconds EAST, a distance of 926.34 feet;

THENCE through the interior of said Westgate 115 Investors tract, SOUTH 79 degrees 39 minutes 26 seconds EAST, a distance of 468.26 feet, returning to the **POINT OF BEGINNING** and enclosing 80.870 acres (3,522,695 square feet) of land, more or less.

TITLE COMMITMENT NOTES

This exhibit was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

JOB NUMBER:	TBD
DRAWN BY:	BCS
CHECKED BY:	JHB
REV:	

CELINA HILLS

CELINA, TEXAS

PID EXHIBIT

SHEET:

PID EXHIBIT

CELINA HILLS
CITY OF CELINA
COLLIN COUNTY, TEXAS

SURVEY PREPARED BY: BARTON CHAPA SURVEYING, LLC. 4821 MERLOT AVENUE, SUITE 210, GRAPEVINE, TX, 76051 PH#(817)416-4474

C:\Users\Jack\Documents\BCS\Pending\CELINA HILLS

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

APPENDIX B
PREPAID PARCELS

As of June 30, 2022, there have been no prepayment of Assessments for any Parcel within the PID.

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

APPENDIX C
ASSESSED VALUE OF THE PID

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

Appendix C

Celina Hills Public Improvement District
Value Per Phase

PID	Parcels	2022 Value[2,3]
Celina Hills[1]	2	$7,017,903
Total	**2**	**$7,017,903**

1 - Parcels include one parent parcel and one city owned parcel.

2 - Parcel assessed values are in accordance with Collin Central Appraisal District online records as of July 2022.

3 - Values shown reflect the 2022 certified values.

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

APPENDIX D
ASSESSMENT ROLL SUMMARY 2022-23

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

APPENDIX D
2022-23 Assessment Roll Summary

Parcel ID	Estimated Units	Equivalent Units	Total Assessments	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
2829266	277	217.57	$7,495,000	$128,000.00	$364,115.00	$37,475.00	$45,900.00	$575,490.00
2805390	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**277**	**217.57**	**$7,495,000**	**$128,000.00**	**$364,115.00**	**$37,475.00**	**$45,900.00**	**$575,490.00**

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

Appendix E

Form of Homebuyer Disclosure

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Celina Hills Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ Signature of Purchaser

_____ Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Celina Hills PID-Annual SAP Update - 2022-23 v3.0 (SAP Update - Celina Hills PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE CELINA HILLS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 9, 2019, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2019-37R establishing the Celina Hills Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2022-34 which ordinance also approved the Celina Hills Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of April 12, 2022 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Celina Hills Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

Attachment: PID - SAP Update Ordinance Celina Hills (SAP Update - Celina Hills PID)

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Celina Hills (SAP Update - Celina Hills 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 9, 2022
Re: Chalk Hill PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Chalk Hill Public Improvement District and providing an effective date. (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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents
Annual SAP update

Staff Recommendation:
Staff recommends for approval

CHALK HILL
PUBLIC IMPROVEMENT DISTRICT NO. 2

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

CHALK HILL
PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (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 2022-23 (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 2022-23.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(The remainder of this page is intentionally left blank)

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (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 - 2022-23 v3.1 (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 - 2022-23 v3.1 (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 - 2022-23 v3.1 (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 2028[1]

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments	Phase #2-3 Projected Annual Installments
2019-2022	$1,157,697	$739,724
2023	$365,486	$343,600
2024	$381,822	$339,667
2025	$382,436	$340,955
2026	$377,725	$341,898
2027	$378,028	$337,496
2028	$383,007	$338,106
Total	**$3,426,201**	**$2,781,445**

[1]Assessment years ending 2019 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, one-hundred and forty-seven (147) building permits have been issued for Phase #1 of the PID as of June 30, 2022, representing 93.63 percent of the total building permits expected to be issued within Phase #1 (157 total residential units within Phase #1). As of the same date, one-hundred and eighteen (118) certificates of occupancy have been issued by the City for Phase #1 of the PID, representing 75.16 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 May 31, 2022, the estimated number of lots expected to be constructed within Phases #2-3 changed to 283, which represents a loss of one residential lot originally estimated to be developed. The Developer also reported that the loss of the one lot was caused by City development requirements related to a roadway exit. According to the Phases #2-3 Developer's Quarterly Improvement Implementation Report dated June 30, 2022, the estimated buildout date of all homes in Phases #2-3 is July 2023.

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

See Table II-D below for the status of completed homes within the PID as of June 30, 2022.

Table II-D
Status of Development[1]

Phase	Status	Total for Fiscal Years 2018-2020[1]	Total as of June 30, 2021[1]	Total as of June 30, 2022[1]
Phase #1	Completed Homes	0	14	118
Phases #2-3	Completed Homes	0	0	0

[1]According to the City report of Certificates of Occupancy issued as of June 30, 2022.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2022-23

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 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 - 2022-23 v3.1 (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 2022-23

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 2022-23 as shown in Table II-E below.

Table II-E
Budget for the Phase #1 Annual Installments to be Collected for 2022-23

Descriptions	Phase #1 Bonds
Debt Service Payments	
Interest payment on March 1, 2023	$128,538
Interest payment on September 1, 2023	$128,538
Principal payment on September 1, 2023	$70,000
Subtotal debt service on bonds	*$327,076*
Administrative Expenses	$36,000
Excess interest for prepayment and delinquency reserves	$20,566
Subtotal Expenses	*$383,642*
Available TIRZ Annual Credit Amount	($18,156)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($18,156)*
Annual Installments	**$365,486**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $128,538 and on September 1, 2023 in the amount of $128,538, which equal interest on the outstanding Assessments balance of $4,113,217 for six months each and an effective interest rate of 6.25 percent. Annual Installments to be collected include a principal amount of $70,000 due on September 1, 2022. As a result, total principal and interest to be collected for the Phase #1 Bonds in 2022-23 is estimated to be equal to $327,076.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, tax office, Dissemination Agent, auditor expenses and contingency fees. As shown in Table II-F on the

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

following page, the total administrative expenses to be collected for 2022-23 are estimated to be $36,000.

Table II-F
Phase #1 Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$22,000
Trustee	$2,750
Auditor	$1,000
Tax Office	$1,000
Dissemination Agent	$1,000
Contingency	$3,250
Total	**$36,000**

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2021 in the total amount of $18,156 that are available to be used as a TIRZ Credit in 2022-23 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 Phase #1 Assessment balance as of September 1, 2022. 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. As a result, the TIRZ credit obligation for Phase #1 is $18,156 as shown in Appendix D-2 of this report.

Available Reserve Fund Income

As of June 30, 2022, there were a significant amount of funds above the Reserve Fund Requirement. As a result, there is no reserve fund credit anticipated to be available to pay a portion of the Phase #1 Bonds debt service in 2022-23.

Available Capitalized Interest Account

As of June 30, 2022, 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 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, there are $25,788 in available funds to pay Phase #1 administrative expenses. Approximately $25,788 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

to be available in the Administrative Expense Fund to reduce the Phase #1 2022-23 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. According to the Trustee's records, one Parcel has prepaid the Phase #1 Assessment in full as of July 31, 2022. As a result, the total outstanding units within Phase #1 of the PID is 156. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $2,228.47 (i.e. ($70,000 + $277,642 ÷ 156.00 = $2,228.47) and the Administrative Expenses to be collected from each unit will be $230.77 (i.e. $36,000 ÷ 156.00 = $230.77). As a result, the total Annual Installment to be collected from each unit within Phase #1 will be $2,460.36 (i.e. $2,228.47 + $230.77 = $2,459.24). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each unit of $2,459.24 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 2022-23 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	$2,459.24

[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 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 2022-23 are shown in the Phase #1 Assessment Roll summary attached hereto as Appendix D-1.

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Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

F. Annual Budget – Phases #2-3 Major Improvement Area

Phases #2-3 Major Improvement Area - Annual Installments to be Collected for 2022-23

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-six (26) 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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.

Phases #2-3 Major Improvement Area Annual Installments to be collected for 2022-23

The budget for Phase #2-3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-H on the following page.

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Table II-H
Budget for the Phases #2-3 Major Improvement Area
Annual Installments to be Collected for 2022-23

Descriptions	Phases #2-3 Major Improvement Bonds
Debt Service Payments	
Interest payment on March 1, 2023	$118,753
Interest payment on September 1, 2023	$118,753
Principal payment on September 1, 2023	$55,000
Subtotal debt service on bonds	*$292,506*
Administrative Expenses	$35,000
Excess interest for prepayment and delinquency reserves	$17,925
Subtotal Expenses	*$345,431*
Available TIRZ Annual Credit Amount	($1,831)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($1,831)*
Annual Installments	**$343,600**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $118,753 and on September 1, 2023 in the amount of $118,753 which equal interest on the outstanding Phases #2-3 Assessments balance of $3,585,000 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, 2023. As a result, total principal and interest to be collected for the Phases #2-3 Major Improvement Bonds in 2022-23 is estimated to be equal to $292,506.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, tax office, Dissemination Agent expenses and contingency fees. As shown in Table II-I on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $35,000.

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Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Table II-I
Phases #2-3 Major Improvement Area
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)[1]
City	$5,000
PID Administrator	$20,000
Trustee	$2,750
Auditor	$1,000
Tax Office	$1,000
Dissemination Agent	$1,000
Contingency	$5,250
Total	**$35,000**

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2021 in the total amount of $1,831 that are available to be used as a TIRZ Credit in 2022-23 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 Phase #1 Assessment balance as of September 1, 2022. 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. As a result, the TIRZ credit obligation for Phase #1 is $1,831 as shown in Appendix E-2 of this report.

Available Reserve Fund Income

As of June 30, 2022, there were a significant amount of funds above the Reserve Fund Requirement. As a result, there is no reserve fund credit anticipated to be available to pay a portion of the Phases #2-3 Major Improvement Bonds debt service in 2022-23.

Available Capitalized Interest Account

As of June 30, 2022, 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 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, there are $18,254 in available funds to pay Phases #2-3 administrative expenses. Approximately $18,254 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 Phase #2-3 2022-23 Annual Installment.

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

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 $1,093.07 (i.e. $55,000 + 255,431 ÷ 284.00 = $1,093.07) and the Administrative Expenses to be collected from each unit will be $123.24 (i.e. $35,000 ÷ 284.00 = $123.24). As a result, the total Annual Installment to be collected from each unit within the Phases #2-3 Major Improvement Area will be $1,216.31 (i.e. $1,093.07 + $123.24 = $1,216.31). 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 $1,216.31 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 2022-23 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	$1,216.31

[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 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix E-1.

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Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (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 - 2022-23 v3.1 (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 - 2022-23 v3.1 (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 in 2020, and the Assessments allocated proportionally according to Lot Type. The final plat recorded on October 15, 2020 and was subdivided from Parcel 2779860.

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

B. Prepayment of Assessments

As of June 30, 2022, one Parcel has prepaid their Phase #1 Assessment in full. See Appendix B for a more information related to this prepaid Parcel.

According to the Trustee, an extraordinary optional redemption of the Phase #1 Bonds, in the aggregate amount of $25,000, occurred July 1, 2022, based on prepaid Phase #1 Assessments received.

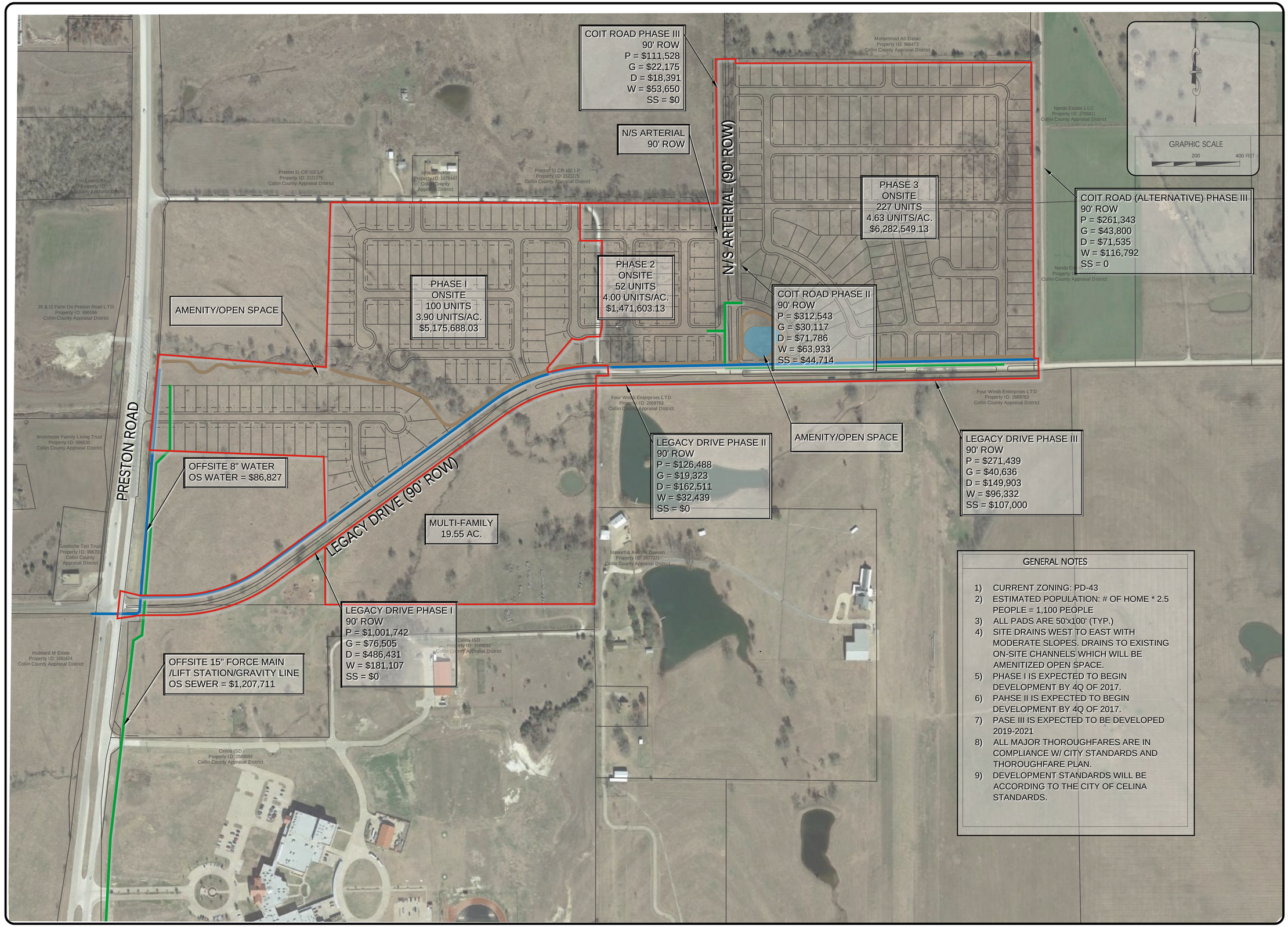
The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

APPENDIX A
CHALK HILL PID MAP

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)



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.

kirkman ENGINEERING

EXHIBIT C

CHALK HILL CONCEPT PLAN

CELINA, TEXAS

SHEET:
V1.0

6/15/17 | CEN15001

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Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

APPENDIX B
PREPAID PARCELS

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Appendix B
LIST OF PREPAID PARCELS

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial
Phase #1	2825716	December 2021	$26,783	Full

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

APPENDIX C
2022 ASSESSED VALUES PER PHASE

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Appendix C
Chalk Hill No. 2 Public Improvement District
2022 Assessed Value Per Phase

Phase	Parcels	2022 Assessed Value[1]
Phase #1	157	$33,886,411
Phases #2-3	284	$4,434,216
Total	441	$38,320,627

[1]Parcel assessed values are in accordance with Collin Central Appraisal District online records as of June 28, 2022.

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Appendix D-1
Phase #1 Assessment Roll Summary 2022-23

Parcel	Lot Size	Lot Type	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installment
2825382	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825557	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825558	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825559	50	1	$26,367	$449	$1,648	$132	$231	($138)	$2,322
2825560	50	1	$26,367	$449	$1,648	$132	$231	($137)	$2,323
2825561	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825562	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825563	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825564	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825565	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825566	50	1	$26,367	$449	$1,648	$132	$231	($213)	$2,247
2825567	50	1	$26,367	$449	$1,648	$132	$231	($221)	$2,238
2825568	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825569	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825570	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825571	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825572	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825573	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825574	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825575	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825576	50	1	$26,367	$449	$1,648	$132	$231	($113)	$2,347
2825577	50	1	$26,367	$449	$1,648	$132	$231	($113)	$2,347
2825578	50	1	$26,367	$449	$1,648	$132	$231	($129)	$2,330
2825579	50	1	$26,367	$449	$1,648	$132	$231	($150)	$2,309
2825580	50	1	$26,367	$449	$1,648	$132	$231	($150)	$2,309
2825581	50	1	$26,367	$449	$1,648	$132	$231	($129)	$2,330
2825582	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825583	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825584	50	1	$26,367	$449	$1,648	$132	$231	($113)	$2,347
2825585	Open Space	0	$0	$0	$0	$0	$0	$0	$0
2825586	Open Space	0	$0	$0	$0	$0	$0	$0	$0
2825591	50	1	$26,367	$449	$1,648	$132	$231	($304)	$2,156
2825592	50	1	$26,367	$449	$1,648	$132	$231	($326)	$2,133
2825593	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825594	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825595	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825596	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825597	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825598	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825599	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825600	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825601	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825602	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825603	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825604	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825605	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825606	50	1	$26,367	$449	$1,648	$132	$231	($90)	$2,369
2825607	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825608	50	1	$26,367	$449	$1,648	$132	$231	($101)	$2,358
2825609	50	1	$26,367	$449	$1,648	$132	$231	($136)	$2,323
2825610	50	1	$26,367	$449	$1,648	$132	$231	($164)	$2,296
2825611	Open Space	0	$0	$0	$0	$0	$0	$0	$0
2825612	Open Space	0	$0	$0	$0	$0	$0	$0	$0
2825617	50	1	$26,367	$449	$1,648	$132	$231	($129)	$2,330
2825634	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825635	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825636	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825637	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825638	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825639	50	1	$26,367	$449	$1,648	$132	$231	($101)	$2,358
2825640	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Appendix D-1
Phase #1 Assessment Roll Summary 2022-23

Parcel	Lot Size	Lot Type	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installment
2825641	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825642	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825643	50	1	$26,367	$449	$1,648	$132	$231	($113)	$2,347
2825644	50	1	$26,367	$449	$1,648	$132	$231	($129)	$2,330
2825645	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825646	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825647	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825648	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825649	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825650	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825651	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825652	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825653	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825654	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825665	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825666	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825667	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825668	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825669	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825670	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825671	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825672	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825673	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825674	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825675	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825676	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825677	50	1	$26,367	$449	$1,648	$132	$231	($101)	$2,358
2825695	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825696	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825697	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825698	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825699	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825700	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825701	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825702	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825703	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825704	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825705	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825706	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825707	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825708	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825711	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825712	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825713	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825714	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825715	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825716	50	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2825717	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825718	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825719	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825720	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825721	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825722	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825725	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825726	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825727	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825728	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825729	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825730	50	1	$26,367	$449	$1,648	$132	$231	($216)	$2,243
2825731	50	1	$26,367	$449	$1,648	$132	$231	($250)	$2,210
2825732	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Appendix D-1
Phase #1 Assessment Roll Summary 2022-23

Parcel	Lot Size	Lot Type	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installment
2825733	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825734	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825735	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825736	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825737	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825738	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825739	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825740	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825741	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825742	50	1	$26,367	$449	$1,648	$132	$231	($202)	$2,257
2825743	50	1	$26,367	$449	$1,648	$132	$231	($212)	$2,247
2825744	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825745	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825746	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825747	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825748	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825749	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825751	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825752	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825753	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825754	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825755	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825756	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825757	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825758	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825759	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825760	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825761	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825762	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825763	50	1	$26,367	$449	$1,648	$132	$231	($122)	$2,337
2825764	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825765	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825766	Open Space	0	$0	$0	$0	$0	$0	$0	$0
2825767	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825768	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825769	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825770	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825771	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825772	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825773	50	1	$26,367	$449	$1,648	$132	$231	($96)	$2,363
2825774	Open Space	0	$0	$0	$0	$0	$0	$0	$0
			$4,113,217	**$70,000**	**$257,076**	**$20,566**	**$36,000**	**($18,156)**	**$365,486**

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

APPENDIX D-2
PHASE #1 TIRZ CREDIT CALCULATION

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Appendix D-2
Phase #1 TIRZ Credit Calculation

Parcel	Units	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2825382	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825557	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825558	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825559	1	$44.66	$447.28	$402.62	($137.70)	($137.70)
2825560	1	$44.66	$443.79	$399.13	($136.50)	($136.50)
2825561	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825562	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825563	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825564	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825565	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825566	1	$44.66	$666.48	$621.82	($212.66)	($212.66)
2825567	1	$44.66	$691.12	$646.46	($221.09)	($221.09)
2825568	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825569	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825570	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825571	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825572	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825573	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825574	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825575	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825576	1	$44.66	$373.84	$329.18	($112.58)	($112.58)
2825577	1	$44.66	$373.84	$329.18	($112.58)	($112.58)
2825578	1	$44.66	$422.60	$377.94	($129.26)	($129.26)
2825579	1	$44.66	$482.98	$438.32	($149.91)	($149.91)
2825580	1	$44.66	$482.98	$438.32	($149.91)	($149.91)
2825581	1	$44.66	$422.60	$377.94	($129.26)	($129.26)
2825582	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825583	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825584	1	$44.66	$373.84	$329.18	($112.58)	($112.58)
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	$932.70	$888.04	($303.71)	($303.71)
2825592	1	$44.66	$998.81	$954.15	($326.32)	($326.32)
2825593	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825594	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825595	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825596	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825597	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825598	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825599	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825600	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825601	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825602	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825603	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825604	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825605	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825606	1	$44.66	$308.83	$264.17	($90.35)	($90.35)
2825607	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825608	1	$44.66	$341.33	$296.67	($101.46)	($101.46)
2825609	1	$44.66	$442.73	$398.07	($136.14)	($136.14)

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Parcel	Units	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2825610	1	$44.66	$523.22	$478.56	($163.67)	($163.67)
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	$422.60	$377.94	($129.26)	($129.26)
2825634	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825635	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825636	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825637	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825638	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825639	1	$44.66	$341.33	$296.67	($101.46)	($101.46)
2825640	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825641	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825642	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825643	1	$44.66	$373.84	$329.18	($112.58)	($112.58)
2825644	1	$44.66	$422.60	$377.94	($129.26)	($129.26)
2825645	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825646	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825647	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825648	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825649	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825650	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825651	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825652	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825653	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825654	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825665	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825666	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825667	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825668	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825669	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825670	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825671	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825672	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825673	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825674	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825675	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825676	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825677	1	$44.66	$341.33	$296.67	($101.46)	($101.46)
2825695	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825696	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825697	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825698	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825699	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825700	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825701	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825702	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825703	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825704	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825705	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825706	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825707	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825708	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825711	1	$44.66	$402.48	$357.82	($122.38)	($122.38)

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Parcel	Units	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2825712	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825713	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825714	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825715	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825716	1	$44.66	PREPAID	PREPAID	PREPAID	PREPAID
2825717	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825718	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825719	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825720	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825721	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825722	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825725	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825726	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825727	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825728	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825729	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825730	1	$44.66	$677.19	$632.53	($216.33)	($216.33)
2825731	1	$44.66	$774.77	$730.11	($249.70)	($249.70)
2825732	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825733	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825734	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825735	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825736	1	$44.66	$325.07	$280.41	($95.90)	($95.90)
2825737	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825738	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825739	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825740	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825741	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825742	1	$44.66	$635.70	$591.04	($202.14)	($202.14)
2825743	1	$44.66	$664.97	$620.31	($212.15)	($212.15)
2825744	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825745	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825746	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825747	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825748	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825749	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825751	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825752	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825753	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825754	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825755	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825756	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825757	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825758	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825759	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825760	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825761	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825762	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825763	1	$44.66	$402.48	$357.82	($122.38)	($122.38)
2825764	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825765	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825766	0	$0.00	$0.00	$0.00	$0.00	$0.00
2825767	1	$44.66	$325.08	$280.42	($95.90)	($95.90)

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Parcel	Units	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2825768	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825769	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825770	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825771	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825772	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825773	1	$44.66	$325.08	$280.42	($95.90)	($95.90)
2825774	0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**157**	**$7,011.12**	**$60,055.49**	**$53,089.03**	**($18,156.45)**	**($18,156.45)**

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

APPENDIX E-1
PHASES #2-3 MAJOR IMROVEMENT ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Appendix E-1
Phases #2-3 Assessment Roll Summary 2022-23

Parcel	Estimated No. of Units	Oustanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
997522	123	$1,552,658	$23,820	$102,864	$7,763	$15,158	($1,831)	$147,775
2779860	55	$694,278	$10,651	$45,996	$3,471	$6,778	$0	$66,897
986507	106	$1,338,063	$20,528	$88,647	$6,690	$13,063	$0	$128,929
Total	**284**	**$3,585,000**	**$55,000**	**$237,506**	**$17,925**	**$35,000**	**($1,831)**	**$343,600**

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

APPENDIX E-2
PHASES #2-3 MAJOR IMROVEMENT TIRZ CREDIT CALCULATION

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

Appendix E-2
Phases #2-3 Major Improvement TIRZ Credit Calculation

Parcel	Estimated Number of Units	2021 Taxes Paid[1]	Base Year Taxes Paid[1]	2021 Tax Increment	2022-23 TIRZ Credit
997522	123	$5,380.69	$26.28	$5,354.41	$1,831.21
2779860	55	$21.54	$2,456.13	$0.00	$0.00
986507	106	$0.00	$21.03	$0.00	$0.00
Total	**284**	**$5,402.23**	**$2,503.44**	**$5,354.41**	**$1,831.21**

[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 - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

APPENDIX F
PID ASSESSMENT NOTICE

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Chalk Hill Public Improvement District No. 2 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Chalk Hill PID-Annual SAP Update - 2022-23 v3.1 (SAP Update - Chalk Hill PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CHALK HILL PUBLIC IMPROVEMENT DISTRICT NO. 2 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on December 12, 2017, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2017-212R establishing the Chalk Hill Public Improvement District No. 2 (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2018-12 which ordinance also approved the Chalk Hill Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of March 23, 2018 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-3 Major Improvement Area of the PID, pursuant to Ordinance No. 2018-14 which ordinance also approved the Chalk Hill Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll related to the Phases #2-3 Major Improvement Area, dated as of March 23, 2018 (the "Service and Assessment Plan and Phases #2-3 Major Improvement Area Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, the "Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 and the Phases #2-3 Major Improvement Area Assessment Rolls attached thereto, update the Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

Attachment: PID - SAP Update Ordinance Chalk Hill (SAP Update - Chalk Hill PID)

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Chalk Hill Public Improvement District No. 2 Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 and the Phases #2-3 Major Improvement Area Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Chalk Hill (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 9, 2022
Re: The Columns PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for The Columns Public Improvement District and providing an effective date. (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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

THE COLUMNS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

THE COLUMNS PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (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 2022-23 (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 2022-23.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(The remainder of this page is intentionally left blank.)

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (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 December 31, 2021, the actual costs of the Authorized Improvements equal to $9,387,315. According to the Developer's Quarterly Implementation Report as of December 31, 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 December 31, 2021.

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Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget	Actual Amount	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 December 31, 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

All of 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 Annual Installments expected to be collected for these costs are shown in Table II-B on the following page.

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Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Table II-B
Projected Annual Installments (2019-2028)

Assessment Year Ending 09/01	PID Bond Projected Annual Installments	PID Reimbursement Agreement Projected Annual Installments	Projected Administrative Expenses	Total Projected Annual Installments[1]
2019-2022	$1,353,709	$305,430	$144,200	$1,659,140
2023	$507,030	$82,178	$49,500	$589,208
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
2028	$491,875	$82,739	$48,760	$651,924
Total	**$3,839,489**	**$711,324**	**$379,364**	**$4,856,778**

1 – Assessment years ending 2019 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest, and TIRZ Credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, 261 building permits have been issued for the PID as of June 30, 2022, representing 100% percent of the total single-family residential building permits expected to be issued within the PID.

See Table II-C below for the status of completed homes within the PID based on certificate of occupancy issuances, according to the City.

Table II-C
Completed Homes

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Completed Homes[1]	23	156	249

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

See Appendix C for 2022 assessed values of all Parcels within the PID.

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (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-six (26) 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 is 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: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Annual Installments to be Collected for 2022-23

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2022-23 as shown by Table II-D below.

Table II-D
Budget for the Annual Installments
to be Collected for 2022-23

Descriptions	PID Bonds	PID Reimbursement Agreement Obligation	Total
Interest payment on March 1, 2023	$195,642	$30,667	$226,309
Interest payment on September 1, 2023	$195,642	$30,667	$226,309
Principal payment on September 1, 2023	$100,000	$15,000	$115,000
Subtotal debt service on bonds	$491,285	$76,333	$567,618
Administrative Expenses	$43,655	$5,845	$49,500
Excess interest for prepayment and delinquency reserves	$31,325	$0	$31,325
Subtotal Expenses	$566,265	$82,178	$648,443
Available TIRZ Credit	($59,235)	$0	($59,235)
Available reserve fund income	$0	$0	$0
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	($59,235)	$0	($59,235)
Annual Installments	**$507,030**	**$82,178**	**$589,208**

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2023, in the amount of $195,642 and September 1, 2023, in the amount of $195,642, which equal interest on the outstanding PID Bonds of $6,260,556 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 $100,000 due on September 1, 2023. As a result, the total principal and interest amounts due on the PID Bonds in 2022-23 are estimated to be equal to $491,285.

Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement Obligation include interest due on March 1, 2023, in the amount of $30,667 and September 1, 2023, in the amount of $30,667, which equal interest on the outstanding balance of $961,340 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, 2023. As a result, the total Annual Installments to be collected for principal and

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

interest on the PID Reimbursement Agreement Obligation in 2022-23 is estimated to be equal to $76,333.

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 2022-23 are estimated to be $49,500.

Table II-E
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$35,000
Trustee	$2,500
Auditor	$5,000
Dissemination Agent	$0
Contingency	$2,000
Total	**$49,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $31,325, which equals 0.5 percent interest on the outstanding PID Bond balance of $6,260,556.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for the tax year 2021 in the total amount of $59,235 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within the PID. This TIRZ Credit amount is allocated based on 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, 2022.

See Appendix D-2 for 2022 TIRZ increment values of all Parcels within the PID.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $503,470, which includes the Bond Reserve Requirement of $503,105. As a result, there is no credit to reduce the PID Bonds debt service.

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Available Capitalized Interest Account

According to the Trustee, the Capitalized Interest Fund had been fully expended and was closed as of February 28, 2022. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $2,740. Such funds are anticipated to be used until January 31, 2022. 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. As of June 30, 2022, one unit has prepaid their Assessment in full resulting in one unit being paid off. As a result, 260 units representing 260 total units will be billed for the 2022-23 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $2,304, calculated by taking the subtotal debt service on PID Bonds and Reimbursement Agreement including excess interest for prepayment and delinquency, less any available reserve fund income, and dividing by the total units [i.e. ($567,618 + $31,325) ÷ 260 = $2,304). The Administrative Expenses to be collected from each unit will be $190.38 (i.e. $49,500 ÷ 260 = $190). As a result, the total Annual Installment to be collected from each unit within the PID will be $2,494 (i.e. $2,304 + $190 = $2,494). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each unit of $2,494 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 2022-23 is shown in Table II-F on the following page.

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Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Table II-F
Annual Installment Per Unit

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
40 Ft	$2,494.01	1.00	$2,494.01

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. Bond Redemption Related Updates

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: The Columns PID-Annual SAP Update - 2022-23 v1.0 (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: The Columns PID-Annual SAP Update - 2022-23 v1.0 (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 2022-23 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

As of June 30, 2022, one Parcel has prepaid their Assessment in full. See Appendix B for a more information related to this prepaid Parcel.

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

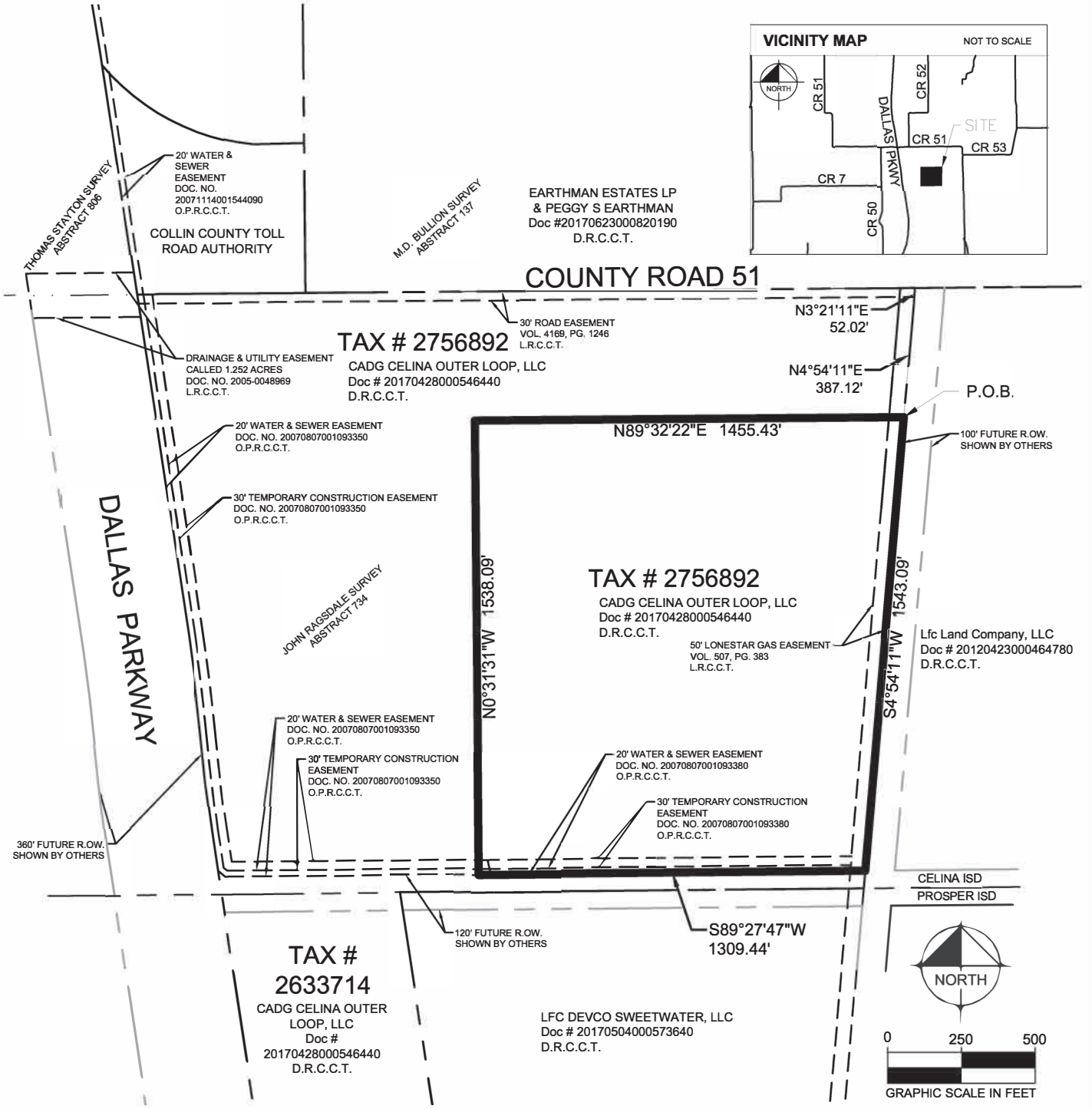
According to the Trustee, an extraordinary optional redemption of the Bonds, in the aggregate amount of $20,000, occurred June 1, 2022, based on prepaid Assessments received.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

APPENDIX A
PID MAP

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (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

PATTON, SEAN 9/28/2017 3:30 PM K:\FRI_SURVEY\064040007-LUCAS\DWG\TRACT 5 TAX PARCEL EXHIBIT.DWG

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

APPENDIX B
PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
2812308	Nov-21	$24,834	Full
Total		**$24,834**	

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

APPENDIX C
PRELIMINARY ASSESSED VALUE OF THE PID

PID	Parcels[1]	2022 Assessed Value[2,3]
The Columns	265	$69,384,568
Total	265	$69,384,568

1 - Of the 265 parcels, there are 261 residential lots and 4 common areas.
2 - Parcel assessed values are in accordance with Collin Central Appraisal District online records as of June 22, 2022.
3 - Values shown reflect the 2022 preliminary assessed values.

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

APPENDIX D-1
ASSESSMENT ROLL SUMMARY 2022-23

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812041	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($265.41)	$2,228.61
2812043	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($51.67)	$2,442.34
2812044	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($244.88)	$2,249.14
2812045	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($154.17)	$2,339.84
2812046	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($651.60)	$1,842.42
2812047	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($692.85)	$1,801.16
2812048	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($595.51)	$1,898.50
2812049	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($482.02)	$2,011.99
2812050	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($477.88)	$2,016.14
2812051	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($604.90)	$1,889.11
2812052	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($632.10)	$1,861.91
2812053	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($658.71)	$1,835.31
2812054	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($472.69)	$2,021.32
2812055	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($610.53)	$1,883.49
2812056	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($613.17)	$1,880.84
2812057	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($595.72)	$1,898.29
2812058	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($445.15)	$2,048.86
2812059	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	$0.00	$2,494.01
2812060	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($477.88)	$2,016.14
2812061	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($482.02)	$2,011.99
2812062	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($551.99)	$1,942.02
2812063	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($494.42)	$1,999.59
2812064	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.09)	$2,122.92
2812065	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($394.73)	$2,099.29
2812066	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812067	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($477.88)	$2,016.14
2812068	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.09)	$2,122.92
2812069	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($420.51)	$2,073.50
2812070	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($457.56)	$2,036.45
2812071	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($406.85)	$2,087.17
2812072	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($331.46)	$2,162.55
2812073	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($471.25)	$2,022.77
2812074	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($344.38)	$2,149.63
2812075	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($288.79)	$2,205.22
2812076	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($482.02)	$2,011.99
2812077	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($460.49)	$2,033.52
2812078	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($443.89)	$2,050.12
2812079	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($422.59)	$2,071.43
2812080	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($466.94)	$2,027.07
2812081	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812082	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812083	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($76.46)	$2,417.55
2812084	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($340.57)	$2,153.44
2812085	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($390.45)	$2,103.56
2812089	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($87.27)	$2,406.74
2812090	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($466.24)	$2,027.78
2812091	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($376.45)	$2,117.57
2812092	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($87.27)	$2,406.74
2812093	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
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	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812097	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812098	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812099	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($261.18)	$2,232.84
2812100	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($221.71)	$2,272.30
2812101	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($268.14)	$2,225.87
2812102	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($262.14)	$2,231.88
2812103	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($295.49)	$2,198.52

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812104	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($277.62)	$2,216.39
2812105	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($197.83)	$2,296.18
2812106	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812107	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($628.81)	$1,865.20
2812108	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($506.83)	$1,987.18
2812110	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($318.52)	$2,175.49
2812111	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812112	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($268.79)	$2,225.22
2812113	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($150.90)	$2,343.11
2812114	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812115	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812116	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812117	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($237.37)	$2,256.64
2812118	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812119	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($143.27)	$2,350.74
2812120	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($268.79)	$2,225.22
2812121	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($197.83)	$2,296.18
2812122	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($328.72)	$2,165.29
2812123	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($251.33)	$2,242.69
2812124	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($337.92)	$2,156.10
2812125	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812126	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($122.60)	$2,371.41
2812127	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812128	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812129	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812130	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812131	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812132	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812133	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812134	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812135	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($110.18)	$2,383.83
2812136	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($137.43)	$2,356.59
2812137	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($515.11)	$1,978.91
2812138	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($113.33)	$2,380.69
2812139	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812140	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($143.27)	$2,350.74
2812141	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812142	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812143	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812144	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812145	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($74.62)	$2,419.39
2812146	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.09)	$2,122.92
2812147	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($130.97)	$2,363.04
2812148	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812149	HOA	Common Area	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2812150	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($609.72)	$1,884.29
2812151	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($503.37)	$1,990.64
2812152	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($596.63)	$1,897.39
2812153	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($364.08)	$2,129.93
2812154	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($379.75)	$2,114.26
2812155	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($596.63)	$1,897.39
2812156	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.09)	$2,122.92
2812157	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($342.11)	$2,151.91
2812158	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.56)	$2,122.46
2812159	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($367.87)	$2,126.15
2812160	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.09)	$2,122.92
2812161	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($460.49)	$2,033.52
2812162	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($379.75)	$2,114.26
2812163	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($372.09)	$2,121.93

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812164	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($403.41)	$2,090.60
2812165	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($428.38)	$2,065.63
2812166	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($482.02)	$2,011.99
2812167	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($477.88)	$2,016.14
2812168	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($217.07)	$2,276.94
2812169	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($372.09)	$2,121.93
2812170	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($399.20)	$2,094.81
2812171	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($360.22)	$2,133.79
2812172	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($415.84)	$2,078.17
2812173	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($585.60)	$1,908.42
2812174	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($308.46)	$2,185.56
2812175	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812176	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812177	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($152.46)	$2,341.55
2812178	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812179	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($140.80)	$2,353.21
2812180	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812181	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812182	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812183	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($140.80)	$2,353.21
2812184	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812185	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812186	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($199.23)	$2,294.78
2812187	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812188	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812189	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($154.71)	$2,339.30
2812190	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812191	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($221.71)	$2,272.30
2812192	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($301.94)	$2,192.07
2812225	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812226	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812227	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812228	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812229	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812230	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812231	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812232	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812233	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812234	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812235	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812236	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812237	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812238	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812239	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812240	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($119.92)	$2,374.09
2812241	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($113.33)	$2,380.69
2812242	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812243	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812244	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812245	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812246	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($197.83)	$2,296.18
2812247	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812248	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812249	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812250	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812251	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812252	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812253	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812254	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14

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Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812255	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($477.88)	$2,016.14
2812256	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($238.99)	$2,255.03
2812257	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($267.63)	$2,226.39
2812258	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($162.60)	$2,331.41
2812259	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812260	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812261	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812262	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	$0.00	$2,494.01
2812263	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812264	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812265	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812266	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812267	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812268	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812269	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812270	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812271	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812272	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($152.46)	$2,341.55
2812273	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812274	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($223.13)	$2,270.88
2812275	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.09)	$2,122.92
2812276	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($445.52)	$2,048.49
2812277	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($596.63)	$1,897.39
2812278	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($477.88)	$2,016.14
2812279	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.09)	$2,122.92
2812280	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($471.25)	$2,022.77
2812281	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($596.63)	$1,897.39
2812282	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($367.87)	$2,126.15
2812283	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.09)	$2,122.92
2812284	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812285	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812286	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812287	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812288	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812289	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812290	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812291	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812292	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($147.65)	$2,346.36
2812293	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($124.41)	$2,369.60
2812294	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($152.75)	$2,341.26
2812295	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812296	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812297	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($147.76)	$2,346.25
2812298	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($141.22)	$2,352.79
2812299	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($154.17)	$2,339.84
2812300	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812301	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812302	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812303	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812304	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($152.46)	$2,341.55
2812305	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($158.08)	$2,335.94
2812306	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812307	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812308	40	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812309	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($147.65)	$2,346.36
2812310	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812311	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812312	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812313	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($197.83)	$2,296.18

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-1
The Columns Public Improvement District
Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812314	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($208.58)	$2,285.44
2812315	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812316	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812317	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812318	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($152.46)	$2,341.55
2812319	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($113.33)	$2,380.69
2812320	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($268.61)	$2,225.41
2812321	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812322	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812323	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812324	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812325	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812326	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812327	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812328	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812329	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($82.06)	$2,411.96
2812330	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($157.95)	$2,336.06
2812331	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($421.37)	$2,072.64
2812332	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($120.08)	$2,373.93
2812333	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($119.92)	$2,374.09
2812334	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($106.88)	$2,387.14
2812335	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($152.46)	$2,341.55
2812336	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($147.76)	$2,346.25
2812337	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($371.56)	$2,122.46
2812338	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($141.22)	$2,352.79
2812339	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($140.80)	$2,353.21
2812340	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($152.46)	$2,341.55
2812341	40	1.00	$27,793.62	$442.31	$1,740.84	$120.48	$190.38	($434.83)	$2,059.18
2812342	HOA	Common Area	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**260.00**	**$7,226,339.98**	**$115,000.00**	**$452,618.21**	**$31,325.00**	**$49,500.00**	**($59,235.05)**	**$589,208.17**

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

APPENDIX D-2
TIRZ CREDIT CALCULATION – 2022-23

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2022-23

Property ID	Base Year Taxes Allocated	2021 Taxes Levied	2021 Taxes Paid[1]	2021 Tax Increment	Contribution Rate	2022-23 TIRZ Credit
2812041	$64.83	$840.87	$840.87	$776.04	34.2%	($265.41)
2812043	$64.83	$215.91	$215.91	$151.08	34.2%	($51.67)
2812044	$64.83	$780.84	$780.84	$716.01	34.2%	($244.88)
2812045	$64.83	$515.63	$515.63	$450.80	34.2%	($154.17)
2812046	$64.83	$1,970.08	$1,970.08	$1,905.25	34.2%	($651.60)
2812047	$64.83	$2,090.72	$2,090.72	$2,025.89	34.2%	($692.85)
2812048	$64.83	$1,806.10	$1,806.10	$1,741.27	34.2%	($595.51)
2812049	$64.83	$1,474.24	$1,474.24	$1,409.41	34.2%	($482.02)
2812050	$64.83	$1,462.13	$1,462.13	$1,397.30	34.2%	($477.88)
2812051	$64.83	$1,833.54	$1,833.54	$1,768.71	34.2%	($604.90)
2812052	$64.83	$1,913.08	$1,913.08	$1,848.25	34.2%	($632.10)
2812053	$64.83	$1,990.87	$1,990.87	$1,926.04	34.2%	($658.71)
2812054	$64.83	$1,446.97	$1,446.97	$1,382.14	34.2%	($472.69)
2812055	$64.83	$1,849.99	$1,849.99	$1,785.16	34.2%	($610.53)
2812056	$64.83	$1,857.73	$1,857.73	$1,792.90	34.2%	($613.17)
2812057	$64.83	$1,806.71	$1,806.71	$1,741.88	34.2%	($595.72)
2812058	$64.83	$1,366.43	$1,366.43	$1,301.60	34.2%	($445.15)
2812059	$64.83	$0.00	$0.00	$0.00	34.2%	$0.00
2812060	$64.83	$1,462.13	$1,462.13	$1,397.30	34.2%	($477.88)
2812061	$64.83	$1,474.24	$1,474.24	$1,409.41	34.2%	($482.02)
2812062	$64.83	$1,678.83	$1,678.83	$1,614.00	34.2%	($551.99)
2812063	$64.83	$1,510.51	$1,510.51	$1,445.68	34.2%	($494.42)
2812064	$64.83	$1,149.90	$1,149.90	$1,085.07	34.2%	($371.09)
2812065	$64.83	$1,219.00	$1,219.00	$1,154.17	34.2%	($394.73)
2812066	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812067	$64.83	$1,462.13	$1,462.13	$1,397.30	34.2%	($477.88)
2812068	$64.83	$1,149.90	$1,149.90	$1,085.07	34.2%	($371.09)
2812069	$64.83	$1,294.40	$1,294.40	$1,229.57	34.2%	($420.51)
2812070	$64.83	$1,402.72	$1,402.72	$1,337.89	34.2%	($457.56)
2812071	$64.83	$1,254.44	$1,254.44	$1,189.61	34.2%	($406.85)
2812072	$64.83	$1,034.02	$1,034.02	$969.19	34.2%	($331.46)
2812073	$64.83	$1,442.74	$1,442.74	$1,377.91	34.2%	($471.25)
2812074	$64.83	$1,071.78	$1,071.78	$1,006.95	34.2%	($344.38)
2812075	$64.83	$909.25	$909.25	$844.42	34.2%	($288.79)
2812076	$64.83	$1,474.24	$1,474.24	$1,409.41	34.2%	($482.02)
2812077	$64.83	$1,411.30	$1,411.30	$1,346.47	34.2%	($460.49)
2812078	$64.83	$1,362.76	$1,362.76	$1,297.93	34.2%	($443.89)
2812079	$64.83	$1,300.46	$1,300.46	$1,235.63	34.2%	($422.59)
2812080	$64.83	$1,430.16	$1,430.16	$1,365.33	34.2%	($466.94)
2812081	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2022-23

Property ID	Base Year Taxes Allocated	2021 Taxes Levied	2021 Taxes Paid[1]	2021 Tax Increment	Contribution Rate	2022-23 TIRZ Credit
2812082	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)
2812083	$64.83	$288.39	$288.39	$223.56	34.2%	($76.46)
2812084	$64.83	$1,060.64	$1,060.64	$995.81	34.2%	($340.57)
2812085	$64.83	$1,206.50	$1,206.50	$1,141.67	34.2%	($390.45)
2812089	$64.83	$320.00	$320.00	$255.17	34.2%	($87.27)
2812090	$64.83	$1,428.09	$1,428.09	$1,363.26	34.2%	($466.24)
2812091	$64.83	$1,165.55	$1,165.55	$1,100.72	34.2%	($376.45)
2812092	$64.83	$320.00	$320.00	$255.17	34.2%	($87.27)
2812093	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812094	OPEN	$0.00	$0.00	$0.00	34.2%	$0.00
2812095	OPEN	$0.00	$0.00	$0.00	34.2%	$0.00
2812096	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812097	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812098	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812099	$64.83	$828.50	$828.50	$763.67	34.2%	($261.18)
2812100	$64.83	$713.11	$713.11	$648.28	34.2%	($221.71)
2812101	$64.83	$848.87	$848.87	$784.04	34.2%	($268.14)
2812102	$64.83	$831.31	$831.31	$766.48	34.2%	($262.14)
2812103	$64.83	$928.84	$928.84	$864.01	34.2%	($295.49)
2812104	$64.83	$876.59	$876.59	$811.76	34.2%	($277.62)
2812105	$64.83	$643.28	$643.28	$578.45	34.2%	($197.83)
2812106	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812107	$64.83	$1,903.46	$1,903.46	$1,838.63	34.2%	($628.81)
2812108	$64.83	$1,546.80	$1,546.80	$1,481.97	34.2%	($506.83)
2812110	$64.83	$996.18	$996.18	$931.35	34.2%	($318.52)
2812111	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812112	$64.83	$850.77	$850.77	$785.94	34.2%	($268.79)
2812113	$64.83	$506.05	$506.05	$441.22	34.2%	($150.90)
2812114	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812115	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812116	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812117	$64.83	$758.89	$758.89	$694.06	34.2%	($237.37)
2812118	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812119	$64.83	$483.75	$483.75	$418.92	34.2%	($143.27)
2812120	$64.83	$850.77	$850.77	$785.94	34.2%	($268.79)
2812121	$64.83	$643.28	$643.28	$578.45	34.2%	($197.83)
2812122	$64.83	$1,026.00	$1,026.00	$961.17	34.2%	($328.72)
2812123	$64.83	$799.70	$799.70	$734.87	34.2%	($251.33)
2812124	$64.83	$1,052.89	$1,052.89	$988.06	34.2%	($337.92)
2812125	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2022-23

Property ID	Base Year Taxes Allocated	2021 Taxes Levied	2021 Taxes Paid[1]	2021 Tax Increment	Contribution Rate	2022-23 TIRZ Credit
2812126	$64.83	$423.31	$423.31	$358.48	34.2%	($122.60)
2812127	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)
2812128	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)
2812129	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)
2812130	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)
2812131	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)
2812132	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812133	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)
2812134	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)
2812135	$64.83	$387.00	$387.00	$322.17	34.2%	($110.18)
2812136	$64.83	$466.66	$466.66	$401.83	34.2%	($137.43)
2812137	$64.83	$1,570.99	$1,570.99	$1,506.16	34.2%	($515.11)
2812138	$64.83	$396.19	$396.19	$331.36	34.2%	($113.33)
2812139	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812140	$64.83	$483.75	$483.75	$418.92	34.2%	($143.27)
2812141	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812142	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812143	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812144	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812145	$64.83	$283.03	$283.03	$218.20	34.2%	($74.62)
2812146	$64.83	$1,149.90	$1,149.90	$1,085.07	34.2%	($371.09)
2812147	$64.83	$447.79	$447.79	$382.96	34.2%	($130.97)
2812148	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812149	OPEN	$0.00	$0.00	$0.00	34.2%	$0.00
2812150	$64.83	$1,847.65	$1,847.65	$1,782.82	34.2%	($609.72)
2812151	$64.83	$1,536.67	$1,536.67	$1,471.84	34.2%	($503.37)
2812152	$64.83	$1,809.35	$1,809.35	$1,744.52	34.2%	($596.63)
2812153	$64.83	$1,129.39	$1,129.39	$1,064.56	34.2%	($364.08)
2812154	$64.83	$1,175.22	$1,175.22	$1,110.39	34.2%	($379.75)
2812155	$64.83	$1,809.35	$1,809.35	$1,744.52	34.2%	($596.63)
2812156	$64.83	$1,149.90	$1,149.90	$1,085.07	34.2%	($371.09)
2812157	$64.83	$1,065.14	$1,065.14	$1,000.31	34.2%	($342.11)
2812158	$64.83	$1,151.25	$1,151.25	$1,086.42	34.2%	($371.56)
2812159	$64.83	$1,140.46	$1,140.46	$1,075.63	34.2%	($367.87)
2812160	$64.83	$1,149.90	$1,149.90	$1,085.07	34.2%	($371.09)
2812161	$64.83	$1,411.30	$1,411.30	$1,346.47	34.2%	($460.49)
2812162	$64.83	$1,175.22	$1,175.22	$1,110.39	34.2%	($379.75)
2812163	$64.83	$1,152.80	$1,152.80	$1,087.97	34.2%	($372.09)
2812164	$64.83	$1,244.39	$1,244.39	$1,179.56	34.2%	($403.41)
2812165	$64.83	$1,317.41	$1,317.41	$1,252.58	34.2%	($428.38)

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Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2022-23

Property ID	Base Year Taxes Allocated	2021 Taxes Levied	2021 Taxes Paid[1]	2021 Tax Increment	Contribution Rate	2022-23 TIRZ Credit
2812166	$64.83	$1,474.24	$1,474.24	$1,409.41	34.2%	($482.02)
2812167	$64.83	$1,462.13	$1,462.13	$1,397.30	34.2%	($477.88)
2812168	$64.83	$699.54	$699.54	$634.71	34.2%	($217.07)
2812169	$64.83	$1,152.80	$1,152.80	$1,087.97	34.2%	($372.09)
2812170	$64.83	$1,232.09	$1,232.09	$1,167.26	34.2%	($399.20)
2812171	$64.83	$1,118.11	$1,118.11	$1,053.28	34.2%	($360.22)
2812172	$64.83	$1,280.74	$1,280.74	$1,215.91	34.2%	($415.84)
2812173	$64.83	$1,777.10	$1,777.10	$1,712.27	34.2%	($585.60)
2812174	$64.83	$966.75	$966.75	$901.92	34.2%	($308.46)
2812175	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812176	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812177	$64.83	$510.63	$510.63	$445.80	34.2%	($152.46)
2812178	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812179	$64.83	$476.53	$476.53	$411.70	34.2%	($140.80)
2812180	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812181	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812182	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812183	$64.83	$476.53	$476.53	$411.70	34.2%	($140.80)
2812184	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812185	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812186	$64.83	$647.37	$647.37	$582.54	34.2%	($199.23)
2812187	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812188	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812189	$64.83	$517.20	$517.20	$452.37	34.2%	($154.71)
2812190	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812191	$64.83	$713.11	$713.11	$648.28	34.2%	($221.71)
2812192	$64.83	$947.70	$947.70	$882.87	34.2%	($301.94)
2812225	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812226	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812227	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812228	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812229	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812230	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812231	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812232	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812233	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812234	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812235	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812236	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812237	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2022-23

Property ID	Base Year Taxes Allocated	2021 Taxes Levied	2021 Taxes Paid[1]	2021 Tax Increment	Contribution Rate	2022-23 TIRZ Credit
2812238	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812239	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812240	$64.83	$415.48	$415.48	$350.65	34.2%	($119.92)
2812241	$64.83	$396.19	$396.19	$331.36	34.2%	($113.33)
2812242	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812243	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812244	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812245	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812246	$64.83	$643.28	$643.28	$578.45	34.2%	($197.83)
2812247	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812248	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812249	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812250	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812251	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812252	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812253	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812254	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812255	$64.83	$1,462.13	$1,462.13	$1,397.30	34.2%	($477.88)
2812256	$64.83	$763.62	$763.62	$698.79	34.2%	($238.99)
2812257	$64.83	$847.36	$847.36	$782.53	34.2%	($267.63)
2812258	$64.83	$540.27	$540.27	$475.44	34.2%	($162.60)
2812259	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812260	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812261	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812262	$64.83	$377.33	$0.00	$0.00	34.2%	$0.00
2812263	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812264	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812265	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812266	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812267	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812268	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812269	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812270	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812271	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812272	$64.83	$510.63	$510.63	$445.80	34.2%	($152.46)
2812273	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812274	$64.83	$717.26	$717.26	$652.43	34.2%	($223.13)
2812275	$64.83	$1,149.90	$1,149.90	$1,085.07	34.2%	($371.09)
2812276	$64.83	$1,367.52	$1,367.52	$1,302.69	34.2%	($445.52)
2812277	$64.83	$1,809.35	$1,809.35	$1,744.52	34.2%	($596.63)

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2022-23

Property ID	Base Year Taxes Allocated	2021 Taxes Levied	2021 Taxes Paid[1]	2021 Tax Increment	Contribution Rate	2022-23 TIRZ Credit
2812278	$64.83	$1,462.13	$1,462.13	$1,397.30	34.2%	($477.88)
2812279	$64.83	$1,149.90	$1,149.90	$1,085.07	34.2%	($371.09)
2812280	$64.83	$1,442.74	$1,442.74	$1,377.91	34.2%	($471.25)
2812281	$64.83	$1,809.35	$1,809.35	$1,744.52	34.2%	($596.63)
2812282	$64.83	$1,140.46	$1,140.46	$1,075.63	34.2%	($367.87)
2812283	$64.83	$1,149.90	$1,149.90	$1,085.07	34.2%	($371.09)
2812284	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812285	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812286	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812287	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812288	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812289	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812290	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812291	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812292	$64.83	$496.55	$496.55	$431.72	34.2%	($147.65)
2812293	$64.83	$428.60	$428.60	$363.77	34.2%	($124.41)
2812294	$64.83	$511.47	$511.47	$446.64	34.2%	($152.75)
2812295	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812296	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812297	$64.83	$496.87	$496.87	$432.04	34.2%	($147.76)
2812298	$64.83	$477.76	$477.76	$412.93	34.2%	($141.22)
2812299	$64.83	$515.63	$515.63	$450.80	34.2%	($154.17)
2812300	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812301	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812302	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812303	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812304	$64.83	$510.63	$510.63	$445.80	34.2%	($152.46)
2812305	$64.83	$527.04	$527.04	$462.21	34.2%	($158.08)
2812306	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812307	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812308	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812309	$64.83	$496.55	$496.55	$431.72	34.2%	($147.65)
2812310	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812311	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812312	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812313	$64.83	$643.28	$643.28	$578.45	34.2%	($197.83)
2812314	$64.83	$674.70	$674.70	$609.87	34.2%	($208.58)
2812315	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812316	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812317	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

Appendix D-2
The Columns Public Improvement District
TIRZ Credit Calculation - 2022-23

Property ID	Base Year Taxes Allocated	2021 Taxes Levied	2021 Taxes Paid[1]	2021 Tax Increment	Contribution Rate	2022-23 TIRZ Credit
2812318	$64.83	$510.63	$510.63	$445.80	34.2%	($152.46)
2812319	$64.83	$396.19	$396.19	$331.36	34.2%	($113.33)
2812320	$64.83	$850.23	$850.23	$785.40	34.2%	($268.61)
2812321	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812322	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812323	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812324	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812325	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812326	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812327	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812328	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812329	$64.83	$304.76	$304.76	$239.93	34.2%	($82.06)
2812330	$64.83	$526.67	$526.67	$461.84	34.2%	($157.95)
2812331	$64.83	$1,296.91	$1,296.91	$1,232.08	34.2%	($421.37)
2812332	$64.83	$415.95	$415.95	$351.12	34.2%	($120.08)
2812333	$64.83	$415.48	$415.48	$350.65	34.2%	($119.92)
2812334	$64.83	$377.33	$377.33	$312.50	34.2%	($106.88)
2812335	$64.83	$510.63	$510.63	$445.80	34.2%	($152.46)
2812336	$64.83	$496.87	$496.87	$432.04	34.2%	($147.76)
2812337	$64.83	$1,151.25	$1,151.25	$1,086.42	34.2%	($371.56)
2812338	$64.83	$477.76	$477.76	$412.93	34.2%	($141.22)
2812339	$64.83	$476.53	$476.53	$411.70	34.2%	($140.80)
2812340	$64.83	$510.63	$510.63	$445.80	34.2%	($152.46)
2812341	$64.83	$1,336.27	$1,336.27	$1,271.44	34.2%	($434.83)
2812342	OPEN	$0.00	$0.00	$0.00	34.2%	$0.00
261	**$16,855.40**	**$190,304.96**	**$189,927.63**	**$173,201.89**		**($59,235.05)**

1 - Taxes paid do not include penalty and interest.

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Chalk Hill Public Improvement District No. 2 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 333, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: The Columns PID-Annual SAP Update - 2022-23 v1.0 (SAP Update - The Columns PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE COLUMNS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on November 14, 2017, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2017-203R establishing The Columns Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2018-18 which ordinance also approved The Columns Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of April 10, 2018 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Columns Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

Attachment: PID - SAP Update Ordinance The Columns (SAP Update - The Columns PID)

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance The Columns (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 9, 2022
Re: Creeks of Legacy PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Creeks of Legacy Public Improvement District and providing an effective date. (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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

CREEKS OF LEGACY
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

CREEKS OF LEGACY
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 2022-23 (the "Annual Service Plan Update").

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 2022-23.

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

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

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

Capitalized terms 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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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.

Table II-A-2 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 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.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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.

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.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 (2015-2028)

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
2015-2022	$6,523,353	$3,939,949	$1,437,316	$223,527
2023	$569,267	$364,692	$474,788	$223,019
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
2028	$996,225	$660,226	$455,761	$220,167
Total	**$12,093,296**	**$7,562,373**	**$4,288,434**	**$1,563,616**

1 - Assessment Years ending 2015-2022 represent actual Annual Installments billed. Assessment Year ending 2023 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits, if any. Assessment Years 2024-2028 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 twenty-two (22) 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 6.79 percent and the interest rate applicable to the Phase #1B Bonds is 5.25 percent for 2022-23. 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 (6.79 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 2022 and will be delinquent on February 1, 2023.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 2022-23, 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 2022-23

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Annual Installments to be Collected for 2022-23

Descriptions	Phase #1A Bonds	Phase #1B Bonds	Total
Interest payment on March 1, 2023	$252,543	$97,983	$350,526
Interest payment on September 1, 2023	$252,543	$97,983	$350,526
Principal payment on September 1, 2023	$225,000	$0	$225,000
Subtotal debt service on bonds	*$730,085*	*$195,966*	*$926,052*
Excess interest for prepayment and delinquency reserves	$37,186	$18,663	$55,849
Administrative Expenses	$28,630	$14,370	$43,000
Subtotal Expenses	*$65,816*	*$33,033*	*$98,849*
Available TIRZ Credit	($303,372)	($152,262)	($455,634)
Available reserve fund income	$0	$0	$0
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($303,372)*	*($152,262)*	*($455,634)*
Annual Installments	**$492,529**	**$76,737**	**$569,267**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #1A Bond interest due on March 1, 2023, in the amount of $252,543 and on September 1, 2023, in the amount of $252,543, which equal interest on the outstanding Phase #1A Assessments balance of $7,437,146 for six months each and an effective interest rate of 6.79 percent. Phase #1A Annual Installments to be collected include a principal amount of $225,000 due on September 1, 2023. As a result, total Annual Installments to be collected for Phase #1A principal and interest in 2022-23 is equal to $730,085.

Additionally, Annual Installments to be collected for principal and interest include Phase #1B Bond interest due on March 1, 2023 in the amount of $97,983 and on September 1, 2023 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, 2023 for the Phase #1B Bonds. As a result, total Annual Installments to be collected for Phase #1B principal and interest in 2022-23 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 $55,849, which equals 0.5 percent interest on the outstanding collective Phase #1 Assessments balance of $11,169,837.

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 2022-23 are estimated to be $43,000.

Table II-C-2
Phase #1 Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$28,000
Trustee	$2,750
Auditor	$1,000
Dissemination Agent	$3,000
Contingency	$3,250
Total	**$43,000**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in 2021 in the total amount of $455,634 that are available to be used as TIRZ Credit in 2022-23 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 Phase #1 Assessment balance as of September 1, 2022 as shown in Appendix D-2.

Available Reserve Fund Income

The current Bond Reserve Requirement is $979,863. As of June 30, 2022, the balance in the Reserve Fund was $976,829 due to an erroneous transfer from the Reserve Fund. As of July 11, 2022, the Trustee made a corrective transfer of $7,568 from the Bond Fund to fully fund the Bond Reserve Requirement. As a result, there is not a significant excess balance to be applied as a credit to reduce the Phase #1 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phase #1 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the available balance for administrative expenses was $21,815. Approximately $21,815 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2022-23 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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

According to the Amended and Restated Service and Assessment Plan and Trustee records as of June 30, 2022, 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 $2,631.95 (i.e. ($926,052 + $55,849) ÷ 373.07 = $2,631.95). The Administrative Expenses to be collected from each Equivalent Unit will be $115.26 (i.e. $43,000 ÷ 373.07 = $115.26). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,747.21 (i.e. $2,631.95 + $115.26 = $2,747.21) 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 $2,747.21 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 2022-23 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	$2,747.21	1.00	$2,747.21
60 Ft	$2,747.21	0.88	$2,417.54
50 Ft	$2,747.21	0.73	$2,005.46

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 2022-23 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 eighteen (18) Annual Installments remain outstanding.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 2022-23 on the Phases #2-3 Major Improvement Bonds is 7.44 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 (7.44 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 2022-23

The budget for Phases #2-3 Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-E-1 on the following page.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Table II-E-1
Budget for the Phases #2-3 Major Improvement Area Annual Installments to be Collected for 2022-23

Descriptions	Phase #2-3 Major Improvement Bonds
Interest payment on March 1, 2023	$217,877
Interest payment on September 1, 2023	$217,877
Principal payment on September 1, 2023	$175,000
Subtotal debt service on bonds	*$610,754*
Administrative Expenses	$54,000
Excess interest for prepayment and delinquency reserves	$29,270
Subtotal Expenses	*$83,270*
Available TIRZ Credit	($329,332)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($329,332)*
Annual Installments	**$364,692**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $217,877 and on September 1, 2023 in the amount of $217,877, which equal interest on the outstanding Phases #2-3 Assessments balance of $5,854,060 for six months each and an effective interest rate of 7.44 percent. Phases #2-3 Annual Installments to be collected include a principal amount of $175,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $610,754.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $29,270, which equals 0.5 percent interest on the outstanding Phases #2-3 Assessments balance of $5,854,060.

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 2022-23 are estimated to be $54,000.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Table II-E-2
Phases #2-3 Major Improvement Area
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$40,000
Trustee	$2,750
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$4,250
Total	**$54,000**

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in 2021 in the total amount of $329,332 that are available to be used as TIRZ Credit in 2022-23 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, 2022 as shown in Appendix E-2.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $618,682, which includes the Bond Reserve Requirement of $618,375 and investment income in the amount of $307. As a result, there is not a significant excess balance to be applied as a credit to reduce the Phases #2-3 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phases #2-3 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $15,294. Approximately $15,294 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phases #2-3 2022-23 Annual Installment.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 there are 614 planned units representing 502.88 initial Equivalent Units. As of June 30, 2022, two Parcels have prepaid the Phases #2-3 Major Improvement Assessment in full representing 1.46 prepaid Equivalent Units and two Parcels have partially prepaid the Phases #2-3 Major Improvement Assessment representing 0.18 prepaid Equivalent Units. The principal and interest portion to be collected per Equivalent Unit will be calculated using the outstanding Equivalent Units of 501.24 (i.e., 502.88 - 1.46 - 0.18 = 501.24). Accordingly, the net principal and interest expense portion of Annual Installment to be collected from each Equivalent Unit will be $1,276.89 (i.e. ($610,270 + $29,270) ÷ 501.24 = $1,276.89). The administrative expense portion to be collected per Equivalent Unit will be calculated using the non-fully prepaid outstanding Equivalent units of 501.42 (i.e., 502.88 - 1.46 = 501.42). Accordingly, the administrative expenses to be collected from each Equivalent Unit will be $107.69 (i.e. $54,000 ÷ 501.42 = $107.69). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phases #2-3 Major Improvement Area will be $1,384.58 (i.e. $1,276.89 + $107.69 = $1,384.58). 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 $1,384.58 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 2022-23 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	$1,384.58	1.00	$1,384.58
60 Ft	$1,384.58	0.88	$1,218.43
50 Ft	$1,384.58	0.73	$1,010.74

1 - Based on the current outstanding Equivalent Units
2 - Amounts do not include applicable TIRZ credits, if any.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 2022-23 are shown in the assessment roll summary attached hereto as Appendix E-1.

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-six (26) 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 2022-23. 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 2022-23

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-G-1 on the following page.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Table II-G-1
Budget for the Phase #2 Annual Installments
to be Collected for 2022-23

Descriptions	Phase #2 Bonds
Interest payment on March 1, 2023	$187,650
Interest payment on September 1, 2023	$187,650
Principal payment on September 1, 2023	$40,000
Subtotal debt service on bonds	*$415,301*
Administrative Expenses	$26,000
Excess interest for prepayment and delinquency reserves	$33,487
Subtotal Expenses	*$59,487*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$474,788**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $187,650 and on September 1, 2023 in the amount of $187,650, which equal interest on the outstanding Assessments balance of $6,697,341 for six months each and an effective interest rate of 5.60 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $415,301.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $33,487, which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of $6,697,641.

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 2022-23 are estimated to be $26,000.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Table II-G-2
Administrative Budget Breakdown – Phase #2

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$14,000
Trustee	$3,000
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$2,000
Total	**$26,000**

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $669,309, which includes the Bond Reserve Requirement of $668,825 and investment income in the amount of $184. As a result, there is not a significant excess balance to be applied as a credit to reduce the Phase #2 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phase #2 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the available balance for administrative expenses was $19,470. Approximately $19,470 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 2022-23 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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

According to the Amended and Restated Service and Assessment Plan and Trustee records as of June 30, 2022, four Parcels have prepaid the Phase #2 Assessment in full. As a result, there are 300 units that have not fully prepaid the Phase #2 Assessment, which represent 335.88 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 $1,336.15 (i.e. ($415,301 + $33,487) ÷ 335.88 = $1,336.15). The Administrative Expenses to be collected from each Equivalent Unit will be $107.18 (i.e. $26,000 ÷ 335.88 = $77.41). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,413.56 (i.e. $1,336.15 + $77.41 = $1,413.56). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,413.56 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 2022-23 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	$1,413.56	1.00	$1,413.56
60 Ft	$1,413.56	0.88	$1,243.94
50 Ft	$1,413.56	0.73	$1,031.90

1 - Based on the current outstanding Equivalent Units

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 2022-23 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-seven (27) Annual Installments remain outstanding.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 2022-23. 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 2022-23

The budget for Phase #3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-I-1 on the following page.

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Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Table II-I-1
Budget for the Phase #3 Annual Installments
to be Collected for 2022-23

Descriptions	Phase #3 Bonds
Interest payment on March 1, 2023	$77,072
Interest payment on September 1, 2023	$77,072
Principal payment on September 1, 2023	$25,000
Subtotal debt service on bonds	*$179,144*
Administrative Expenses	$26,000
Excess interest for prepayment and delinquency reserves	$17,875
Subtotal Expenses	*$223,019*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$223,019**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $77,072 and on September 1, 2023 in the amount of $77,072, which equal interest on the outstanding Assessments balance of $3,575,000 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, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $179,144.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $17,875, which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of $3,575,000.

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 2022-23 are estimated to be $26,000.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Table II-I-2
Administrative Budget Breakdown – Phase #3

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$13,000
Trustee	$3,750
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$2,250
Total	**$26,000**

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $309,205, which includes the Bond Reserve Requirement of $308,982 and investment income in the amount of $223. As a result, there is not a significant excess balance to be applied as a credit to reduce the Phase #3 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phase #3 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the available balance for administrative expenses was $9,944. Approximately $9,944 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #3 2022-23 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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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 $1,202.95 (i.e. ($179,144 + $17,875) ÷ 163.78 = $1,202.95). The Administrative Expenses to be collected from each Equivalent Unit will be $158.75 (i.e. $26,000 ÷ 163.78 = $158.75). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #3 will be $1,361.70 (i.e. $1,202.95 + $158.75 = $1,361.70). The Annual Installment to be collected from each Parcel within Phase #3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,361.70 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 2022-23 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	$1,361.70	1.00	$1,361.70
60 Ft	$1,361.70	0.88	$1,198.29
50 Ft	$1,361.70	0.73	$994.04

1 - Based on the current outstanding Equivalent Units.

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 2022-23 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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy 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 #1A Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

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 is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

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.

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

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

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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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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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.

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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, 2022, two Parcels have prepaid their Phase #1 Assessment in full. Two Parcels have prepaid their Phases #2-3 Assessment in full and two Parcels have partially prepaid their Phases #2-3 Assessment. Three Parcels have prepaid their Phase #2 Assessment in full and one Parcel has partially prepaid their Phase #2 Assessment.

See Appendix B for a list of these prepaid Parcels.

Phase #1 Bond Extraordinary Optional Redemptions

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.

Phase #2 Bond Extraordinary Optional Redemptions

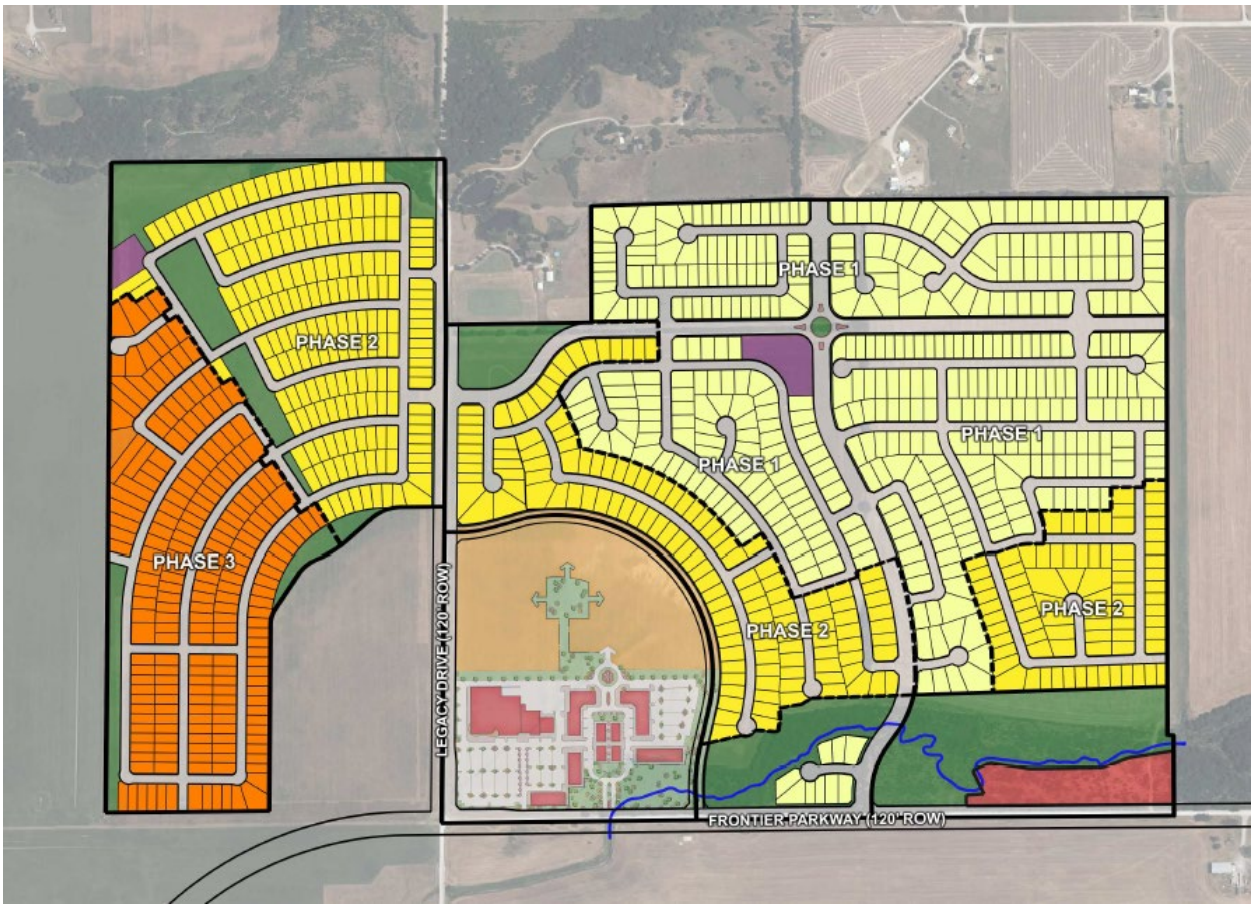
According to the Trustee, an extraordinary optional redemption of Phase #2 Bonds, in the amount of $45,000, occurred March 1, 2021, based on prepaid Phase #2 Assessments received. In addition, an extraordinary optional redemption of Phase #2 Bonds, in the amount of $15,000, occurred July 1, 2022, based on additional prepaid Phase #2 Assessments.

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 - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

APPENDIX A
PID MAP

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)



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APPENDIX B
PREPAID PARCELS

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
2733361	July 2019	$32,083.78	Full
2733401	April 2020	$23,079.40	Full
743101	Aug 2019	$24,327.92	Full
2767356	Sept 2019	$18,871.34	Partial
743132	Mar 2020	$23,981.82	Full
2796887	Jan 2022	$18,500.00	Partial

1 - Represents the amount of outstanding assessment prepaid and does not include any applicable credits.

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix C
Creeks of Legacy Public Improvement District
2022 Preliminary Assessed Value per Phase

Phase	Parcels	2022 Preliminary Assessed Value[4]
Phase #1[1]	441	$204,686,217
Phase #2[2]	419	$174,455,513
Phase #3[3]	215	$32,859,812
Total	**1075**	**$412,001,542**

[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 preliminary assessed values are in accordance with Collin Central Appraisal District and Denton Central Appraisal District online records as of June 30, 2022.

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APPENDIX D-1
PHASE #1 ASSESSMENT ROLL – 2022-23

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-1
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2733232	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,204.99)	$800.47
2733251	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,193.44)	$812.02
2733252	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,348.76)	$656.70
2733253	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($750.05)	$1,255.42
2733254	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,177.18)	$828.28
2733255	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,225.60)	$779.86
2733256	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,209.88)	$795.59
2733257	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,404.46)	$601.00
2733258	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($924.03)	$1,081.43
2733259	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,197.95)	$807.51
2733260	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,391.49)	$613.97
2733261	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,144.37)	$861.09
2733262	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,216.38)	$789.08
2733234	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,223.07)	$782.39
2733263	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,020.78)	$984.68
2733264	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,197.95)	$807.51
2733265	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($942.59)	$1,062.88
2733266	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,167.54)	$837.92
2733267	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,144.06)	$861.40
2733268	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,129.78)	$875.68
2733269	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,220.74)	$784.72
2733270	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,091.00)	$914.46
2733271	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,301.56)	$703.90
2733272	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,124.98)	$880.48
2733273	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,202.87)	$802.59
2733274	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,212.42)	$793.04
2733235	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,208.77)	$796.69
2733275	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($927.05)	$1,078.41
2733276	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,001.29)	$1,004.17
2733277	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,164.16)	$841.31
2733278	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($924.03)	$1,081.43
2733279	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,210.37)	$795.09
2733280	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,201.47)	$803.99
2733281	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,003.36)	$1,002.10
2733282	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($739.97)	$1,265.49
2733283	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,263.90)	$741.56
2733284	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,167.54)	$837.92
2733285	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,113.73)	$891.73
2733286	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($915.50)	$1,089.96
2733287	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,250.19)	$755.27
2733288	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,185.66)	$819.80
2733289	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($907.83)	$1,097.63
2733290	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,102.62)	$902.84
2733291	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,197.00)	$808.46
2733292	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($992.23)	$1,013.23
2733293	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,063.56)	$941.90
2733294	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,137.05)	$868.41
2733295	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	$0.00	$2,005.46
2733296	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,110.66)	$894.80
2733297	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,211.81)	$793.65
2733298	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,311.62)	$1,105.93
2733299	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,019.76)	$1,397.78
2733300	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,191.11)	$1,226.43
2733301	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,066.52)	$1,351.02
2733302	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,179.57)	$1,237.97
2733303	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,124.74)	$1,292.80
2733304	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,031.57)	$1,385.97
2733305	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,291.02)	$1,126.53
2733236	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($763.46)	$1,983.75
2733306	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($174.45)	$2,572.76
2733307	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($220.41)	$2,526.80
2733308	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,223.64)	$1,523.57
2733309	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,539.27)	$1,207.94
2733310	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,329.19)	$1,418.02
2733311	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,094.74)	$1,652.46
2733312	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,329.75)	$1,417.46
2733313	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,369.34)	$1,377.87
2733314	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,483.82)	$1,263.38
2733315	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,148.79)	$1,598.41
2733316	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,140.06)	$1,607.15
2733317	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($845.66)	$1,901.55

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Appendix D-1
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2733318	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($220.41)	$2,526.80
2733319	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($220.41)	$2,526.80
2733320	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($220.41)	$2,526.80
2733321	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($220.41)	$2,526.80
2733322	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($545.31)	$2,201.90
2733323	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($693.02)	$2,054.19
2733324	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($231.79)	$2,515.41
2733325	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,164.16)	$1,583.05
2733326	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733327	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,320.83)	$1,426.37
2733328	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($231.79)	$2,515.41
2733329	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733330	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,159.99)	$1,587.22
2733331	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($870.27)	$1,876.94
2733332	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($243.18)	$2,504.03
2733333	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,409.93)	$1,337.28
2733334	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($857.83)	$1,889.38
2733335	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733336	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($752.07)	$1,995.13
2733337	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733237	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,418.45)	$1,328.76
2733338	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,137.56)	$1,609.64
2733339	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733340	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733341	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733342	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733343	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733344	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,301.50)	$1,445.71
2733345	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,320.10)	$1,427.11
2733346	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733347	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,226.09)	$1,521.12
2733348	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,342.34)	$1,404.87
2733349	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($670.83)	$2,076.38
2733350	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,315.95)	$1,431.26
2733351	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,359.57)	$1,387.64
2733352	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,330.80)	$1,416.41
2733353	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,334.42)	$1,412.79
2733354	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($576.61)	$2,170.60
2733355	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733356	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($605.13)	$2,142.08
2733357	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733358	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733238	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($183.64)	$2,563.57
2733359	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,299.15)	$1,448.06
2733360	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,302.54)	$1,444.67
2733361	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2733362	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,221.23)	$1,525.98
2733363	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,180.32)	$1,566.89
2733364	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($243.18)	$2,504.03
2733365	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,542.39)	$1,204.81
2733366	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733367	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733368	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,481.81)	$1,265.39
2733369	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,382.13)	$1,365.08
2733370	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,446.15)	$1,301.05
2733371	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,367.50)	$1,379.71
2733372	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,188.05)	$1,559.16
2733373	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,158.02)	$1,589.19
2733374	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,387.19)	$1,360.02
2733375	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,340.31)	$1,406.89
2733376	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,486.48)	$1,260.73
2733377	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,154.02)	$1,593.19
2733378	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,391.49)	$1,355.71
2733379	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($231.79)	$2,515.41
2733380	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($772.74)	$1,974.47
2733381	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,299.04)	$1,448.17
2733382	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,147.28)	$1,599.92
2733239	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,115.40)	$890.07
2733383	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,197.00)	$808.46
2733384	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,136.10)	$869.36
2733385	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($893.40)	$1,112.06

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-1
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2733386	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($918.04)	$1,087.43
2733387	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,188.73)	$816.73
2733388	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,319.34)	$686.12
2733389	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,116.67)	$888.79
2733390	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,216.38)	$789.08
2733391	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($931.26)	$1,074.20
2733392	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,173.42)	$832.04
2733393	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,188.71)	$816.75
2733394	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,210.22)	$795.24
2733395	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,094.98)	$910.48
2733396	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,137.68)	$867.78
2733397	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,185.66)	$819.80
2733398	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,102.48)	$902.98
2733399	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,226.16)	$779.30
2733240	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,049.00)	$956.47
2733400	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($921.42)	$1,084.04
2733401	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2733402	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($586.74)	$1,418.73
2733403	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($920.91)	$1,084.55
2733404	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,182.37)	$823.09
2733405	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,154.94)	$850.52
2733406	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($982.90)	$1,022.56
2733407	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,097.03)	$908.43
2733408	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,183.07)	$822.39
2733409	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($910.79)	$1,094.67
2733410	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($943.68)	$1,061.79
2733411	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,240.72)	$764.75
2733412	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,268.61)	$736.85
2733413	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,173.74)	$831.72
2733414	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,323.12)	$682.34
2733415	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,236.78)	$768.68
2733416	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($996.73)	$1,008.73
2733417	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,104.05)	$901.41
2733418	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,139.58)	$865.88
2733419	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,334.75)	$670.71
2733420	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,157.40)	$848.07
2733421	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,269.84)	$735.63
2733422	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,071.49)	$933.97
2733423	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,265.66)	$739.80
2733424	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,115.27)	$890.19
2733425	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,111.29)	$894.17
2733426	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,160.24)	$845.22
2733427	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,283.72)	$721.74
2733428	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,196.60)	$808.86
2733429	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($918.89)	$1,086.57
2733430	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($934.36)	$1,071.10
2733431	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,001.29)	$1,004.17
2733432	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($911.03)	$1,094.44
2733433	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,121.15)	$884.32
2733434	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,164.16)	$841.31
2733435	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($926.50)	$1,078.97
2733436	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,112.23)	$893.23
2733437	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($498.30)	$1,507.16
2733438	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,179.32)	$826.15
2733439	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,125.96)	$879.50
2733440	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,005.58)	$999.89
2733441	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,270.56)	$734.91
2733442	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($948.82)	$1,056.64
2733443	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,401.79)	$603.68
2733444	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,184.54)	$820.93
2733445	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($558.60)	$1,446.87
2733446	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,005.40)	$1,000.06
2733447	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,040.25)	$965.22
2733448	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,130.36)	$875.10
2733449	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,194.88)	$810.59
2733450	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,336.74)	$668.72
2733451	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($601.06)	$1,404.40
2733452	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,052.57)	$952.89
2733453	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,127.29)	$878.17
2733454	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,182.59)	$822.87
2726852	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,453.64)	$1,293.57

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-1
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2726853	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,121.59)	$1,625.62
2726854	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	$0.00	$2,005.46
2726855	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($908.39)	$1,097.08
2726856	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($1,218.25)	$787.21
2726857	50'	0.73	0.73	$21,856	$440.27	$1,371.77	$109.28	$84.14	($937.70)	$1,067.76
2726858	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($303.96)	$2,113.59
2726859	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($319.32)	$2,098.23
2726860	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,078.87)	$1,338.67
2726865	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($570.81)	$2,176.40
2726878	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($532.36)	$2,214.85
2726879	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($620.91)	$2,126.30
2726880	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($652.55)	$2,094.66
2726881	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($521.83)	$2,225.38
2726882	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($605.01)	$2,142.20
2726883	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($936.96)	$1,810.25
2726884	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($532.70)	$2,214.51
2726885	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($356.06)	$2,391.15
2726886	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($339.83)	$2,407.38
2726887	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($549.03)	$2,198.18
2726888	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($547.51)	$2,199.70
2726889	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,481.75)	$1,265.46
2726890	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,486.43)	$1,260.78
2726891	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,134.01)	$1,613.20
2726892	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,130.28)	$1,616.93
2726893	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,066.68)	$1,680.53
2726894	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,173.37)	$1,573.84
2726895	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,118.76)	$1,628.45
2726896	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,521.82)	$1,225.39
2726897	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,404.09)	$1,343.12
2726898	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,320.83)	$1,426.37
2726899	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,237.89)	$1,509.32
2726900	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,090.87)	$1,656.34
2726901	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,379.87)	$1,037.68
2726902	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,222.65)	$1,194.89
2726903	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,166.40)	$1,251.14
2726904	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,373.53)	$1,044.01
2726905	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,253.38)	$1,164.16
2726906	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,101.86)	$1,315.68
2726907	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,417.97)	$999.58
2726908	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,444.64)	$972.90
2726909	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,141.14)	$1,276.41
2726910	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,311.97)	$1,105.58
2726911	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,435.93)	$981.62
2726912	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,096.73)	$1,320.81
2726913	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,260.87)	$1,156.67
2726914	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,037.81)	$1,379.74
2726915	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,146.28)	$1,271.26
2726916	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,453.90)	$963.65
2726866	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,152.70)	$1,594.51
2726917	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,339.37)	$1,407.84
2726918	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,132.06)	$1,615.15
2726919	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,309.95)	$1,437.26
2726920	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,161.64)	$1,585.57
2726921	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,353.34)	$1,393.87
2726922	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,089.96)	$1,657.25
2726867	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,312.19)	$1,105.35
2726923	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,100.93)	$1,316.62
2726924	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($132.35)	$2,285.20
2726868	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,177.00)	$1,240.54
2726925	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($259.39)	$2,158.15
2726926	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,123.29)	$1,294.25
2726927	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,263.86)	$1,153.68
2726928	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,122.32)	$1,295.23
2726929	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	$0.00	$2,417.54
2726870	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,127.74)	$1,289.81
2726964	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,100.89)	$1,316.65
2726965	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($848.31)	$1,569.24
2726966	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,211.87)	$1,205.68
2726967	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,277.90)	$1,139.65
2726968	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,175.26)	$1,242.28
2726869	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($899.25)	$1,518.29

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-1
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2726930	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,341.23)	$1,076.31
2726931	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,175.08)	$1,242.46
2726932	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($951.16)	$1,466.38
2726933	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($907.83)	$1,509.71
2726934	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,263.52)	$1,154.03
2726935	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,454.14)	$963.41
2726936	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($998.26)	$1,419.28
2726937	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,341.63)	$1,075.91
2726938	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,414.33)	$1,003.21
2726939	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,119.52)	$1,298.03
2726940	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,266.42)	$1,151.12
2726941	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,302.40)	$1,115.14
2726942	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,498.52)	$919.02
2726943	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($569.70)	$1,847.84
2726944	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,373.67)	$1,043.87
2726945	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,045.04)	$1,372.51
2726946	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,105.36)	$1,312.19
2726947	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,020.07)	$1,397.47
2726948	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,343.50)	$1,074.05
2726949	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($847.73)	$1,569.81
2726950	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,225.50)	$1,192.04
2726951	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,025.81)	$1,391.73
2726952	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,442.20)	$975.34
2726953	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,392.54)	$1,025.01
2726954	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,135.37)	$1,282.18
2726955	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,309.47)	$1,108.07
2726956	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($847.84)	$1,569.70
2726957	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,043.08)	$1,374.46
2726958	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,102.68)	$1,314.86
2726959	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,435.93)	$981.62
2726960	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,141.14)	$1,276.41
2726961	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,186.16)	$1,231.38
2726962	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,433.81)	$983.74
2726963	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,091.02)	$1,326.52
2726871	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,132.01)	$1,285.53
2726969	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,146.28)	$1,271.26
2726970	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,315.33)	$1,102.21
2726971	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($721.87)	$1,695.67
2726972	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,283.41)	$1,134.13
2726973	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,151.85)	$1,265.70
2726974	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($934.70)	$1,482.85
2726975	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($958.78)	$1,458.76
2726976	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,263.52)	$1,154.03
2726977	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,050.32)	$1,367.22
2726872	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,283.36)	$1,134.18
2726978	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,117.38)	$1,300.17
2726979	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,155.12)	$1,262.42
2726980	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,356.16)	$1,061.38
2726981	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,444.74)	$972.80
2726982	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,257.69)	$1,159.85
2726983	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,033.63)	$1,383.92
2726984	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,191.70)	$1,225.84
2732818	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,502.09)	$915.45
2732944	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,382.12)	$1,365.09
2732945	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,166.46)	$1,251.09
2732946	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,400.71)	$1,016.83
2732947	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,369.99)	$1,047.55
2732948	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,476.79)	$940.75
2732949	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,351.08)	$1,066.46
2732950	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,343.88)	$1,073.67
2732951	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,140.06)	$1,277.48
2732952	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,466.54)	$951.00
2732953	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,368.52)	$1,049.03
2732954	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,382.22)	$1,035.32
2732955	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,336.19)	$1,081.35
2732956	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2732957	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,221.13)	$1,196.42
2732958	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,357.10)	$1,060.44
2732959	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,111.86)	$1,305.68
2732960	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,563.17)	$854.38
2732961	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,334.42)	$1,083.12

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-1
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2732962	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,423.30)	$994.24
2732963	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,474.80)	$1,272.41
2732964	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,130.11)	$1,287.43
2732965	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,434.37)	$1,312.84
2732966	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,400.47)	$1,017.08
2732967	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,393.05)	$1,024.50
2732968	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,344.85)	$1,072.69
2732969	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,417.55)	$1,329.66
2732970	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,200.83)	$1,216.72
2732819	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,405.21)	$1,012.34
2732971	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,268.93)	$1,478.28
2732972	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,218.83)	$1,528.37
2732973	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,376.13)	$1,371.08
2732974	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,284.58)	$1,132.96
2732975	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,210.33)	$1,536.88
2732976	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,240.04)	$1,507.17
2732977	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,419.80)	$997.74
2732978	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2732979	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,386.25)	$1,031.29
2732980	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,440.83)	$976.71
2732981	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($875.06)	$1,542.49
2732982	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,357.87)	$1,059.67
2732983	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($689.37)	$1,728.18
2732984	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,495.95)	$921.60
2732985	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,380.42)	$1,037.12
2732986	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,502.09)	$915.45
2732987	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,365.22)	$1,052.33
2732988	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,435.23)	$982.31
2732989	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,487.32)	$930.23
2732990	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,369.99)	$1,047.55
2732991	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,397.64)	$1,349.57
2732992	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,423.33)	$1,323.88
2732993	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,314.14)	$1,433.07
2732994	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,454.76)	$1,292.45
2732995	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,407.63)	$1,339.57
2732996	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,388.99)	$1,358.22
2732997	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,347.12)	$1,400.09
2732998	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,468.30)	$1,278.91
2732999	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($718.02)	$1,699.52
2733000	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,353.12)	$1,064.43
2733001	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733002	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,409.64)	$1,007.90
2733003	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	$0.00	$2,747.21
2733004	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,468.30)	$949.25
2733005	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,414.13)	$1,003.42
2733006	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,433.34)	$1,313.87
2733007	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,287.88)	$1,459.33
2733008	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,424.21)	$993.34
2733009	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,351.12)	$1,066.42
2733010	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,381.43)	$1,365.78
2733011	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($726.62)	$1,690.93
2733012	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,286.45)	$1,131.09
2733013	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,330.05)	$1,417.16
2733014	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,409.93)	$1,337.28
2732817	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,320.40)	$1,426.81
2732931	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,410.46)	$1,336.74
2732932	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,336.92)	$1,410.28
2732933	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,231.02)	$1,516.19
2732934	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,021.07)	$1,726.13
2732935	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,387.84)	$1,359.36
2732936	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,204.85)	$1,542.35
2732937	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,421.38)	$996.17
2732938	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,245.23)	$1,501.98
2732939	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,313.18)	$1,434.03
2732940	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,324.98)	$1,092.56
2732941	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,311.27)	$1,435.94
2732942	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,343.94)	$1,403.26
2732943	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,167.19)	$1,250.35
2732820	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($1,322.77)	$1,094.78
2733017	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($1,431.03)	$1,316.18
2733018	60'	0.88	0.88	$26,347	$530.73	$1,653.65	$131.74	$101.43	($184.61)	$2,232.94

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-1
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2733019	70'	1.00	1.00	$29,940	$603.10	$1,879.14	$149.70	$115.26	($194.77)	$2,552.44
Total		**373.07**	**373.07**	**$11,169,837**	**$225,000.00**	**$701,051.72**	**$55,849.18**	**$43,000.00**	**($455,634.25)**	**$569,266.65**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

APPENDIX D-2
PHASE #1 TIRZ CALCULATION

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2733232	$39.09	$2,568.98	$2,529.89	($1,204.99)	($1,204.99)
2733251	$39.09	$2,544.74	$2,505.65	($1,193.44)	($1,193.44)
2733252	$39.09	$2,870.83	$2,831.74	($1,348.76)	($1,348.76)
2733253	$39.09	$1,613.82	$1,574.73	($750.05)	($750.05)
2733254	$39.09	$2,510.60	$2,471.51	($1,177.18)	($1,177.18)
2733255	$39.09	$2,612.25	$2,573.16	($1,225.60)	($1,225.60)
2733256	$39.09	$2,579.24	$2,540.15	($1,209.88)	($1,209.88)
2733257	$39.09	$2,987.78	$2,948.69	($1,404.46)	($1,404.46)
2733258	$39.09	$1,979.10	$1,940.01	($924.03)	($924.03)
2733259	$39.09	$2,554.20	$2,515.11	($1,197.95)	($1,197.95)
2733260	$39.09	$2,960.55	$2,921.46	($1,391.49)	($1,391.49)
2733261	$39.09	$2,441.72	$2,402.63	($1,144.37)	($1,144.37)
2733262	$39.09	$2,592.90	$2,553.81	($1,216.38)	($1,216.38)
2733234	$39.09	$2,606.94	$2,567.85	($1,223.07)	($1,223.07)
2733263	$39.09	$2,182.23	$2,143.14	($1,020.78)	($1,020.78)
2733264	$39.09	$2,554.20	$2,515.11	($1,197.95)	($1,197.95)
2733265	$39.09	$2,018.06	$1,978.97	($942.59)	($942.59)
2733266	$39.09	$2,490.35	$2,451.26	($1,167.54)	($1,167.54)
2733267	$39.09	$2,441.06	$2,401.97	($1,144.06)	($1,144.06)
2733268	$39.09	$2,411.08	$2,371.99	($1,129.78)	($1,129.78)
2733269	$39.09	$2,602.05	$2,562.96	($1,220.74)	($1,220.74)
2733270	$39.09	$2,329.66	$2,290.57	($1,091.00)	($1,091.00)
2733271	$39.09	$2,771.73	$2,732.64	($1,301.56)	($1,301.56)
2733272	$39.09	$2,401.01	$2,361.92	($1,124.98)	($1,124.98)
2733273	$39.09	$2,564.53	$2,525.44	($1,202.87)	($1,202.87)
2733274	$39.09	$2,584.59	$2,545.50	($1,212.42)	($1,212.42)
2733235	$39.09	$2,576.93	$2,537.84	($1,208.77)	($1,208.77)
2733275	$39.09	$1,985.45	$1,946.36	($927.05)	($927.05)
2733276	$39.09	$2,141.31	$2,102.22	($1,001.29)	($1,001.29)
2733277	$39.09	$2,483.25	$2,444.16	($1,164.16)	($1,164.16)
2733278	$39.09	$1,979.10	$1,940.01	($924.03)	($924.03)
2733279	$39.09	$2,580.28	$2,541.19	($1,210.37)	($1,210.37)
2733280	$39.09	$2,561.60	$2,522.51	($1,201.47)	($1,201.47)
2733281	$39.09	$2,145.66	$2,106.57	($1,003.36)	($1,003.36)
2733282	$39.09	$1,592.67	$1,553.58	($739.97)	($739.97)
2733283	$39.09	$2,692.66	$2,653.57	($1,263.90)	($1,263.90)
2733284	$39.09	$2,490.35	$2,451.26	($1,167.54)	($1,167.54)
2733285	$39.09	$2,377.39	$2,338.30	($1,113.73)	($1,113.73)
2733286	$39.09	$1,961.19	$1,922.10	($915.50)	($915.50)
2733287	$39.09	$2,663.88	$2,624.79	($1,250.19)	($1,250.19)
2733288	$39.09	$2,528.40	$2,489.31	($1,185.66)	($1,185.66)
2733289	$39.09	$1,945.10	$1,906.01	($907.83)	($907.83)
2733290	$39.09	$2,354.06	$2,314.97	($1,102.62)	($1,102.62)
2733291	$39.09	$2,552.21	$2,513.12	($1,197.00)	($1,197.00)
2733292	$39.09	$2,122.30	$2,083.21	($992.23)	($992.23)
2733293	$39.09	$2,272.05	$2,232.96	($1,063.56)	($1,063.56)
2733294	$39.09	$2,426.34	$2,387.25	($1,137.05)	($1,137.05)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2733295	$39.09	$0.00	$0.00	$0.00	$0.00
2733296	$39.09	$2,370.94	$2,331.85	($1,110.66)	($1,110.66)
2733297	$39.09	$2,583.30	$2,544.21	($1,211.81)	($1,211.81)
2733298	$39.09	$2,792.85	$2,753.76	($1,311.62)	($1,311.62)
2733299	$39.09	$2,180.10	$2,141.01	($1,019.76)	($1,019.76)
2733300	$39.09	$2,539.85	$2,500.76	($1,191.11)	($1,191.11)
2733301	$39.09	$2,278.27	$2,239.18	($1,066.52)	($1,066.52)
2733302	$39.09	$2,515.62	$2,476.53	($1,179.57)	($1,179.57)
2733303	$39.09	$2,400.50	$2,361.41	($1,124.74)	($1,124.74)
2733304	$39.09	$2,204.89	$2,165.80	($1,031.57)	($1,031.57)
2733305	$39.09	$2,749.60	$2,710.51	($1,291.02)	($1,291.02)
2733236	$39.09	$1,641.98	$1,602.89	($763.46)	($763.46)
2733306	$39.09	$405.34	$366.25	($174.45)	($174.45)
2733307	$39.09	$501.84	$462.75	($220.41)	($220.41)
2733308	$39.09	$2,608.13	$2,569.04	($1,223.64)	($1,223.64)
2733309	$39.09	$3,270.80	$3,231.71	($1,539.27)	($1,539.27)
2733310	$39.09	$2,829.74	$2,790.65	($1,329.19)	($1,329.19)
2733311	$39.09	$2,337.52	$2,298.43	($1,094.74)	($1,094.74)
2733312	$39.09	$2,830.91	$2,791.82	($1,329.75)	($1,329.75)
2733313	$39.09	$2,914.03	$2,874.94	($1,369.34)	($1,369.34)
2733314	$39.09	$3,154.40	$3,115.31	($1,483.82)	($1,483.82)
2733315	$39.09	$2,451.00	$2,411.91	($1,148.79)	($1,148.79)
2733316	$39.09	$2,432.66	$2,393.57	($1,140.06)	($1,140.06)
2733317	$39.09	$1,814.57	$1,775.48	($845.66)	($845.66)
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	$1,183.98	$1,144.89	($545.31)	($545.31)
2733323	$39.09	$1,494.10	$1,455.01	($693.02)	($693.02)
2733324	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733325	$39.09	$2,483.25	$2,444.16	($1,164.16)	($1,164.16)
2733326	$39.09	$0.00	$0.00	$0.00	$0.00
2733327	$39.09	$2,812.20	$2,773.11	($1,320.83)	($1,320.83)
2733328	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733329	$39.09	$0.00	$0.00	$0.00	$0.00
2733330	$39.09	$2,474.50	$2,435.41	($1,159.99)	($1,159.99)
2733331	$39.09	$1,866.23	$1,827.14	($870.27)	($870.27)
2733332	$39.09	$549.64	$510.55	($243.18)	($243.18)
2733333	$39.09	$2,999.25	$2,960.16	($1,409.93)	($1,409.93)
2733334	$39.09	$1,840.11	$1,801.02	($857.83)	($857.83)
2733335	$39.09	$0.00	$0.00	$0.00	$0.00
2733336	$39.09	$1,618.08	$1,578.99	($752.07)	($752.07)
2733337	$39.09	$0.00	$0.00	$0.00	$0.00
2733237	$39.09	$3,017.14	$2,978.05	($1,418.45)	($1,418.45)
2733338	$39.09	$2,427.42	$2,388.33	($1,137.56)	($1,137.56)
2733339	$39.09	$0.00	$0.00	$0.00	$0.00

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2733340	$39.09	$0.00	$0.00	$0.00	$0.00
2733341	$39.09	$0.00	$0.00	$0.00	$0.00
2733342	$39.09	$0.00	$0.00	$0.00	$0.00
2733343	$39.09	$0.00	$0.00	$0.00	$0.00
2733344	$39.09	$2,771.60	$2,732.51	($1,301.50)	($1,301.50)
2733345	$39.09	$2,810.66	$2,771.57	($1,320.10)	($1,320.10)
2733346	$39.09	$0.00	$0.00	$0.00	$0.00
2733347	$39.09	$2,613.28	$2,574.19	($1,226.09)	($1,226.09)
2733348	$39.09	$2,857.35	$2,818.26	($1,342.34)	($1,342.34)
2733349	$39.09	$1,447.51	$1,408.42	($670.83)	($670.83)
2733350	$39.09	$2,801.94	$2,762.85	($1,315.95)	($1,315.95)
2733351	$39.09	$2,893.53	$2,854.44	($1,359.57)	($1,359.57)
2733352	$39.09	$2,833.12	$2,794.03	($1,330.80)	($1,330.80)
2733353	$39.09	$2,840.73	$2,801.64	($1,334.42)	($1,334.42)
2733354	$39.09	$1,249.69	$1,210.60	($576.61)	($576.61)
2733355	$39.09	$0.00	$0.00	$0.00	$0.00
2733356	$39.09	$1,309.56	$1,270.47	($605.13)	($605.13)
2733357	$39.09	$0.00	$0.00	$0.00	$0.00
2733358	$39.09	$0.00	$0.00	$0.00	$0.00
2733238	$39.09	$424.64	$385.55	($183.64)	($183.64)
2733359	$39.09	$2,766.68	$2,727.59	($1,299.15)	($1,299.15)
2733360	$39.09	$2,773.79	$2,734.70	($1,302.54)	($1,302.54)
2733361	$39.09	$2,091.22	$2,052.13	($977.43)	PREPAID
2733362	$39.09	$2,603.08	$2,563.99	($1,221.23)	($1,221.23)
2733363	$39.09	$2,517.19	$2,478.10	($1,180.32)	($1,180.32)
2733364	$39.09	$549.64	$510.55	($243.18)	($243.18)
2733365	$39.09	$3,277.37	$3,238.28	($1,542.39)	($1,542.39)
2733366	$39.09	$0.00	$0.00	$0.00	$0.00
2733367	$39.09	$0.00	$0.00	$0.00	$0.00
2733368	$39.09	$3,150.18	$3,111.09	($1,481.81)	($1,481.81)
2733369	$39.09	$2,940.89	$2,901.80	($1,382.13)	($1,382.13)
2733370	$39.09	$3,075.31	$3,036.22	($1,446.15)	($1,446.15)
2733371	$39.09	$2,910.18	$2,871.09	($1,367.50)	($1,367.50)
2733372	$39.09	$2,533.42	$2,494.33	($1,188.05)	($1,188.05)
2733373	$39.09	$2,470.37	$2,431.28	($1,158.02)	($1,158.02)
2733374	$39.09	$2,951.52	$2,912.43	($1,387.19)	($1,387.19)
2733375	$39.09	$2,853.10	$2,814.01	($1,340.31)	($1,340.31)
2733376	$39.09	$3,159.98	$3,120.89	($1,486.48)	($1,486.48)
2733377	$39.09	$2,461.97	$2,422.88	($1,154.02)	($1,154.02)
2733378	$39.09	$2,960.55	$2,921.46	($1,391.49)	($1,391.49)
2733379	$39.09	$525.74	$486.65	($231.79)	($231.79)
2733380	$39.09	$1,661.47	$1,622.38	($772.74)	($772.74)
2733381	$39.09	$2,766.44	$2,727.35	($1,299.04)	($1,299.04)
2733382	$39.09	$2,447.83	$2,408.74	($1,147.28)	($1,147.28)
2733239	$39.09	$2,380.88	$2,341.79	($1,115.40)	($1,115.40)
2733383	$39.09	$2,552.21	$2,513.12	($1,197.00)	($1,197.00)
2733384	$39.09	$2,424.35	$2,385.26	($1,136.10)	($1,136.10)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2733385	$39.09	$1,914.80	$1,875.71	($893.40)	($893.40)
2733386	$39.09	$1,966.52	$1,927.43	($918.04)	($918.04)
2733387	$39.09	$2,534.85	$2,495.76	($1,188.73)	($1,188.73)
2733388	$39.09	$2,809.06	$2,769.97	($1,319.34)	($1,319.34)
2733389	$39.09	$2,383.56	$2,344.47	($1,116.67)	($1,116.67)
2733390	$39.09	$2,592.90	$2,553.81	($1,216.38)	($1,216.38)
2733391	$39.09	$1,994.28	$1,955.19	($931.26)	($931.26)
2733392	$39.09	$2,502.71	$2,463.62	($1,173.42)	($1,173.42)
2733393	$39.09	$2,534.81	$2,495.72	($1,188.71)	($1,188.71)
2733394	$39.09	$2,579.97	$2,540.88	($1,210.22)	($1,210.22)
2733395	$39.09	$2,338.02	$2,298.93	($1,094.98)	($1,094.98)
2733396	$39.09	$2,427.66	$2,388.57	($1,137.68)	($1,137.68)
2733397	$39.09	$2,528.40	$2,489.31	($1,185.66)	($1,185.66)
2733398	$39.09	$2,353.76	$2,314.67	($1,102.48)	($1,102.48)
2733399	$39.09	$2,613.44	$2,574.35	($1,226.16)	($1,226.16)
2733240	$39.09	$2,241.47	$2,202.38	($1,049.00)	($1,049.00)
2733400	$39.09	$1,973.63	$1,934.54	($921.42)	($921.42)
2733401	$39.09	$2,091.14	$2,052.05	($977.39)	PREPAID
2733402	$39.09	$1,270.95	$1,231.86	($586.74)	($586.74)
2733403	$39.09	$1,972.56	$1,933.47	($920.91)	($920.91)
2733404	$39.09	$2,521.50	$2,482.41	($1,182.37)	($1,182.37)
2733405	$39.09	$2,463.90	$2,424.81	($1,154.94)	($1,154.94)
2733406	$39.09	$2,102.70	$2,063.61	($982.90)	($982.90)
2733407	$39.09	$2,342.32	$2,303.23	($1,097.03)	($1,097.03)
2733408	$39.09	$2,522.96	$2,483.87	($1,183.07)	($1,183.07)
2733409	$39.09	$1,951.30	$1,912.21	($910.79)	($910.79)
2733410	$39.09	$2,020.35	$1,981.26	($943.68)	($943.68)
2733411	$39.09	$2,643.99	$2,604.90	($1,240.72)	($1,240.72)
2733412	$39.09	$2,702.55	$2,663.46	($1,268.61)	($1,268.61)
2733413	$39.09	$2,503.37	$2,464.28	($1,173.74)	($1,173.74)
2733414	$39.09	$2,817.00	$2,777.91	($1,323.12)	($1,323.12)
2733415	$39.09	$2,635.73	$2,596.64	($1,236.78)	($1,236.78)
2733416	$39.09	$2,131.74	$2,092.65	($996.73)	($996.73)
2733417	$39.09	$2,357.06	$2,317.97	($1,104.05)	($1,104.05)
2733418	$39.09	$2,431.65	$2,392.56	($1,139.58)	($1,139.58)
2733419	$39.09	$2,841.42	$2,802.33	($1,334.75)	($1,334.75)
2733420	$39.09	$2,469.06	$2,429.97	($1,157.40)	($1,157.40)
2733421	$39.09	$2,705.13	$2,666.04	($1,269.84)	($1,269.84)
2733422	$39.09	$2,288.70	$2,249.61	($1,071.49)	($1,071.49)
2733423	$39.09	$2,696.37	$2,657.28	($1,265.66)	($1,265.66)
2733424	$39.09	$2,380.61	$2,341.52	($1,115.27)	($1,115.27)
2733425	$39.09	$2,372.26	$2,333.17	($1,111.29)	($1,111.29)
2733426	$39.09	$2,475.04	$2,435.95	($1,160.24)	($1,160.24)
2733427	$39.09	$2,734.28	$2,695.19	($1,283.72)	($1,283.72)
2733428	$39.09	$2,551.37	$2,512.28	($1,196.60)	($1,196.60)
2733429	$39.09	$1,968.31	$1,929.22	($918.89)	($918.89)
2733430	$39.09	$2,000.79	$1,961.70	($934.36)	($934.36)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2733431	$39.09	$2,141.31	$2,102.22	($1,001.29)	($1,001.29)
2733432	$39.09	$1,951.80	$1,912.71	($911.03)	($911.03)
2733433	$39.09	$2,392.95	$2,353.86	($1,121.15)	($1,121.15)
2733434	$39.09	$2,483.25	$2,444.16	($1,164.16)	($1,164.16)
2733435	$39.09	$1,984.28	$1,945.19	($926.50)	($926.50)
2733436	$39.09	$2,374.23	$2,335.14	($1,112.23)	($1,112.23)
2733437	$39.09	$1,085.28	$1,046.19	($498.30)	($498.30)
2733438	$39.09	$2,515.08	$2,475.99	($1,179.32)	($1,179.32)
2733439	$39.09	$2,403.06	$2,363.97	($1,125.96)	($1,125.96)
2733440	$39.09	$2,150.31	$2,111.22	($1,005.58)	($1,005.58)
2733441	$39.09	$2,706.64	$2,667.55	($1,270.56)	($1,270.56)
2733442	$39.09	$2,031.16	$1,992.07	($948.82)	($948.82)
2733443	$39.09	$2,982.16	$2,943.07	($1,401.79)	($1,401.79)
2733444	$39.09	$2,526.04	$2,486.95	($1,184.54)	($1,184.54)
2733445	$39.09	$1,211.87	$1,172.78	($558.60)	($558.60)
2733446	$39.09	$2,149.95	$2,110.86	($1,005.40)	($1,005.40)
2733447	$39.09	$2,223.10	$2,184.01	($1,040.25)	($1,040.25)
2733448	$39.09	$2,412.30	$2,373.21	($1,130.36)	($1,130.36)
2733449	$39.09	$2,547.75	$2,508.66	($1,194.88)	($1,194.88)
2733450	$39.09	$2,845.59	$2,806.50	($1,336.74)	($1,336.74)
2733451	$39.09	$1,301.02	$1,261.93	($601.06)	($601.06)
2733452	$39.09	$2,248.97	$2,209.88	($1,052.57)	($1,052.57)
2733453	$39.09	$2,405.85	$2,366.76	($1,127.29)	($1,127.29)
2733454	$39.09	$2,521.95	$2,482.86	($1,182.59)	($1,182.59)
2726852	$39.09	$3,091.03	$3,051.94	($1,453.64)	($1,453.64)
2726853	$39.09	$2,393.89	$2,354.80	($1,121.59)	($1,121.59)
2726854	$39.09	$0.00	$0.00	$0.00	$0.00
2726855	$39.09	$1,946.26	$1,907.17	($908.39)	($908.39)
2726856	$39.09	$2,596.83	$2,557.74	($1,218.25)	($1,218.25)
2726857	$39.09	$2,007.80	$1,968.71	($937.70)	($937.70)
2726858	$39.09	$677.25	$638.16	($303.96)	($303.96)
2726859	$39.09	$709.50	$670.41	($319.32)	($319.32)
2726860	$39.09	$2,304.20	$2,265.11	($1,078.87)	($1,078.87)
2726865	$39.09	$1,237.51	$1,198.42	($570.81)	($570.81)
2726878	$39.09	$1,156.78	$1,117.69	($532.36)	($532.36)
2726879	$39.09	$1,342.69	$1,303.60	($620.91)	($620.91)
2726880	$39.09	$1,409.13	$1,370.04	($652.55)	($652.55)
2726881	$39.09	$1,134.67	$1,095.58	($521.83)	($521.83)
2726882	$39.09	$1,309.31	$1,270.22	($605.01)	($605.01)
2726883	$39.09	$2,006.25	$1,967.16	($936.96)	($936.96)
2726884	$39.09	$1,157.49	$1,118.40	($532.70)	($532.70)
2726885	$39.09	$786.64	$747.55	($356.06)	($356.06)
2726886	$39.09	$752.57	$713.48	($339.83)	($339.83)
2726887	$39.09	$1,191.79	$1,152.70	($549.03)	($549.03)
2726888	$39.09	$1,188.59	$1,149.50	($547.51)	($547.51)
2726889	$39.09	$3,150.04	$3,110.95	($1,481.75)	($1,481.75)
2726890	$39.09	$3,159.87	$3,120.78	($1,486.43)	($1,486.43)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2726891	$39.09	$2,419.96	$2,380.87	($1,134.01)	($1,134.01)
2726892	$39.09	$2,412.13	$2,373.04	($1,130.28)	($1,130.28)
2726893	$39.09	$2,278.60	$2,239.51	($1,066.68)	($1,066.68)
2726894	$39.09	$2,502.60	$2,463.51	($1,173.37)	($1,173.37)
2726895	$39.09	$2,387.94	$2,348.85	($1,118.76)	($1,118.76)
2726896	$39.09	$3,234.17	$3,195.08	($1,521.82)	($1,521.82)
2726897	$39.09	$2,987.00	$2,947.91	($1,404.09)	($1,404.09)
2726898	$39.09	$2,812.20	$2,773.11	($1,320.83)	($1,320.83)
2726899	$39.09	$2,638.05	$2,598.96	($1,237.89)	($1,237.89)
2726900	$39.09	$2,329.39	$2,290.30	($1,090.87)	($1,090.87)
2726901	$39.09	$2,936.14	$2,897.05	($1,379.87)	($1,379.87)
2726902	$39.09	$2,606.06	$2,566.97	($1,222.65)	($1,222.65)
2726903	$39.09	$2,487.96	$2,448.87	($1,166.40)	($1,166.40)
2726904	$39.09	$2,922.84	$2,883.75	($1,373.53)	($1,373.53)
2726905	$39.09	$2,670.58	$2,631.49	($1,253.38)	($1,253.38)
2726906	$39.09	$2,352.46	$2,313.37	($1,101.86)	($1,101.86)
2726907	$39.09	$3,016.13	$2,977.04	($1,417.97)	($1,417.97)
2726908	$39.09	$3,072.14	$3,033.05	($1,444.64)	($1,444.64)
2726909	$39.09	$2,434.92	$2,395.83	($1,141.14)	($1,141.14)
2726910	$39.09	$2,793.58	$2,754.49	($1,311.97)	($1,311.97)
2726911	$39.09	$3,053.84	$3,014.75	($1,435.93)	($1,435.93)
2726912	$39.09	$2,341.69	$2,302.60	($1,096.73)	($1,096.73)
2726913	$39.09	$2,686.31	$2,647.22	($1,260.87)	($1,260.87)
2726914	$39.09	$2,217.98	$2,178.89	($1,037.81)	($1,037.81)
2726915	$39.09	$2,445.72	$2,406.63	($1,146.28)	($1,146.28)
2726916	$39.09	$3,091.57	$3,052.48	($1,453.90)	($1,453.90)
2726866	$39.09	$2,459.20	$2,420.11	($1,152.70)	($1,152.70)
2726917	$39.09	$2,851.12	$2,812.03	($1,339.37)	($1,339.37)
2726918	$39.09	$2,415.87	$2,376.78	($1,132.06)	($1,132.06)
2726919	$39.09	$2,789.35	$2,750.26	($1,309.95)	($1,309.95)
2726920	$39.09	$2,477.97	$2,438.88	($1,161.64)	($1,161.64)
2726921	$39.09	$2,880.45	$2,841.36	($1,353.34)	($1,353.34)
2726922	$39.09	$2,327.47	$2,288.38	($1,089.96)	($1,089.96)
2726867	$39.09	$2,794.06	$2,754.97	($1,312.19)	($1,312.19)
2726923	$39.09	$2,350.50	$2,311.41	($1,100.93)	($1,100.93)
2726924	$39.09	$316.95	$277.86	($132.35)	($132.35)
2726868	$39.09	$2,510.22	$2,471.13	($1,177.00)	($1,177.00)
2726925	$39.09	$583.69	$544.60	($259.39)	($259.39)
2726926	$39.09	$2,397.45	$2,358.36	($1,123.29)	($1,123.29)
2726927	$39.09	$2,692.59	$2,653.50	($1,263.86)	($1,263.86)
2726928	$39.09	$2,395.41	$2,356.32	($1,122.32)	($1,122.32)
2726929	$39.09	$0.00	$0.00	$0.00	$0.00
2726870	$39.09	$2,406.79	$2,367.70	($1,127.74)	($1,127.74)
2726964	$39.09	$2,350.43	$2,311.34	($1,100.89)	($1,100.89)
2726965	$39.09	$1,820.12	$1,781.03	($848.31)	($848.31)
2726966	$39.09	$2,583.42	$2,544.33	($1,211.87)	($1,211.87)
2726967	$39.09	$2,722.05	$2,682.96	($1,277.90)	($1,277.90)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2726968	$39.09	$2,506.57	$2,467.48	($1,175.26)	($1,175.26)
2726869	$39.09	$1,927.08	$1,887.99	($899.25)	($899.25)
2726930	$39.09	$2,855.03	$2,815.94	($1,341.23)	($1,341.23)
2726931	$39.09	$2,506.19	$2,467.10	($1,175.08)	($1,175.08)
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	$2,691.86	$2,652.77	($1,263.52)	($1,263.52)
2726935	$39.09	$3,092.07	$3,052.98	($1,454.14)	($1,454.14)
2726936	$39.09	$2,134.95	$2,095.86	($998.26)	($998.26)
2726937	$39.09	$2,855.86	$2,816.77	($1,341.63)	($1,341.63)
2726938	$39.09	$3,008.50	$2,969.41	($1,414.33)	($1,414.33)
2726939	$39.09	$2,389.53	$2,350.44	($1,119.52)	($1,119.52)
2726940	$39.09	$2,697.96	$2,658.87	($1,266.42)	($1,266.42)
2726941	$39.09	$2,773.50	$2,734.41	($1,302.40)	($1,302.40)
2726942	$39.09	$3,185.26	$3,146.17	($1,498.52)	($1,498.52)
2726943	$39.09	$1,235.19	$1,196.10	($569.70)	($569.70)
2726944	$39.09	$2,923.14	$2,884.05	($1,373.67)	($1,373.67)
2726945	$39.09	$2,233.16	$2,194.07	($1,045.04)	($1,045.04)
2726946	$39.09	$2,359.80	$2,320.71	($1,105.36)	($1,105.36)
2726947	$39.09	$2,180.75	$2,141.66	($1,020.07)	($1,020.07)
2726948	$39.09	$2,859.78	$2,820.69	($1,343.50)	($1,343.50)
2726949	$39.09	$1,818.92	$1,779.83	($847.73)	($847.73)
2726950	$39.09	$2,612.05	$2,572.96	($1,225.50)	($1,225.50)
2726951	$39.09	$2,192.79	$2,153.70	($1,025.81)	($1,025.81)
2726952	$39.09	$3,067.02	$3,027.93	($1,442.20)	($1,442.20)
2726953	$39.09	$2,962.74	$2,923.65	($1,392.54)	($1,392.54)
2726954	$39.09	$2,422.81	$2,383.72	($1,135.37)	($1,135.37)
2726955	$39.09	$2,788.34	$2,749.25	($1,309.47)	($1,309.47)
2726956	$39.09	$1,819.14	$1,780.05	($847.84)	($847.84)
2726957	$39.09	$2,229.06	$2,189.97	($1,043.08)	($1,043.08)
2726958	$39.09	$2,354.19	$2,315.10	($1,102.68)	($1,102.68)
2726959	$39.09	$3,053.84	$3,014.75	($1,435.93)	($1,435.93)
2726960	$39.09	$2,434.92	$2,395.83	($1,141.14)	($1,141.14)
2726961	$39.09	$2,529.46	$2,490.37	($1,186.16)	($1,186.16)
2726962	$39.09	$3,049.39	$3,010.30	($1,433.81)	($1,433.81)
2726963	$39.09	$2,329.71	$2,290.62	($1,091.02)	($1,091.02)
2726871	$39.09	$2,415.77	$2,376.68	($1,132.01)	($1,132.01)
2726969	$39.09	$2,445.72	$2,406.63	($1,146.28)	($1,146.28)
2726970	$39.09	$2,800.65	$2,761.56	($1,315.33)	($1,315.33)
2726971	$39.09	$1,554.67	$1,515.58	($721.87)	($721.87)
2726972	$39.09	$2,733.63	$2,694.54	($1,283.41)	($1,283.41)
2726973	$39.09	$2,457.41	$2,418.32	($1,151.85)	($1,151.85)
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	$2,691.86	$2,652.77	($1,263.52)	($1,263.52)
2726977	$39.09	$2,244.26	$2,205.17	($1,050.32)	($1,050.32)
2726872	$39.09	$2,733.52	$2,694.43	($1,283.36)	($1,283.36)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2726978	$39.09	$2,385.04	$2,345.95	($1,117.38)	($1,117.38)
2726979	$39.09	$2,464.29	$2,425.20	($1,155.12)	($1,155.12)
2726980	$39.09	$2,886.37	$2,847.28	($1,356.16)	($1,356.16)
2726981	$39.09	$3,072.35	$3,033.26	($1,444.74)	($1,444.74)
2726982	$39.09	$2,679.63	$2,640.54	($1,257.69)	($1,257.69)
2726983	$39.09	$2,209.20	$2,170.11	($1,033.63)	($1,033.63)
2726984	$39.09	$2,541.08	$2,501.99	($1,191.70)	($1,191.70)
2732818	$39.09	$3,192.75	$3,153.66	($1,502.09)	($1,502.09)
2732944	$39.09	$2,940.87	$2,901.78	($1,382.12)	($1,382.12)
2732945	$39.09	$2,488.08	$2,448.99	($1,166.46)	($1,166.46)
2732946	$39.09	$2,979.90	$2,940.81	($1,400.71)	($1,400.71)
2732947	$39.09	$2,915.40	$2,876.31	($1,369.99)	($1,369.99)
2732948	$39.09	$3,139.63	$3,100.54	($1,476.79)	($1,476.79)
2732949	$39.09	$2,875.71	$2,836.62	($1,351.08)	($1,351.08)
2732950	$39.09	$2,860.58	$2,821.49	($1,343.88)	($1,343.88)
2732951	$39.09	$2,432.67	$2,393.58	($1,140.06)	($1,140.06)
2732952	$39.09	$3,118.12	$3,079.03	($1,466.54)	($1,466.54)
2732953	$39.09	$2,912.31	$2,873.22	($1,368.52)	($1,368.52)
2732954	$39.09	$2,941.08	$2,901.99	($1,382.22)	($1,382.22)
2732955	$39.09	$2,844.45	$2,805.36	($1,336.19)	($1,336.19)
2732956	$39.09	$0.00	$0.00	$0.00	$0.00
2732957	$39.09	$2,602.86	$2,563.77	($1,221.13)	($1,221.13)
2732958	$39.09	$2,888.34	$2,849.25	($1,357.10)	($1,357.10)
2732959	$39.09	$2,373.46	$2,334.37	($1,111.86)	($1,111.86)
2732960	$39.09	$3,320.98	$3,281.89	($1,563.17)	($1,563.17)
2732961	$39.09	$2,840.73	$2,801.64	($1,334.42)	($1,334.42)
2732962	$39.09	$3,027.33	$2,988.24	($1,423.30)	($1,423.30)
2732963	$39.09	$3,135.45	$3,096.36	($1,474.80)	($1,474.80)
2732964	$39.09	$2,411.78	$2,372.69	($1,130.11)	($1,130.11)
2732965	$39.09	$3,050.57	$3,011.48	($1,434.37)	($1,434.37)
2732966	$39.09	$2,979.39	$2,940.30	($1,400.47)	($1,400.47)
2732967	$39.09	$2,963.81	$2,924.72	($1,393.05)	($1,393.05)
2732968	$39.09	$2,862.62	$2,823.53	($1,344.85)	($1,344.85)
2732969	$39.09	$3,015.25	$2,976.16	($1,417.55)	($1,417.55)
2732970	$39.09	$2,560.24	$2,521.15	($1,200.83)	($1,200.83)
2732819	$39.09	$2,989.34	$2,950.25	($1,405.21)	($1,405.21)
2732971	$39.09	$2,703.23	$2,664.14	($1,268.93)	($1,268.93)
2732972	$39.09	$2,598.05	$2,558.96	($1,218.83)	($1,218.83)
2732973	$39.09	$2,928.30	$2,889.21	($1,376.13)	($1,376.13)
2732974	$39.09	$2,736.09	$2,697.00	($1,284.58)	($1,284.58)
2732975	$39.09	$2,580.19	$2,541.10	($1,210.33)	($1,210.33)
2732976	$39.09	$2,642.57	$2,603.48	($1,240.04)	($1,240.04)
2732977	$39.09	$3,019.99	$2,980.90	($1,419.80)	($1,419.80)
2732978	$0.00	$0.00	$0.00	$0.00	$0.00
2732979	$39.09	$2,949.54	$2,910.45	($1,386.25)	($1,386.25)
2732980	$0.00	$3,025.05	$3,025.05	($1,440.83)	($1,440.83)
2732981	$39.09	$1,876.28	$1,837.19	($875.06)	($875.06)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2732982	$39.09	$2,889.96	$2,850.87	($1,357.87)	($1,357.87)
2732983	$39.09	$1,486.42	$1,447.33	($689.37)	($689.37)
2732984	$39.09	$3,179.85	$3,140.76	($1,495.95)	($1,495.95)
2732985	$39.09	$2,937.30	$2,898.21	($1,380.42)	($1,380.42)
2732986	$39.09	$3,192.75	$3,153.66	($1,502.09)	($1,502.09)
2732987	$39.09	$2,905.38	$2,866.29	($1,365.22)	($1,365.22)
2732988	$39.09	$3,052.38	$3,013.29	($1,435.23)	($1,435.23)
2732989	$39.09	$3,161.73	$3,122.64	($1,487.32)	($1,487.32)
2732990	$39.09	$2,915.40	$2,876.31	($1,369.99)	($1,369.99)
2732991	$39.09	$2,973.45	$2,934.36	($1,397.64)	($1,397.64)
2732992	$39.09	$3,027.39	$2,988.30	($1,423.33)	($1,423.33)
2732993	$39.09	$2,798.15	$2,759.06	($1,314.14)	($1,314.14)
2732994	$39.09	$3,093.37	$3,054.28	($1,454.76)	($1,454.76)
2732995	$39.09	$2,994.44	$2,955.35	($1,407.63)	($1,407.63)
2732996	$39.09	$2,955.29	$2,916.20	($1,388.99)	($1,388.99)
2732997	$39.09	$2,867.39	$2,828.30	($1,347.12)	($1,347.12)
2732998	$39.09	$3,121.80	$3,082.71	($1,468.30)	($1,468.30)
2732999	$39.09	$1,546.58	$1,507.49	($718.02)	($718.02)
2733000	$39.09	$2,879.98	$2,840.89	($1,353.12)	($1,353.12)
2733001	$39.09	$0.00	$0.00	$0.00	$0.00
2733002	$39.09	$2,998.66	$2,959.57	($1,409.64)	($1,409.64)
2733003	$39.09	$0.00	$0.00	$0.00	$0.00
2733004	$39.09	$3,121.80	$3,082.71	($1,468.30)	($1,468.30)
2733005	$39.09	$3,008.07	$2,968.98	($1,414.13)	($1,414.13)
2733006	$39.09	$3,048.41	$3,009.32	($1,433.34)	($1,433.34)
2733007	$39.09	$2,743.01	$2,703.92	($1,287.88)	($1,287.88)
2733008	$39.09	$3,029.23	$2,990.14	($1,424.21)	($1,424.21)
2733009	$39.09	$2,875.79	$2,836.70	($1,351.12)	($1,351.12)
2733010	$39.09	$2,939.42	$2,900.33	($1,381.43)	($1,381.43)
2733011	$39.09	$1,564.63	$1,525.54	($726.62)	($726.62)
2733012	$39.09	$2,740.02	$2,700.93	($1,286.45)	($1,286.45)
2733013	$39.09	$2,831.55	$2,792.46	($1,330.05)	($1,330.05)
2733014	$39.09	$2,999.25	$2,960.16	($1,409.93)	($1,409.93)
2732817	$39.09	$2,811.29	$2,772.20	($1,320.40)	($1,320.40)
2732931	$39.09	$3,000.38	$2,961.29	($1,410.46)	($1,410.46)
2732932	$39.09	$2,845.98	$2,806.89	($1,336.92)	($1,336.92)
2732933	$39.09	$2,623.63	$2,584.54	($1,231.02)	($1,231.02)
2732934	$39.09	$2,182.85	$2,143.76	($1,021.07)	($1,021.07)
2732935	$39.09	$2,952.89	$2,913.80	($1,387.84)	($1,387.84)
2732936	$39.09	$2,568.70	$2,529.61	($1,204.85)	($1,204.85)
2732937	$39.09	$3,023.29	$2,984.20	($1,421.38)	($1,421.38)
2732938	$39.09	$2,653.46	$2,614.37	($1,245.23)	($1,245.23)
2732939	$39.09	$2,796.13	$2,757.04	($1,313.18)	($1,313.18)
2732940	$39.09	$2,820.91	$2,781.82	($1,324.98)	($1,324.98)
2732941	$39.09	$2,792.11	$2,753.02	($1,311.27)	($1,311.27)
2732942	$39.09	$2,860.72	$2,821.63	($1,343.94)	($1,343.94)
2732943	$39.09	$2,489.62	$2,450.53	($1,167.19)	($1,167.19)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2732820	$39.09	$2,816.26	$2,777.17	($1,322.77)	($1,322.77)
2733017	$39.09	$3,043.56	$3,004.47	($1,431.03)	($1,431.03)
2733018	$39.09	$426.67	$387.58	($184.61)	($184.61)
2733019	$39.09	$448.00	$408.91	($194.77)	($194.77)
Total	**$16,611.69**	**$976,506.98**	**$960,716.10**	**($457,589.08)**	**($455,634.25)**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

APPENDIX E-1
PHASES #2-3 MAJOR IMPROVEMENT ASSESSMENT ROLL – 2022-23

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2022-23

Parcel	Phase	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installmen
775446	Phase 3	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775445	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	$0.00	$1,218.43
775444	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($176.71)	$1,041.72
775443	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($182.01)	$1,036.42
775442	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.62)	$1,065.81
775441	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($158.16)	$1,060.27
775440	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($159.85)	$1,058.58
775439	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($164.18)	$1,054.25
775438	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.55)	$1,063.88
775437	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($199.83)	$1,018.60
775436	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($175.02)	$1,043.41
775435	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($181.05)	$1,037.38
775434	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($202.24)	$1,016.19
775433	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($207.06)	$1,011.37
775432	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.14)	$1,066.29
775431	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.14)	$1,066.29
775430	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($178.39)	$1,040.03
775429	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($182.73)	$1,035.70
775428	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.14)	$1,066.29
775427	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($188.03)	$1,030.40
775426	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($159.61)	$1,058.82
775425	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($164.18)	$1,054.25
775424	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.14)	$1,066.29
775423	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.62)	$1,065.81
775422	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.62)	$1,065.81
775421	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.62)	$1,065.81
775420	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.62)	$1,065.81
775419	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.62)	$1,065.81
775418	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($160.33)	$1,058.10
775417	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.62)	$1,065.81
775416	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.38)	$1,066.05
775415	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.38)	$1,066.05
775414	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.38)	$1,066.05
775413	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.38)	$1,066.05
775412	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($160.33)	$1,058.10
775411	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($169.00)	$1,049.43
775410	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.38)	$1,066.05
775409	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($182.01)	$1,036.42
775408	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($176.71)	$1,041.72
775407	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($153.82)	$1,064.61
775406	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($158.64)	$1,059.79
775405	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($156.24)	$1,062.19
775404	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.14)	$1,066.29
775403	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($188.03)	$1,030.40
775402	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($166.83)	$1,051.59
775401	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($163.22)	$1,055.21
775400	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($162.26)	$1,056.17
775399	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775398	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775397	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($155.27)	$1,063.16
775396	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775395	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775394	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775393	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775392	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775391	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775390	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775389	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775388	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775387	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775386	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.06)	$1,064.36
775385	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775384	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775383	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12
775382	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($165.15)	$1,053.28
775381	Phase 3	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($154.31)	$1,064.12

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2022-23

Parcel	Phase	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installmen
775380	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775379	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775378	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775377	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($157.95)	$852.79
775376	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775375	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775374	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775373	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775372	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775371	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775370	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775369	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775368	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775367	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775366	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.61)	$872.13
775365	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775364	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775363	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775362	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775361	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($152.89)	$857.85
775360	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775359	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775358	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775357	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	$0.00	$1,010.74
775356	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775355	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775354	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775353	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775352	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($155.78)	$854.96
775351	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775350	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775349	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775348	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775347	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775346	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775345	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775344	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775343	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775342	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775341	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.32)	$864.42
775340	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775329	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775328	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775327	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775326	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775325	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775324	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775323	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775322	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($143.43)	$867.31
775321	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775320	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775319	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775318	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775317	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775316	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($157.95)	$852.79
775315	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775314	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.83)	$862.91
775313	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775312	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775311	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775310	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775309	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775308	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775307	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775306	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775305	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09

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Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2022-23

Parcel	Phase	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installmen
775304	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775303	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775302	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775301	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775300	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775299	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775298	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775297	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775296	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775295	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775294	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775293	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775292	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775291	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775290	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775289	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775288	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775287	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775286	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775285	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775284	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775283	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775282	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775281	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775280	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775279	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775278	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775277	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775276	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775275	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775274	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775273	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775272	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775271	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775270	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775269	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775268	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775267	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775266	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.96)	$859.78
775257	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.00)	$860.74
775256	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($157.23)	$853.52
775255	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.00)	$860.74
775254	Phase 3	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775253	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($149.76)	$860.98
775252	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.24)	$860.50
775251	Phase 3	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775250	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($151.92)	$858.82
775249	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($148.55)	$862.19
775248	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.00)	$860.74
775247	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($148.31)	$862.43
775246	Phase 3	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
775245	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($156.50)	$854.24
775244	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($189.50)	$821.24
775243	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($148.80)	$861.95
775242	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775241	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775240	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775239	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775238	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775237	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775236	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($178.90)	$831.84
775235	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775234	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775233	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775232	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($143.43)	$867.31
775231	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2022-23

Parcel	Phase	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installmen
775230	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775229	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775228	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775227	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	$0.00	$1,010.74
775226	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775225	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775224	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775223	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775222	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775221	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775220	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775219	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775218	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775217	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775216	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($147.35)	$863.39
775215	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.65)	$873.09
775214	Phase 3	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($144.39)	$866.35
2796880	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($257.68)	$960.75
2796881	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,095.04)	$123.39
2796882	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796883	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796884	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796885	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($257.68)	$960.75
2796886	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($149.29)	$1,069.14
2796887	Phase 2A	60'	0.88	0.81	$9,437	$282.11	$702.45	$47.19	$94.77	($454.75)	$671.77
2796888	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($257.68)	$960.75
2796889	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($257.68)	$960.75
2796890	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($257.68)	$960.75
2796891	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($818.76)	$399.67
2796892	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($293.91)	$924.52
2796893	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($270.25)	$948.17
2796894	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796895	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796896	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796897	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796898	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796899	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($323.93)	$894.50
2796900	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796901	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,089.34)	$129.09
2796902	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,115.82)	$102.61
2796903	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($511.02)	$707.41
2796904	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796905	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796906	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2796907	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796908	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($506.54)	$711.89
2796909	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($439.87)	$778.56
2796910	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($277.57)	$940.86
2796911	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($270.25)	$948.17
2796912	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796913	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796914	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796915	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,142.03)	$76.40
2796916	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796917	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796918	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796919	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796920	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796921	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($447.14)	$771.28
2796922	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796923	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($245.10)	$973.33
2796924	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($270.25)	$948.17
2796925	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2796926	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($295.00)	$923.42
2796927	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($257.68)	$960.75
2796928	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,136.35)	$82.07
2796929	Phase 2A	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($257.68)	$960.75
2796930	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796931	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796932	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796933	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($991.29)	$19.45

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Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2022-23

Parcel	Phase	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installmen
2796934	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796935	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796936	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796937	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796938	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796939	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($887.97)	$122.77
2796940	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($975.15)	$35.59
2796941	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796942	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796943	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
2796944	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($975.15)	$35.59
2796945	Phase 2A	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($897.63)	$113.11
2762512	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,204.28)	$14.15
2762478	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762530	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,186.23)	$32.20
2762511	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,044.40)	$174.03
2762517	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762510	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,126.22)	$92.21
2762513	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762514	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762493	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,118.01)	$100.42
2762494	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,217.29)	$1.14
2762515	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,207.35)	$11.08
2762469	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,088.57)	$129.86
2762470	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($954.95)	$263.48
2762471	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($617.13)	$601.30
2762472	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($929.13)	$289.30
2762473	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762475	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($954.16)	$264.27
2762476	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762477	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,196.90)	$21.53
2762480	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,144.15)	$74.27
2762481	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,196.90)	$21.53
2762482	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,036.65)	$181.78
2762483	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($969.52)	$248.91
2762484	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,106.24)	$112.19
2762485	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762486	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,196.90)	$21.53
2762487	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,036.65)	$181.78
2762488	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762489	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($948.63)	$269.80
2762490	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($334.47)	$883.96
2762491	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($158.51)	$1,059.92
2762492	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,036.65)	$181.78
2762495	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($962.57)	$255.86
2762497	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,077.37)	$141.06
2762499	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,026.87)	$191.55
2762500	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,077.37)	$141.06
2762501	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762502	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,085.81)	$132.62
2762503	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762504	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,021.29)	$197.14
2762505	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,112.37)	$106.06
2762506	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($933.27)	$285.16
2762507	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762516	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,157.98)	$60.45
2762518	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,082.73)	$135.69
2762519	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762520	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762521	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,212.26)	$6.17
2762522	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,036.65)	$181.78
2762523	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($868.47)	$349.96
2762524	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,090.88)	$127.55
2762525	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,181.54)	$36.89
2762526	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,021.29)	$197.14
2762527	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($947.78)	$270.64
2762528	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,085.81)	$132.62
2762529	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,180.44)	$37.99
2762531	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,093.78)	$124.65
2762532	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,188.92)	$29.51
2762533	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762534	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,021.29)	$197.14
2762535	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($997.06)	$221.37

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2022-23

Parcel	Phase	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installmen
2762536	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,084.65)	$133.77
2762537	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762538	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,021.29)	$197.14
2762539	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,011.51)	$206.91
2762540	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,021.29)	$197.14
2762541	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762542	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,011.51)	$206.91
2762543	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,085.81)	$132.62
2762544	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,021.29)	$197.14
2762545	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($772.33)	$446.09
2762546	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,027.78)	$190.64
2762547	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,085.92)	$132.51
2762548	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($282.77)	$935.66
2762549	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762550	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($942.60)	$275.83
2762551	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762552	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,011.51)	$206.91
2762553	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($973.63)	$244.80
2762496	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,037.95)	$180.48
2762498	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,128.71)	$89.72
2762479	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2762474	Phase 2B	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,029.04)	$189.39
2767338	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,384.58)	$0.00
2767354	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($610.45)	$774.13
2767332	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,384.58)	$0.00
2767368	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,264.76)	$119.81
2767373	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($720.45)	$497.98
2767362	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,226.47)	$158.11
2767371	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($293.00)	$925.43
2767372	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($213.38)	$1,005.05
2767315	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($473.03)	$745.40
2767316	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($367.66)	$1,016.92
2767318	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	$0.00	$1,218.43
2767319	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($570.60)	$647.83
2767320	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,354.81)	$29.77
2767324	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($982.88)	$401.70
2767325	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,356.66)	$27.92
2767326	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,333.22)	$51.36
2767327	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767328	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,322.42)	$62.15
2767329	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,135.85)	$82.58
2767330	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,342.52)	$42.05
2767331	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767333	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767334	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,039.86)	$344.71
2767335	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767336	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,384.58)	$0.00
2767337	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($554.18)	$664.24
2767339	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($203.22)	$1,015.21
2767340	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($203.22)	$1,181.35
2767341	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,221.12)	$163.45
2767342	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,384.58)	$0.00
2767343	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($223.54)	$1,161.04
2767344	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($213.38)	$1,005.05
2767345	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,384.58)	$0.00
2767346	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($347.87)	$870.56
2767347	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($203.22)	$1,181.35
2767348	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($203.22)	$1,181.35
2767349	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767350	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($291.65)	$1,092.93
2767351	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767352	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,343.58)	$41.00
2767353	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,144.06)	$74.36
2767355	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767356	Phase 2C	60'	0.88	0.77	$9,009	$269.32	$670.61	$45.05	$94.77	($1,079.75)	$0.00
2767357	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,384.58)	$0.00
2767359	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($512.38)	$706.05
2767360	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($459.75)	$758.67
2767361	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($203.22)	$1,015.21
2767363	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767364	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	$0.00	$1,218.43
2767365	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,305.51)	$79.07
2767366	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00

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Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2022-23

Parcel	Phase	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installmen
2767370	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767377	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,384.58)	$0.00
2767378	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,333.25)	$51.33
2767379	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767380	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,384.58)	$0.00
2767358	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,223.47)	$161.11
2767376	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,384.58)	$0.00
2767321	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	$0.00	$1,384.58
2767374	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,345.60)	$38.98
2767369	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767375	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767323	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767317	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767367	Phase 2C	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
2767322	Phase 2C	70'	1.00	1.00	$11,679	$349.13	$869.35	$58.40	$107.69	($1,336.38)	$48.20
743059	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
743046	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,081.60)	$136.83
743047	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($885.14)	$333.29
743048	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($806.12)	$412.31
743049	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($151.31)	$1,067.11
743021	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($150.94)	$1,067.49
743023	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.02)	$1,066.41
743024	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743025	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743026	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743027	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
743028	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743029	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743030	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743033	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743034	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743035	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743036	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743037	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.04)	$1,066.39
743044	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($189.08)	$1,029.35
743045	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($158.37)	$1,060.06
743155	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.83)	$1,065.60
743083	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($683.78)	$534.64
743084	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($930.44)	$287.99
743085	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($597.63)	$620.80
743086	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.58)	$1,065.85
743087	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.58)	$1,065.85
743088	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($930.00)	$288.43
743089	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.58)	$1,065.85
743090	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.58)	$1,065.85
743091	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.58)	$1,065.85
743092	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($930.00)	$288.43
743093	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($512.01)	$706.42
743094	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.58)	$1,065.85
743095	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($553.33)	$665.10
743096	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($158.31)	$1,060.12
743075	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.58)	$1,065.85
743076	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($152.58)	$1,065.85
743077	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($559.54)	$658.89
743078	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($360.98)	$857.45
743079	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($620.17)	$598.25
743080	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($359.57)	$858.86
743081	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($163.76)	$1,054.66
743051	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,126.96)	$91.47
743052	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,021.96)	$196.47
743054	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($521.47)	$696.96
743055	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,166.88)	$51.55
743056	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
743058	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,018.95)	$199.48
743060	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,217.50)	$0.93
743061	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($903.14)	$315.28
743064	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,022.99)	$195.44
743065	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,138.34)	$80.09
743066	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
743067	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,059.80)	$158.63
743068	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($890.86)	$327.57
743069	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,208.92)	$9.50
743070	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,075.18)	$143.24

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2022-23

Parcel	Phase	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installmen
743071	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,018.44)	$199.99
743072	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,166.37)	$52.06
743073	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($930.00)	$288.43
743074	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($933.03)	$285.40
743031	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
743062	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,112.29)	$106.14
743039	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,050.04)	$168.39
743041	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
743082	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
743022	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($837.94)	$380.48
743032	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($933.89)	$284.53
743038	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
743040	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($932.14)	$286.29
743053	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,121.27)	$97.16
743099	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743206	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.50)	$860.24
743207	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743208	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743209	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($934.75)	$75.99
743210	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($970.37)	$40.37
743211	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743212	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743213	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743214	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743215	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($978.33)	$32.41
743216	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($903.72)	$107.02
743198	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.83)	$859.91
743199	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743200	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743201	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743202	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743203	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($138.18)	$872.56
743204	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($137.21)	$873.53
743205	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743187	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743188	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.61)	$865.13
743189	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.75)	$865.00
743190	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.70)	$865.04
743191	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($893.78)	$116.96
743192	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.57)	$864.17
743193	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($401.84)	$608.90
743194	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($401.83)	$608.91
743195	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.57)	$864.17
743167	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($153.29)	$857.46
743168	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.48)	$864.26
743169	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.48)	$864.26
743170	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.48)	$864.26
743171	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.48)	$864.26
743172	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.48)	$864.26
743173	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.48)	$864.26
743174	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.48)	$864.26
743175	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($146.48)	$864.26
743176	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($151.33)	$859.41
743177	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($150.83)	$859.91
743178	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.37)	$865.37
743179	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.35)	$865.39
743180	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.33)	$865.41
743181	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.33)	$865.41
743182	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.35)	$865.39
743183	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($144.68)	$866.06
743184	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.37)	$865.37
743185	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($145.22)	$865.52
743142	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($262.55)	$748.19
743143	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($950.47)	$60.27
743144	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($875.82)	$134.92
743145	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($950.32)	$60.42
743146	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($783.33)	$227.41
743147	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743148	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($885.10)	$125.64
743149	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743150	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($955.19)	$55.55
743151	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($875.75)	$134.99
743152	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00

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Appendix E-1
Phases #2-3 Major Improvement Assessment Roll - 2022-23

Parcel	Phase	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installmen
743153	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($151.27)	$859.48
743156	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($151.23)	$859.51
743157	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($659.73)	$351.01
743158	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($799.89)	$210.85
743159	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($884.66)	$126.08
743160	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($143.38)	$867.36
743161	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($143.38)	$867.36
743162	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($143.38)	$867.36
743163	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($143.38)	$867.36
743164	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($143.38)	$867.36
743165	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($143.40)	$867.34
743166	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($143.36)	$867.38
743115	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743116	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($994.18)	$16.56
743117	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743118	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($250.75)	$759.99
743119	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($883.03)	$127.71
743120	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($946.20)	$64.54
743121	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743122	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743123	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($866.28)	$144.46
743124	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743125	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($883.03)	$127.71
743126	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($976.91)	$33.83
743127	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($868.21)	$142.53
743128	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($152.33)	$858.41
743129	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743130	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($860.13)	$150.61
743131	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($783.77)	$226.97
743132	West Phase 1	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743133	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($973.19)	$37.55
743134	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743135	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($882.65)	$128.09
743136	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($941.57)	$69.17
743137	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($872.06)	$138.69
743138	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($141.75)	$869.00
743139	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($871.32)	$139.42
743140	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($887.22)	$123.52
743141	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743098	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743100	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743101	West Phase 1	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743102	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($430.90)	$579.84
743103	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($955.48)	$55.26
743104	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($886.93)	$123.81
743105	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($991.42)	$19.32
743106	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743107	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743108	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743109	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($939.58)	$71.16
743110	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($874.93)	$135.81
743111	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743112	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($1,010.74)	$0.00
743113	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($141.06)	$869.68
743114	West Phase 1	50'	0.73	0.73	$8,526	$254.87	$634.63	$42.63	$78.62	($141.02)	$869.73
743057	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($933.55)	$284.88
743063	West Phase 1	60'	0.88	0.88	$10,278	$307.24	$765.03	$51.39	$94.77	($1,218.43)	$0.00
Total			**501.42**	**501.24**	**$5,854,060**	**$175,000.00**	**$435,753.81**	**$29,270.30**	**$54,000.00**	**($329,332.08)**	**$364,692.0**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

APPENDIX E-2
PHASES #2-3 MAJOR IMPROVEMENT AREA TIRZ CALCULATION

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
775446	$0.00	$0.00	$0.00	$0.00	$0.00
775445	$0.34	$0.00	$0.00	$0.00	$0.00
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	$335.44	$335.10	($159.61)	($159.61)
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	$323.29	$322.95	($153.82)	($153.82)
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)
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)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
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)
775357	$0.28	$0.00	$0.00	$0.00	$0.00
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)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
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)
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)

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Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
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)
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)

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Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
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	$0.00	$0.00	$0.00	$0.00
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	$554.67	$540.99	($257.68)	($257.68)
2796881	$13.68	$2,312.73	$2,299.05	($1,095.04)	($1,095.04)
2796882	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796883	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796884	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796885	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796886	$13.68	$327.11	$313.43	($149.29)	($149.29)
2796887	$13.68	$968.43	$954.75	($454.75)	($454.75)
2796888	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796889	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796890	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796891	$13.68	$1,732.67	$1,718.99	($818.76)	($818.76)
2796892	$13.68	$630.75	$617.07	($293.91)	($293.91)
2796893	$13.68	$581.08	$567.40	($270.25)	($270.25)
2796894	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796895	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796896	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796897	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796898	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796899	$13.68	$693.77	$680.09	($323.93)	($323.93)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2796900	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796901	$13.68	$2,300.76	$2,287.08	($1,089.34)	($1,089.34)
2796902	$13.68	$2,356.35	$2,342.67	($1,115.82)	($1,115.82)
2796903	$13.68	$1,086.57	$1,072.89	($511.02)	($511.02)
2796904	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796905	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796906	$13.68	$2,716.71	$2,703.03	($1,287.46)	($1,218.43)
2796907	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796908	$13.68	$1,077.16	$1,063.48	($506.54)	($506.54)
2796909	$13.68	$937.19	$923.51	($439.87)	($439.87)
2796910	$13.68	$596.43	$582.75	($277.57)	($277.57)
2796911	$13.68	$581.08	$567.40	($270.25)	($270.25)
2796912	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796913	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796914	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796915	$13.68	$2,411.39	$2,397.71	($1,142.03)	($1,142.03)
2796916	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796917	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796918	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796919	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796920	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796921	$13.68	$952.46	$938.78	($447.14)	($447.14)
2796922	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796923	$13.68	$528.26	$514.58	($245.10)	($245.10)
2796924	$13.68	$581.08	$567.40	($270.25)	($270.25)
2796925	$13.68	$2,946.44	$2,932.76	($1,396.88)	($1,218.43)
2796926	$13.68	$633.04	$619.36	($295.00)	($295.00)
2796927	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796928	$13.68	$2,399.47	$2,385.79	($1,136.35)	($1,136.35)
2796929	$13.68	$554.67	$540.99	($257.68)	($257.68)
2796930	$13.68	$2,304.20	$2,290.52	($1,090.98)	($1,010.74)
2796931	$13.68	$2,428.36	$2,414.68	($1,150.11)	($1,010.74)
2796932	$13.68	$2,468.66	$2,454.98	($1,169.31)	($1,010.74)
2796933	$13.68	$2,094.90	$2,081.22	($991.29)	($991.29)
2796934	$13.68	$2,262.59	$2,248.91	($1,071.16)	($1,010.74)
2796935	$13.68	$2,627.34	$2,613.66	($1,244.89)	($1,010.74)
2796936	$13.68	$2,600.60	$2,586.92	($1,232.15)	($1,010.74)
2796937	$13.68	$2,580.86	$2,567.18	($1,222.75)	($1,010.74)
2796938	$13.68	$2,411.00	$2,397.32	($1,141.85)	($1,010.74)
2796939	$13.68	$1,877.99	$1,864.31	($887.97)	($887.97)
2796940	$13.68	$2,061.03	$2,047.35	($975.15)	($975.15)
2796941	$13.68	$2,606.36	$2,592.68	($1,234.90)	($1,010.74)
2796942	$13.68	$2,161.00	$2,147.32	($1,022.77)	($1,010.74)
2796943	$13.68	$2,373.54	$2,359.86	($1,124.00)	($1,010.74)
2796944	$13.68	$2,061.03	$2,047.35	($975.15)	($975.15)
2796945	$13.68	$1,898.27	$1,884.59	($897.63)	($897.63)
2762512	$0.00	$2,528.40	$2,528.40	($1,204.28)	($1,204.28)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2762478	$0.00	$3,156.00	$3,156.00	($1,503.20)	($1,218.43)
2762530	$0.00	$2,490.50	$2,490.50	($1,186.23)	($1,186.23)
2762511	$0.00	$2,192.73	$2,192.73	($1,044.40)	($1,044.40)
2762517	$0.00	$3,001.68	$3,001.68	($1,429.70)	($1,218.43)
2762510	$0.00	$2,364.51	$2,364.51	($1,126.22)	($1,126.22)
2762513	$0.00	$2,926.60	$2,926.60	($1,393.94)	($1,218.43)
2762514	$0.00	$3,188.25	$3,188.25	($1,518.56)	($1,218.43)
2762493	$0.00	$2,347.28	$2,347.28	($1,118.01)	($1,118.01)
2762494	$0.00	$2,555.72	$2,555.72	($1,217.29)	($1,217.29)
2762515	$0.00	$2,534.85	$2,534.85	($1,207.35)	($1,207.35)
2762469	$0.00	$2,285.47	$2,285.47	($1,088.57)	($1,088.57)
2762470	$0.00	$2,004.93	$2,004.93	($954.95)	($954.95)
2762471	$0.00	$1,295.68	$1,295.68	($617.13)	($617.13)
2762472	$0.00	$1,950.72	$1,950.72	($929.13)	($929.13)
2762473	$0.00	$2,757.77	$2,757.77	($1,313.53)	($1,218.43)
2762475	$0.00	$2,003.27	$2,003.27	($954.16)	($954.16)
2762476	$0.00	$2,841.96	$2,841.96	($1,353.63)	($1,218.43)
2762477	$0.00	$2,512.91	$2,512.91	($1,196.90)	($1,196.90)
2762480	$0.00	$2,402.17	$2,402.17	($1,144.15)	($1,144.15)
2762481	$0.00	$2,512.91	$2,512.91	($1,196.90)	($1,196.90)
2762482	$0.00	$2,176.47	$2,176.47	($1,036.65)	($1,036.65)
2762483	$0.00	$2,035.52	$2,035.52	($969.52)	($969.52)
2762484	$0.00	$2,322.57	$2,322.57	($1,106.24)	($1,106.24)
2762485	$0.00	$2,790.02	$2,790.02	($1,328.89)	($1,218.43)
2762486	$0.00	$2,512.91	$2,512.91	($1,196.90)	($1,196.90)
2762487	$0.00	$2,176.47	$2,176.47	($1,036.65)	($1,036.65)
2762488	$0.00	$2,790.02	$2,790.02	($1,328.89)	($1,218.43)
2762489	$0.00	$1,991.67	$1,991.67	($948.63)	($948.63)
2762490	$0.00	$702.22	$702.22	($334.47)	($334.47)
2762491	$0.00	$332.80	$332.80	($158.51)	($158.51)
2762492	$0.00	$2,176.47	$2,176.47	($1,036.65)	($1,036.65)
2762495	$0.00	$2,020.93	$2,020.93	($962.57)	($962.57)
2762497	$0.00	$2,261.95	$2,261.95	($1,077.37)	($1,077.37)
2762499	$0.00	$2,155.94	$2,155.94	($1,026.87)	($1,026.87)
2762500	$0.00	$2,261.95	$2,261.95	($1,077.37)	($1,077.37)
2762501	$0.00	$2,851.51	$2,851.51	($1,358.17)	($1,218.43)
2762502	$0.00	$2,279.67	$2,279.67	($1,085.81)	($1,085.81)
2762503	$0.00	$2,568.07	$2,568.07	($1,223.17)	($1,218.43)
2762504	$0.00	$2,144.22	$2,144.22	($1,021.29)	($1,021.29)
2762505	$0.00	$2,335.43	$2,335.43	($1,112.37)	($1,112.37)
2762506	$0.00	$1,959.42	$1,959.42	($933.27)	($933.27)
2762507	$0.00	$2,600.32	$2,600.32	($1,238.53)	($1,218.43)
2762516	$0.00	$2,431.19	$2,431.19	($1,157.98)	($1,157.98)
2762518	$0.00	$2,273.22	$2,273.22	($1,082.73)	($1,082.73)
2762519	$0.00	$2,744.11	$2,744.11	($1,307.02)	($1,218.43)
2762520	$0.00	$3,156.00	$3,156.00	($1,503.20)	($1,218.43)
2762521	$0.00	$2,545.16	$2,545.16	($1,212.26)	($1,212.26)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2762522	$0.00	$2,176.47	$2,176.47	($1,036.65)	($1,036.65)
2762523	$0.00	$1,823.37	$1,823.37	($868.47)	($868.47)
2762524	$0.00	$2,290.32	$2,290.32	($1,090.88)	($1,090.88)
2762525	$0.00	$2,480.66	$2,480.66	($1,181.54)	($1,181.54)
2762526	$0.00	$2,144.22	$2,144.22	($1,021.29)	($1,021.29)
2762527	$0.00	$1,989.89	$1,989.89	($947.78)	($947.78)
2762528	$0.00	$2,279.67	$2,279.67	($1,085.81)	($1,085.81)
2762529	$0.00	$2,478.35	$2,478.35	($1,180.44)	($1,180.44)
2762531	$0.00	$2,296.41	$2,296.41	($1,093.78)	($1,093.78)
2762532	$0.00	$2,496.15	$2,496.15	($1,188.92)	($1,188.92)
2762533	$0.00	$2,599.35	$2,599.35	($1,238.07)	($1,218.43)
2762534	$0.00	$2,144.22	$2,144.22	($1,021.29)	($1,021.29)
2762535	$0.00	$2,093.35	$2,093.35	($997.06)	($997.06)
2762536	$0.00	$2,277.25	$2,277.25	($1,084.65)	($1,084.65)
2762537	$0.00	$2,841.96	$2,841.96	($1,353.63)	($1,218.43)
2762538	$0.00	$2,144.22	$2,144.22	($1,021.29)	($1,021.29)
2762539	$0.00	$2,123.69	$2,123.69	($1,011.51)	($1,011.51)
2762540	$0.00	$2,144.22	$2,144.22	($1,021.29)	($1,021.29)
2762541	$0.00	$2,647.36	$2,647.36	($1,260.94)	($1,218.43)
2762542	$0.00	$2,123.69	$2,123.69	($1,011.51)	($1,011.51)
2762543	$0.00	$2,279.67	$2,279.67	($1,085.81)	($1,085.81)
2762544	$0.00	$2,144.22	$2,144.22	($1,021.29)	($1,021.29)
2762545	$0.00	$1,621.53	$1,621.53	($772.33)	($772.33)
2762546	$0.00	$2,157.85	$2,157.85	($1,027.78)	($1,027.78)
2762547	$0.00	$2,279.90	$2,279.90	($1,085.92)	($1,085.92)
2762548	$0.00	$593.68	$593.68	($282.77)	($282.77)
2762549	$0.00	$2,743.65	$2,743.65	($1,306.80)	($1,218.43)
2762550	$0.00	$1,979.01	$1,979.01	($942.60)	($942.60)
2762551	$0.00	$2,808.65	$2,808.65	($1,337.76)	($1,218.43)
2762552	$0.00	$2,123.69	$2,123.69	($1,011.51)	($1,011.51)
2762553	$0.00	$2,044.15	$2,044.15	($973.63)	($973.63)
2762496	$0.00	$2,179.19	$2,179.19	($1,037.95)	($1,037.95)
2762498	$0.00	$2,369.74	$2,369.74	($1,128.71)	($1,128.71)
2762479	$0.00	$2,592.90	$2,592.90	($1,235.00)	($1,218.43)
2762474	$0.00	$2,160.48	$2,160.48	($1,029.04)	($1,029.04)
2767338	$0.00	$3,270.31	$3,270.31	($1,557.65)	($1,384.58)
2767354	$0.00	$1,281.65	$1,281.65	($610.45)	($610.45)
2767332	$0.00	$2,977.78	$2,977.78	($1,418.32)	($1,384.58)
2767368	$0.00	$2,655.39	$2,655.39	($1,264.76)	($1,264.76)
2767373	$0.00	$1,512.59	$1,512.59	($720.45)	($720.45)
2767362	$0.00	$2,574.99	$2,574.99	($1,226.47)	($1,226.47)
2767371	$0.00	$615.15	$615.15	($293.00)	($293.00)
2767372	$0.00	$448.00	$448.00	($213.38)	($213.38)
2767315	$0.00	$993.14	$993.14	($473.03)	($473.03)
2767316	$0.00	$771.90	$771.90	($367.66)	($367.66)
2767318	$0.00	$0.00	$0.00	$0.00	$0.00
2767319	$0.00	$1,197.99	$1,197.99	($570.60)	($570.60)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2767320	$0.00	$2,844.45	$2,844.45	($1,354.81)	($1,354.81)
2767324	$0.00	$2,063.57	$2,063.57	($982.88)	($982.88)
2767325	$0.00	$2,848.33	$2,848.33	($1,356.66)	($1,356.66)
2767326	$0.00	$2,799.11	$2,799.11	($1,333.22)	($1,333.22)
2767327	$0.00	$3,108.22	$3,108.22	($1,480.45)	($1,218.43)
2767328	$0.00	$2,776.45	$2,776.45	($1,322.42)	($1,322.42)
2767329	$0.00	$2,384.74	$2,384.74	($1,135.85)	($1,135.85)
2767330	$0.00	$2,818.65	$2,818.65	($1,342.52)	($1,342.52)
2767331	$0.00	$2,659.17	$2,659.17	($1,266.56)	($1,218.43)
2767333	$0.00	$2,979.90	$2,979.90	($1,419.33)	($1,218.43)
2767334	$0.00	$2,183.21	$2,183.21	($1,039.86)	($1,039.86)
2767335	$0.00	$2,804.38	$2,804.38	($1,335.73)	($1,218.43)
2767336	$0.00	$3,093.87	$3,093.87	($1,473.61)	($1,384.58)
2767337	$0.00	$1,163.52	$1,163.52	($554.18)	($554.18)
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	$2,563.77	$2,563.77	($1,221.12)	($1,221.12)
2767342	$0.00	$3,008.46	$3,008.46	($1,432.93)	($1,384.58)
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	$2,916.86	$2,916.86	($1,389.30)	($1,384.58)
2767346	$0.00	$730.35	$730.35	($347.87)	($347.87)
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	$2,786.55	$2,786.55	($1,327.23)	($1,218.43)
2767350	$0.00	$612.32	$612.32	($291.65)	($291.65)
2767351	$0.00	$2,581.95	$2,581.95	($1,229.78)	($1,218.43)
2767352	$0.00	$2,820.86	$2,820.86	($1,343.58)	($1,343.58)
2767353	$0.00	$2,401.98	$2,401.98	($1,144.06)	($1,144.06)
2767355	$0.00	$3,217.71	$3,217.71	($1,532.60)	($1,218.43)
2767356	$0.00	$3,053.28	$3,053.28	($1,454.28)	($1,079.75)
2767357	$0.00	$3,250.07	$3,250.07	($1,548.01)	($1,384.58)
2767359	$0.00	$1,075.75	$1,075.75	($512.38)	($512.38)
2767360	$0.00	$965.26	$965.26	($459.75)	($459.75)
2767361	$0.00	$426.67	$426.67	($203.22)	($203.22)
2767363	$0.00	$2,627.03	$2,627.03	($1,251.25)	($1,218.43)
2767364	$0.00	$0.00	$0.00	$0.00	$0.00
2767365	$0.00	$2,740.94	$2,740.94	($1,305.51)	($1,305.51)
2767366	$0.00	$2,878.85	$2,878.85	($1,371.20)	($1,218.43)
2767370	$0.00	$2,934.75	$2,934.75	($1,397.82)	($1,218.43)
2767377	$0.00	$3,163.64	$3,163.64	($1,506.84)	($1,384.58)
2767378	$0.00	$2,799.18	$2,799.18	($1,333.25)	($1,333.25)
2767379	$0.00	$2,932.82	$2,932.82	($1,396.90)	($1,218.43)
2767380	$0.00	$3,199.93	$3,199.93	($1,524.13)	($1,384.58)
2767358	$0.00	$2,568.70	$2,568.70	($1,223.47)	($1,223.47)
2767376	$0.00	$3,125.46	$3,125.46	($1,488.66)	($1,384.58)
2767321	$0.00	$0.00	$0.00	$0.00	$0.00

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2767374	$0.00	$2,825.10	$2,825.10	($1,345.60)	($1,345.60)
2767369	$0.00	$2,895.93	$2,895.93	($1,379.33)	($1,218.43)
2767375	$0.00	$2,825.10	$2,825.10	($1,345.60)	($1,218.43)
2767323	$0.00	$2,918.64	$2,918.64	($1,390.15)	($1,218.43)
2767317	$0.00	$2,968.08	$2,968.08	($1,413.70)	($1,218.43)
2767367	$0.00	$2,918.64	$2,918.64	($1,390.15)	($1,218.43)
2767322	$0.00	$2,805.75	$2,805.75	($1,336.38)	($1,336.38)
743059	$0.13	$2,799.25	$2,799.12	($1,333.22)	($1,218.43)
743046	$0.13	$2,270.97	$2,270.84	($1,081.60)	($1,081.60)
743047	$0.13	$1,858.50	$1,858.37	($885.14)	($885.14)
743048	$0.13	$1,692.59	$1,692.46	($806.12)	($806.12)
743049	$0.13	$317.82	$317.69	($151.31)	($151.31)
743021	$0.13	$317.04	$316.91	($150.94)	($150.94)
743023	$0.13	$319.30	$319.17	($152.02)	($152.02)
743024	$0.13	$319.35	$319.22	($152.04)	($152.04)
743025	$0.13	$319.35	$319.22	($152.04)	($152.04)
743026	$0.13	$319.35	$319.22	($152.04)	($152.04)
743027	$0.13	$2,624.69	$2,624.56	($1,250.08)	($1,218.43)
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	$1,435.75	$1,435.62	($683.78)	($683.78)
743084	$0.13	$1,953.60	$1,953.47	($930.44)	($930.44)
743085	$0.13	$1,254.86	$1,254.73	($597.63)	($597.63)
743086	$0.13	$320.47	$320.34	($152.58)	($152.58)
743087	$0.13	$320.47	$320.34	($152.58)	($152.58)
743088	$0.13	$1,952.68	$1,952.55	($930.00)	($930.00)
743089	$0.13	$320.47	$320.34	($152.58)	($152.58)
743090	$0.13	$320.47	$320.34	($152.58)	($152.58)
743091	$0.13	$320.47	$320.34	($152.58)	($152.58)
743092	$0.13	$1,952.68	$1,952.55	($930.00)	($930.00)
743093	$0.13	$1,075.10	$1,074.97	($512.01)	($512.01)
743094	$0.13	$320.47	$320.34	($152.58)	($152.58)
743095	$0.13	$1,161.85	$1,161.72	($553.33)	($553.33)
743096	$0.13	$332.50	$332.37	($158.31)	($158.31)
743075	$0.13	$320.47	$320.34	($152.58)	($152.58)
743076	$0.13	$320.47	$320.34	($152.58)	($152.58)
743077	$0.13	$1,174.89	$1,174.76	($559.54)	($559.54)
743078	$0.13	$758.01	$757.88	($360.98)	($360.98)

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
743079	$0.13	$1,302.20	$1,302.07	($620.17)	($620.17)
743080	$0.13	$755.06	$754.93	($359.57)	($359.57)
743081	$0.13	$343.96	$343.83	($163.76)	($163.76)
743051	$0.13	$2,366.20	$2,366.07	($1,126.96)	($1,126.96)
743052	$0.13	$2,145.76	$2,145.63	($1,021.96)	($1,021.96)
743054	$0.13	$1,094.96	$1,094.83	($521.47)	($521.47)
743055	$0.13	$2,450.01	$2,449.88	($1,166.88)	($1,166.88)
743056	$0.13	$2,610.45	$2,610.32	($1,243.29)	($1,218.43)
743058	$0.13	$2,139.43	$2,139.30	($1,018.95)	($1,018.95)
743060	$0.13	$2,556.30	$2,556.17	($1,217.50)	($1,217.50)
743061	$0.13	$1,896.30	$1,896.17	($903.14)	($903.14)
743064	$0.13	$2,147.91	$2,147.78	($1,022.99)	($1,022.99)
743065	$0.13	$2,390.09	$2,389.96	($1,138.34)	($1,138.34)
743066	$0.13	$2,588.72	$2,588.59	($1,232.94)	($1,218.43)
743067	$0.13	$2,225.20	$2,225.07	($1,059.80)	($1,059.80)
743068	$0.13	$1,870.50	$1,870.37	($890.86)	($890.86)
743069	$0.13	$2,538.29	$2,538.16	($1,208.92)	($1,208.92)
743070	$0.13	$2,257.50	$2,257.37	($1,075.18)	($1,075.18)
743071	$0.13	$2,138.36	$2,138.23	($1,018.44)	($1,018.44)
743072	$0.13	$2,448.94	$2,448.81	($1,166.37)	($1,166.37)
743073	$0.13	$1,952.68	$1,952.55	($930.00)	($930.00)
743074	$0.13	$1,959.05	$1,958.92	($933.03)	($933.03)
743031	$0.13	$2,615.88	$2,615.75	($1,245.88)	($1,218.43)
743062	$0.13	$2,335.40	$2,335.27	($1,112.29)	($1,112.29)
743039	$0.13	$2,204.71	$2,204.58	($1,050.04)	($1,050.04)
743041	$0.13	$2,624.83	$2,624.70	($1,250.14)	($1,218.43)
743082	$0.13	$2,637.73	$2,637.60	($1,256.29)	($1,218.43)
743022	$0.13	$1,759.41	$1,759.28	($837.94)	($837.94)
743032	$0.13	$1,960.86	$1,960.73	($933.89)	($933.89)
743038	$0.13	$2,635.88	$2,635.75	($1,255.41)	($1,218.43)
743040	$0.13	$1,957.18	$1,957.05	($932.14)	($932.14)
743053	$0.13	$2,354.25	$2,354.12	($1,121.27)	($1,121.27)
743099	$0.13	$2,716.40	$2,716.27	($1,293.76)	($1,010.74)
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	$1,962.66	$1,962.53	($934.75)	($934.75)
743210	$0.13	$2,037.45	$2,037.32	($970.37)	($970.37)
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	$2,054.16	$2,054.03	($978.33)	($978.33)
743216	$0.13	$1,897.51	$1,897.38	($903.72)	($903.72)
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)

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Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
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	$2,175.69	$2,175.56	($1,036.22)	($1,010.74)
743187	$0.13	$2,447.13	$2,447.00	($1,165.50)	($1,010.74)
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	$1,876.64	$1,876.51	($893.78)	($893.78)
743192	$0.13	$307.87	$307.74	($146.57)	($146.57)
743193	$0.13	$843.80	$843.67	($401.84)	($401.84)
743194	$0.13	$843.78	$843.65	($401.83)	($401.83)
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)
743185	$0.13	$305.02	$304.89	($145.22)	($145.22)
743142	$0.13	$551.36	$551.23	($262.55)	($262.55)
743143	$0.13	$1,995.66	$1,995.53	($950.47)	($950.47)
743144	$0.13	$1,838.94	$1,838.81	($875.82)	($875.82)
743145	$0.13	$1,995.35	$1,995.22	($950.32)	($950.32)
743146	$0.13	$1,644.75	$1,644.62	($783.33)	($783.33)
743147	$0.13	$2,785.47	$2,785.34	($1,326.66)	($1,010.74)
743148	$0.13	$1,858.41	$1,858.28	($885.10)	($885.10)
743149	$0.13	$2,185.36	$2,185.23	($1,040.82)	($1,010.74)
743150	$0.13	$2,005.58	$2,005.45	($955.19)	($955.19)
743151	$0.13	$1,838.78	$1,838.65	($875.75)	($875.75)
743152	$0.13	$2,414.63	$2,414.50	($1,150.02)	($1,010.74)
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	$1,385.25	$1,385.12	($659.73)	($659.73)

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Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
743158	$0.13	$1,679.52	$1,679.39	($799.89)	($799.89)
743159	$0.13	$1,857.50	$1,857.37	($884.66)	($884.66)
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	$2,306.29	$2,306.16	($1,098.42)	($1,010.74)
743116	$0.13	$2,087.44	$2,087.31	($994.18)	($994.18)
743117	$0.13	$2,243.62	$2,243.49	($1,068.57)	($1,010.74)
743118	$0.13	$526.59	$526.46	($250.75)	($250.75)
743119	$0.13	$1,854.07	$1,853.94	($883.03)	($883.03)
743120	$0.13	$1,986.70	$1,986.57	($946.20)	($946.20)
743121	$0.13	$2,154.30	$2,154.17	($1,026.03)	($1,010.74)
743122	$0.13	$2,360.99	$2,360.86	($1,124.48)	($1,010.74)
743123	$0.13	$1,818.90	$1,818.77	($866.28)	($866.28)
743124	$0.13	$2,243.60	$2,243.47	($1,068.56)	($1,010.74)
743125	$0.13	$1,854.07	$1,853.94	($883.03)	($883.03)
743126	$0.13	$2,051.18	$2,051.05	($976.91)	($976.91)
743127	$0.13	$1,822.95	$1,822.82	($868.21)	($868.21)
743128	$0.13	$319.96	$319.83	($152.33)	($152.33)
743129	$0.13	$2,521.19	$2,521.06	($1,200.78)	($1,010.74)
743130	$0.13	$1,806.00	$1,805.87	($860.13)	($860.13)
743131	$0.13	$1,645.68	$1,645.55	($783.77)	($783.77)
743132	$0.13	$1,829.57	$1,829.44	($871.36)	PREPAID
743133	$0.13	$2,043.36	$2,043.23	($973.19)	($973.19)
743134	$0.13	$2,472.69	$2,472.56	($1,177.68)	($1,010.74)
743135	$0.13	$1,853.27	$1,853.14	($882.65)	($882.65)
743136	$0.13	$1,976.98	$1,976.85	($941.57)	($941.57)
743137	$0.13	$1,831.03	$1,830.90	($872.06)	($872.06)
743138	$0.13	$297.73	$297.60	($141.75)	($141.75)
743139	$0.13	$1,829.49	$1,829.36	($871.32)	($871.32)
743140	$0.13	$1,862.86	$1,862.73	($887.22)	($887.22)
743141	$0.13	$2,423.02	$2,422.89	($1,154.02)	($1,010.74)
743098	$0.13	$2,294.69	$2,294.56	($1,092.90)	($1,010.74)
743100	$0.13	$2,378.40	$2,378.27	($1,132.77)	($1,010.74)
743101	$0.13	$1,980.89	$1,980.76	($943.43)	PREPAID
743102	$0.13	$904.81	$904.68	($430.90)	($430.90)
743103	$0.13	$2,006.19	$2,006.06	($955.48)	($955.48)
743104	$0.13	$1,862.26	$1,862.13	($886.93)	($886.93)
743105	$0.13	$2,081.63	$2,081.50	($991.42)	($991.42)
743106	$0.13	$2,260.85	$2,260.72	($1,076.78)	($1,010.74)
743107	$0.13	$2,451.00	$2,450.87	($1,167.35)	($1,010.74)
743108	$0.13	$2,588.03	$2,587.90	($1,232.61)	($1,010.74)
743109	$0.13	$1,972.80	$1,972.67	($939.58)	($939.58)

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Appendix E-2
Phases #2-3 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
743110	$0.13	$1,837.07	$1,836.94	($874.93)	($874.93)
743111	$0.13	$2,495.59	$2,495.46	($1,188.59)	($1,010.74)
743112	$0.13	$2,728.02	$2,727.89	($1,299.29)	($1,010.74)
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	$1,960.14	$1,960.01	($933.55)	($933.55)
743063	$0.13	$2,618.84	$2,618.71	($1,247.29)	($1,218.43)
Total	**$990.99**	**$719,642.55**	**$718,652.46**	**($342,294.17)**	**($329,332.08)**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

APPENDIX F
PHASE #2 ASSESSMENT ROLL – 2022-23

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix F
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2796880	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796881	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796882	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796883	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796884	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796885	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796886	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796887	60'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2796888	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796889	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796890	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796891	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796892	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796893	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796894	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796895	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796896	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796897	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796898	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796899	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796900	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796901	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796902	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796903	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796904	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796905	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796906	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796907	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796908	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796909	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796910	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796911	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796912	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796913	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796914	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796915	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796916	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796917	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796918	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796919	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796920	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796921	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796922	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796923	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796924	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796925	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796926	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796927	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796928	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796929	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2796930	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796931	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796932	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796933	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796934	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796935	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796936	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796937	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796938	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796939	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796940	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796941	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796942	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796943	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796944	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2796945	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
2762512	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762478	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix F
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2762530	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762511	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762517	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762510	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762513	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762514	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762493	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762494	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762515	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762469	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762470	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762471	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762472	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762473	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762475	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762476	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762477	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762480	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762481	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762482	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762483	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762484	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762485	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762486	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762487	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762488	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762489	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762490	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762491	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762492	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762495	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762497	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762499	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762500	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762501	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762502	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762503	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762504	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762505	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762506	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762507	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762516	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762518	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762519	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762520	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762521	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762522	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762523	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762524	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762525	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762526	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762527	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762528	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762529	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762531	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762532	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762533	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762534	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762535	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762536	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762537	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762538	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762539	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762540	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762541	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762542	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762543	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762544	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix F
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2762545	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762546	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762547	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762548	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762549	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762550	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762551	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762552	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762553	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762496	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762498	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762479	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2762474	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767338	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767354	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767332	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767368	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767373	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767362	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767371	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767372	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767315	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767316	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767318	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767319	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767320	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767324	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767325	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767326	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767327	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767328	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767329	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767330	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767331	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767333	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767334	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767335	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767336	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767337	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767339	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767340	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767341	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767342	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767343	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767344	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767345	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767346	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767347	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767348	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767349	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767350	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767351	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767352	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767353	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767355	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767356	60'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2767357	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767359	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767360	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767361	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767363	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767364	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767365	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767366	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767370	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767377	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767378	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767379	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix F
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2767380	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767358	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767376	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767321	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767374	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
2767369	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767375	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767323	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767317	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767367	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
2767322	70'	1	1	$19,940	$119.09	$1,117.37	$99.70	$77.41	$1,413.56
743059	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743046	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743047	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743048	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743049	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743021	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743023	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743024	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743025	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743026	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743027	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743028	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743029	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743030	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743033	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743034	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743035	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743036	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743037	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743044	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743045	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743155	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743083	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743084	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743085	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743086	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743087	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743088	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743089	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743090	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743091	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743092	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743093	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743094	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743095	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743096	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743075	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743076	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743077	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743078	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743079	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743080	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743081	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743051	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743052	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743054	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743055	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743056	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743058	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743060	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743061	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743064	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743065	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743066	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743067	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743068	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743069	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix F
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
743070	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743071	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743072	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743073	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743074	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743031	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743062	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743039	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743041	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743082	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743022	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743032	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743038	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743040	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743053	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743099	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743206	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743207	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743208	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743209	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743210	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743211	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743212	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743213	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743214	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743215	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743216	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743198	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743199	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743200	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743201	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743202	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743203	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743204	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743205	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743187	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743188	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743189	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743190	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743191	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743192	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743193	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743194	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743195	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743167	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743168	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743169	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743170	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743171	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743172	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743173	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743174	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743175	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743176	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743177	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743178	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743179	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743180	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743181	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743182	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743183	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743184	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743185	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743142	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743143	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743144	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743145	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743146	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix F
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
743147	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743148	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743149	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743150	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743151	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743152	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743153	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743156	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743157	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743158	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743159	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743160	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743161	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743162	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743163	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743164	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743165	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743166	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743115	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743116	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743117	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743118	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743119	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743120	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743121	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743122	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743123	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743124	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743125	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743126	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743127	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743128	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743129	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743130	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743131	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743132	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743133	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743134	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743135	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743136	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743137	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743138	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743139	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743140	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743141	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743098	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743100	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743101	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
743102	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743103	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743104	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743105	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743106	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743107	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743108	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743109	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743110	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743111	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743112	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743113	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743114	50'	0.73	0.73	$14,556	$86.94	$815.68	$72.78	$56.51	$1,031.90
743057	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
743063	60'	0.88	0.88	$17,547	$104.80	$983.28	$87.73	$68.12	$1,243.94
Total		**335.88**	**335.88**	**$6,697,341**	**$40,000.00**	**$375,300.98**	**$33,486.70**	**$26,000.00**	**$474,787.68**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

APPENDIX G
PHASE #3 ASSESSMENT ROLL – 2022-23

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix G
Phase #3 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
775446	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
775445	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775444	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775443	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775442	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775441	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775440	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775439	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775438	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775437	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775436	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775435	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775434	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775433	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775432	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775431	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775430	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775429	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775428	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775427	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775426	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775425	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775424	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775423	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775422	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775421	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775420	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775419	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775418	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775417	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775416	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775415	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775414	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775413	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775412	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775411	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775410	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775409	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775408	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775407	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775406	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775405	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775404	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775403	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775402	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775401	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775400	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775399	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775398	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775397	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775396	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775395	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775394	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775393	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775392	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775391	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775390	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775389	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775388	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775387	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775386	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775385	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775384	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775383	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775382	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775381	60'	0.88	0.88	$19,209	$134.33	$828.22	$96.04	$139.70	$1,198.29
775380	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775379	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775378	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775377	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix G
Phase #3 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
775376	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775375	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775374	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775373	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775372	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775371	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775370	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775369	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775368	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775367	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775366	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775365	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775364	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775363	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775362	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775361	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775360	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775359	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775358	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775357	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775356	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775355	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775354	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775353	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775352	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775351	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775350	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775349	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775348	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775347	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775346	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775345	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775344	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775343	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775342	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775341	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775340	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775329	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775328	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775327	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775326	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775325	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775324	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775323	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775322	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775321	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775320	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775319	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775318	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775317	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775316	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775315	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775314	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775313	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775312	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775311	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775310	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775309	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775308	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775307	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775306	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775305	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775304	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775303	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775302	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775301	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775300	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775299	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775298	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775297	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix G
Phase #3 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
775296	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775295	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775294	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775293	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775292	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775291	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775290	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775289	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775288	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775287	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775286	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775285	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775284	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775283	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775282	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775281	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775280	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775279	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775278	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775277	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775276	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775275	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775274	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775273	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775272	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775271	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775270	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775269	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775268	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775267	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775266	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775257	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775256	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775255	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775254	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
775253	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775252	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775251	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
775250	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775249	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775248	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775247	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775246	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
775245	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775244	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775243	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775242	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775241	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775240	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775239	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775238	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775237	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775236	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775235	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775234	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775233	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775232	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775231	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775230	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775229	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775228	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775227	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775226	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775225	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775224	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775223	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775222	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775221	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775220	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775219	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

Appendix G
Phase #3 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
775218	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775217	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775216	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775215	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
775214	50'	0.73	0.73	$15,934	$111.43	$687.05	$79.67	$115.89	$994.04
Total		**163.78**	**163.78**	**$3,575,000.00**	**$25,000.00**	**$154,143.76**	**$17,875.00**	**$26,000.00**	**$223,018.76**

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

APPENDIX H
PID ASSESSMENT NOTICE

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Creeks of Legacy Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Creeks of Legacy PID - Annual Service Plan Update - 2022-23 v2.2 (SAP Update - Creeks of Legacy PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CREEKS OF LEGACY PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on April 29, 2014, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2014-17R establishing the Creeks of Legacy Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 of the PID, pursuant to Ordinance No. 2014-26 which ordinance also approved the Creeks of Legacy Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of June 18, 2014, (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-3 Major Improvement Area of the PID, pursuant to Ordinance No. 2014-27 which ordinance also approved the Creeks of Legacy Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-3 Major Improvement Area, dated as of June 18, 2014 (the "Service and Assessment Plan and Phases #2-3 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2018-08 which ordinance also approved the Creeks of Legacy Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of March 13, 2018 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #3 of the PID, pursuant to Ordinance No. 2020-42 which ordinance also approved the Creeks of Legacy Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3, dated as of June 9, 2020 (the "Updated Service and Assessment Plan and Phase #3 Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1, Phases #2-3 Major Improvement Area, and Phase #2 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

Attachment: PID - SAP Update Ordinance Creeks of Legacy (SAP Update - Creeks of Legacy PID)

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1, Phases #2-3 Major Improvement Area, Phase #2, and Phase #3 Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Creeks of Legacy Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Attachment: PID - SAP Update Ordinance Creeks of Legacy (SAP Update - Creeks of Legacy PID)

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Creeks of Legacy (SAP Update - Creeks of Legacy 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 9, 2022
Re: Edgewood Creek PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Edgewood Creek Public Improvement District and providing an effective date. (Stovall)

Background Information:
The Edgewood Creek PID was created by the City Council pursuant to the PID Act and a resolution approved on May 12, 2020. The PID is located generally east of FM1385, 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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
2022-23

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2022-23

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Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (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 2022-23 (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 2022-23.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (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 line item amount revisions for the Authorized Improvements as shown in Table II-A-1 on the following page.

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/P21569871-P21212674-P21633823.pdf

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Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (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	$4,120,847	$344,153
Other funding sources	$4,494,756	$0	$4,494,756	$3,620,066	$874,690
Total Sources	**$8,959,756**	**$0**	**$8,959,756**	**$7,740,913**	**$1,218,843**
Uses of Funds					
Major Improvements					
Road Improvements	$216,777	$57,940	$274,717	$247,245	$27,472
Water Improvements	$111,240	$0	$111,240	$100,116	$11,124
Sanitary Sewer Improvements	$107,962	$0	$107,962	$91,134	$16,828
Storm Drainage Improvements	$177,686	$0	$177,686	$139,659	$38,027
Landscaping & Retaining Walls	$395,098	$0	$395,098	$178,449	$216,649
Other Soft and Miscellaneous Costs	$413,380	($57,940)	$355,440	$155,196	$200,244
Subtotal: Major Improvements	*$1,422,143*	*$0*	*$1,422,143*	*$911,799*	*$510,344*
Phase #1 Improvements					
Roadway Improvements	$2,068,568	$16,904	$2,085,472	$1,878,615	$206,857
Water Improvements	$549,505	$0	$549,505	$479,975	$69,530
Wastewater Improvements	$799,170	$0	$799,170	$704,282	$94,888
Storm Drainage Improvements	$779,297	$0	$779,297	$659,349	$119,948
Other Soft and Miscellaneous Costs	$2,334,275	($16,904)	$2,317,371	$2,100,095	$217,277
Subtotal: Phase #1 Improvements	*$6,530,815*	*$0*	*$6,530,815*	*$5,822,316*	*$708,499*
Bond Issuance Costs					
Capitalized interest	$296,721	$0	$296,721	$296,721	$0
Reserve fund	$283,063	$0	$283,063	$283,063	$0
Administrative expense fund	$35,000	$0	$35,000	$35,000	$0
Other costs of issuance including underwriter's discount	$392,015	$0	$392,015	$392,015	$0
Subtotal: Bond Issuance Costs	*$1,006,798*	*$0*	*$1,006,798*	*$1,006,798*	*$0*
Total Uses	**$8,959,756**	**$0**	**$8,959,756**	**$7,740,913**	**$1,218,843**

[1]According to Edgewood Creek's Draw Request #15 as approved by the City on June 16, 2022.

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (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 line item amount revisions for the Authorized Improvements as shown in Table II-A-2 on the following page.

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/P21569893-P21212692-P21633842.pdf

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Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (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	Remaining to be Funded
Par amount	$3,460,000	$0	$3,460,000	$2,896,872	$563,128
Other funding sources	$0	$0	$0	$0	$0
Total Sources	**$3,460,000**	**$0**	**$3,460,000**	**$2,896,872**	**$563,128**
Uses of Funds					
Major Improvements					
Road Improvements	$393,223	$105,100	$498,323	$448,491	$49,832
Water Improvements	$201,785	$0	$201,785	$181,606	$20,179
Sanitary Sewer Improvements	$195,838	$0	$195,838	$165,312	$30,526
Storm Drainage Improvements	$322,314	$0	$322,314	$253,335	$68,979
Landscaping & Retaining Walls	$716,690	$0	$716,690	$323,698	$392,992
Other Soft and Miscellaneous Costs	$749,852	($105,100)	$644,752	$644,133	$619
Subtotal: Major Improvements	*$2,579,702*	*$0*	*$2,579,702*	*$2,016,574*	*$563,128*
Capitalized interest	$287,708	$0	$287,708	$287,708	$0
Reserve fund	$247,350	$0	$247,350	$247,350	$0
Administrative expense fund	$35,000	$0	$35,000	$35,000	$0
Other costs of issuance including underwriter's discount	$310,240	$0	$310,240	$310,240	$0
Subtotal: Bond Issuance Costs	*$880,298*	*$0*	*$880,298*	*$880,298*	*$0*
Total Uses	**$3,460,000**	**$0**	**$3,460,000**	**$2,896,872**	**$563,128**

[1]According to Edgewood Creek's Draw Request #15 as approved by the City on June 16, 2022.

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 - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2022-2028

Assessment Year Ending 09/01[1]	Phase #1 Projected Annual Installments	Phases #2-3 Projected Annual Installments
2022	$334,435	$53,000
2023	$618,953	$301,050
2024	$615,705	$298,380
2025	$618,321	$300,710
2026	$615,582	$297,793
2027	$618,674	$299,891
2028	$619,841	$301,741
Total	**$4,041,512**	**$1,852,565**

[1]Assessment years ending 2022 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

C. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2022-23

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-eight (28) 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 2022-23. 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 TIRZ No. 12 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: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek 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 2022-23

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Annual Installments to be Collected for 2022-23

	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Interest payment on March 1, 2023	$94,031	$101,083	$195,114
Interest payment on September 1, 2023	$94,031	$101,083	$195,114
Principal payment on September 1, 2023	$95,000	$75,000	$170,000
Subtotal debt service	*$283,063*	*$277,166*	*$560,228*
Administrative expenses	$18,284	$18,116	$36,400
Excess interest for prepayment and delinquency reserves	$22,325	$0	$22,325
Subtotal Expenses	*$323,672*	*$295,281*	*$618,953*
Available reserve fund income	$0	$0	$0
Available capitalized interest account	$0	$0	$0
Available administrative expense account	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*
Annual Installments	**$323,672**	**$295,281**	**$618,953**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Phase #1 Bonds' interest due on March 1, 2023 in the amount of $94,031 and on September 1, 2023 in the amount of $94,032, 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. Phase #1 Bond Annual Installments to be collected include a principal amount of $95,000 due on September 1,

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

2023. As a result, total Annual Installments to be collected for the Phase #1 Bonds' principal and interest in 2022-23 is equal to $283,063.

Additionally, Annual Installments to be collected for principal and interest include Phase #1 Reimbursement Agreement interest due on March 1, 2023 in the amount of $101,083 and on September 1, 2023 in the amount of $101,083, which equal interest on the outstanding Phase #1 Reimbursement Agreement Assessments balance of $4,423,757 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 $75,000 due on September 1, 2023. As a result, total Annual Installments to be collected for Phase #1 Reimbursement Agreement principal and interest in 2022-23 is equal to $277,166.

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 2022-23 are estimated to be $36,400.

Table II-C-2
Phase #1 Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$24,500
Trustee	$2,750
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$2,150
Total	**$36,400**

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.

Available TIRZ Credit

According to the City, there have not been any TIRZ increments collected in 2021. As a result, there are no funds to be used as TIRZ Credit in 2022-23 for the respective Parcels within Phase #1.

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

Available Capitalized Interest Account

As of June 30, 2022, 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 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the available balance for administrative expenses was $24,168. $24,168 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2022-23 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 $1,935.39 (i.e. ($560,228 + $22,325) ÷ 301 = $1,935.39) and the Administrative Expenses to be collected from each acre will be $120.93 (i.e. $36,400 ÷ 301 = $120.93). As a result, the total Annual Installment to be collected from each unit within Phase #1 will be $2,056.32 (i.e. $1,935.39 + $120.93 = $2,056.32). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each unit of $2,056.32 by the total estimated number of units for each Parcel in Phase #1, less the applicable TIRZ Credit, if any.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2022-23 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	$2,056.32

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

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

Annual Installment to be collected for 2022-23 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 – 2022-23

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-eight (28) 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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.

Phases #2-3 Major Improvement Annual Installments to be Collected for 2022-23

The budget for Phases #2-3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-E-1 on the following page.

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

Table II-E-1
Budget for the Phases #2-3 Major Improvement Annual Installments to be Collected for 2022-23

	Phases #2-3 Major Improvement Bonds
Interest payment on March 1, 2023	$91,175
Interest payment on September 1, 2023	$91,175
Principal payment on September 1, 2023	$65,000
Subtotal debt service on bonds	*$247,350*
Administrative expenses	$36,400
Excess interest for prepayment and delinquency reserves	$17,300
Subtotal Expenses	*$301,050*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$301,050**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $91,175 and on September 1, 2023 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. Phases #2-3 Bond Annual Installments to be collected include a principal amount of $65,000 due on September 1, 2023. As a result, total Phases #2-3 Major Improvement Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $247,350.

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 2022-23 are estimated to be $36,400.

(the remainder of this page is intentionally left blank)

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

Table II-E-2
Phases #2-3 Major Improvement Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$24,000
Trustee	$2,750
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$2,650
Total	**$36,400**

Available TIRZ Credit

According to the City, there have not been any TIRZ increments collected in 2021. As a result, there are no funds to be used as TIRZ Credit in 2022-23 for the respective Parcels within the Phases #2-3 Major Improvement Area.

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, 2022, 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 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the available balance for administrative expenses was $38,870. $38,870 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phases #2-3 Major Improvement 2022-23 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

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

Expenses of the Phases #2-3 Major Improvement Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

According to the Service and Assessment Plan, 546 units are estimated to be built within the 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 $484.71 (i.e. ($247,350 + $17,300) ÷ 546 = $484.71) and the Administrative Expenses to be collected from each acre will be $66.67 (i.e. $36,400 ÷ 546 = $66.67). As a result, the total Annual Installment to be collected from each unit within Phases #2-3 will be $551.37 (i.e. $484.71 + $66.67 = $551.37). The Annual Installment to be collected from each Parcel within Phases #2-3 is calculated by multiplying the Annual Installment for each unit of $551.37 by the total estimated number of units for each Parcel in Phases #2-3 , less the applicable TIRZ Credit, if any.

The Annual Installment due to be collected from each Land Use Class in Phases #2-3 for 2022-23 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	$551.37

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 2022-23 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 - 2022-23 v2.1 (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 - 2022-23 v2.1 (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.

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 - 2022-23 v2.1 (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 C and 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 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 confirmed there have been no parcel subdivisions in the PID applicable for the Annual Installments to be collected in 2022-23.

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of July 15, 2022.

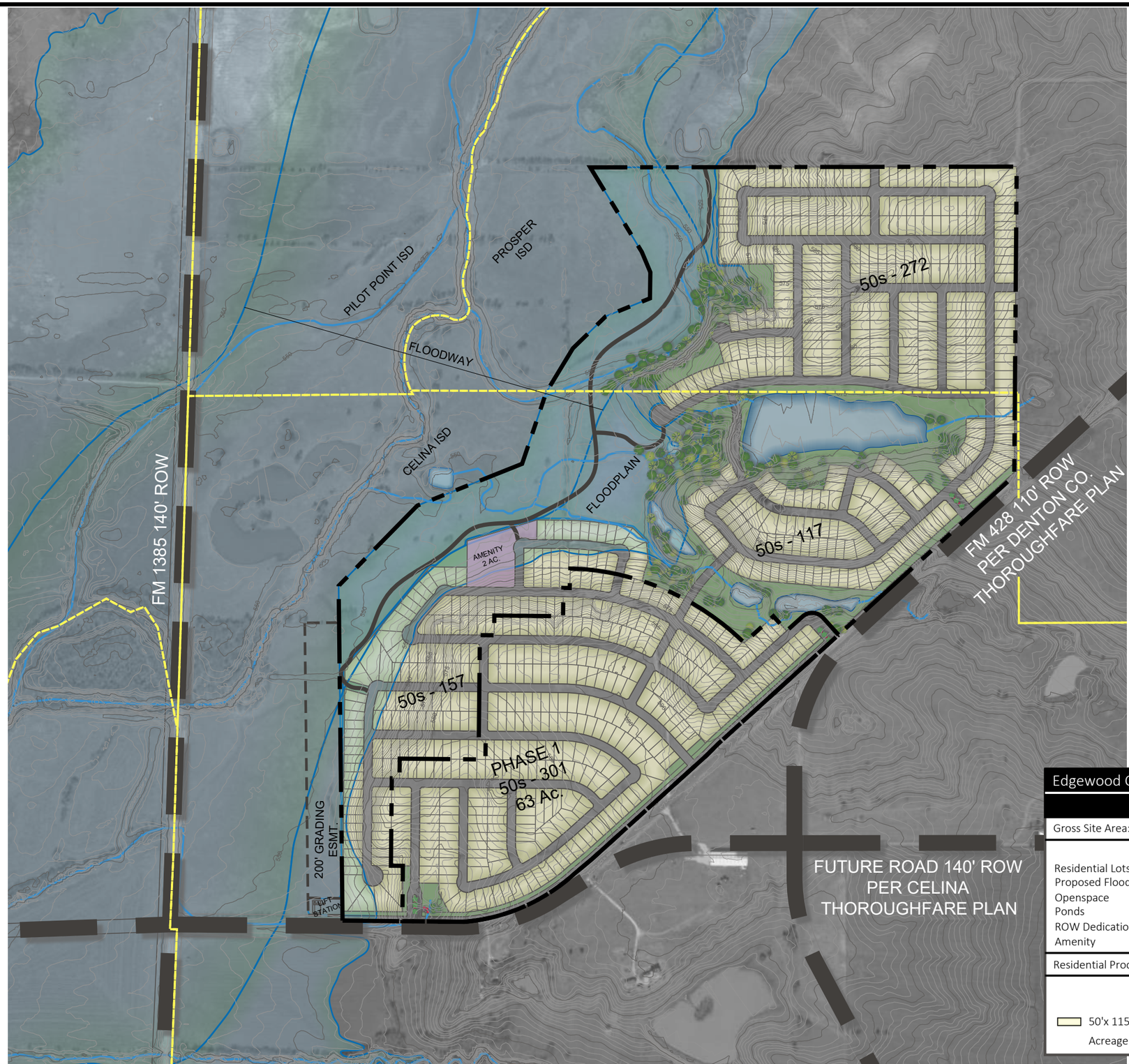
The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

APPENDIX A
MAP OF EDGEWOOD CREEK PID

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (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: 1" = 400'
DATE:AUGUST 2020

S:\2019\20190013-00 Edgewood Creek\CAD\EXHIBITS\20190130013001 P19 Edgewood Creek Concept Plan 08032020.dwg Aug 17,2020 - 4:25 pm chancock

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

APPENDIX B
2022 ASSESSED VALUES BY PHASE

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

Appendix B
Edgewood Creek Public Improvement District
2022 Assessed Value

Phase	Parcels	2022 Assessed Value[1]
Phase #1	3	$1,811,604
Phases #2-3	4	$741,988
Total	**7**	**$2,553,592**

[1]Parcel assessed values are in accordance with Denton Central Appraisal District online records as of June 22, 2021 and are allocated based on projected number of finished lots.

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

APPENDIX C
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (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	$4,104,775	$78,504.98	$180,205.04	$10,309.55	$16,809.30	$285,828.87
52621	140	$4,134,305	$79,069.77	$181,501.48	$10,383.72	$16,930.23	$287,885.20
52672	22	$649,677	$12,425.25	$28,521.66	$1,631.73	$2,660.47	$45,239.10
Total	**301**	**$8,888,757**	**$170,000**	**$390,228**	**$22,325**	**$36,400**	**$618,953**

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

APPENDIX D
PHASES #2-3 MAJOR IMROVEMENT ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

APPENDIX D

Phases #2-3 Major Improvement Assessment Roll Summary

Parcel ID	Estimated Units	Total Assessments	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	Annual Installment
960071	105	$665,385	$12,500	$35,067	$3,327	$7,000	$57,894
960118	33	$209,121	$3,929	$11,021	$1,046	$2,200	$18,195
52672	139	$880,842	$16,548	$46,422	$4,404	$9,267	$76,641
960214	269	$1,704,652	$32,024	$89,839	$8,523	$17,933	$148,320
Total	**546**	**$3,460,000**	**$65,000**	**$182,350**	**$17,300**	**$36,400**	**$301,050**

Attachment: Edgewood Creek - Annual SAP Update - 2022-23 v2.1 (SAP Update - Edgewood Creek PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May 12, 2020, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2020-33R establishing the Edgewood Creek Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2021-02 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of January 12, 2021 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-3 Major Improvement Area of the PID, pursuant to Ordinance No. 2021-03 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-3 Major Improvement Area, dated as of January 12, 2021 (the "Service and Assessment Plan and Phases #2-3 Major Improvement Area Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, the "Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 and the Phases #2-3 Major Improvement Area Assessment Rolls attached thereto, update the Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

Attachment: PID - SAP Update Ordinance Edgewood Creek (SAP Update - Edgewood Creek PID)

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Edgewood Creek Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 and the Phases #2-3 Major Improvement Area Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Edgewood Creek (SAP Update - Edgewood Creek PID)

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 9, 2022
Re: Glen Crossing PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Glen Crossing Public Improvement District and providing an effective date. (Stovall)

Background Information:
The Glen Crossing PID was created by the City Council pursuant to the PID Act and a resolution approved on April 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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

GLEN CROSSING
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

GLEN CROSSING
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX E-2 - PHASE #2 TIRZ CREDIT CALCULATION

APPENDIX F - PID ASSESSMENT NOTICE

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

I. INTRODUCTION

The G Bar 7 Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on April 12, 2016 to finance certain public improvement projects for the benefit of the property in the PID. On June 14, 2016, the City of Celina (the "City") passed and approved Resolution No. 2016-31R changing the name of the PID to the Glen Crossing Public Improvement District.

On July 12, 2016, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Glen Crossing Public Improvement District Phase #1 Project) (the "Phase #1A Bonds") in the aggregate principal amount of $3,550,000, The Phase #1A 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 Phase #1 Reimbursement Agreement in the aggregate principal amount of $2,175,000 were secured by Special Assessments.

On November 13, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #1B Project) (the "Phase #1B Bonds") in the aggregate principal amount of $1,800,000 to fully reimburse the Developer for the unpaid balance of the Phase #1 Reimbursement Agreement. In addition, on November 13, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #2 Project) (the "Phase #2 Bonds") in the aggregate principal amount of $6,945,000 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.

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. On November 13, 2018, the City approved an amended and restated Service and Assessment Plan pursuant to Ordinance No. 2018-62 in conjunction with the issuance of the Phase #1B and Phase #2 Bonds (the "Amended and Restated Service and Assessment Plan"). Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2022-23 (the "Annual Service Plan Update").

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 an assessment roll for Phase #2 (the "Phase #2 Assessment Roll"), based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Phase #1 Assessment Roll and Phase #2 Assessment Roll for 2022-23.

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

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

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

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

Capitalized terms 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: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #1 Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #1.

According to the City, the Phase #1 Improvements were completed and accepted by the City on October 4, 2017. Table II-A on the following page summarizes the 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 March 31, 2020. For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/RE1329934-RE1036034-RE1443542.pdf

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Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Table II-A
Updated Sources and Uses – Phase #1

Sources of Funds	Authorized Improvements (PID)[1]	Other Improvements (Non-PID)[1]	Total Amounts	Actual Amount[2]	Variance
Phase #1 Bonds par amount	$3,550,000	$0	$3,550,000	$3,550,000	$0
Phase #1B Bonds par amount	$2,175,000	$0	$2,175,000	$2,175,000	$0
Subtotal	$5,725,000	$0	$5,725,000	$5,725,000	$0
Other funding sources - Phase #1 Improvements	$1,120,468	$0	$1,120,468	$1,120,468	$0
Total Sources for Phase #1 Improvements	$6,845,468	$0	$6,845,468	$6,845,468	$0
Other funding sources - City Improvements	$0	$1,482,648	$1,482,648	$1,482,648	$0
Other funding sources – Private Improvements and Ag reserve	$0	$1,271,213	$1,271,213	$1,271,213	$0
Total Sources	**$6,845,468**	**$2,753,861**	**$9,599,329**	**$9,599,329**	**$0**
Uses of Funds					
Authorized Improvements - Phase #1 Improvements					
Road improvements	$1,501,138	$0	$1,501,138	$1,501,138	$0
Water distribution system improvements	$572,950	$0	$572,950	$572,950	$0
Sanitary sewer improvements	$691,366	$0	$691,366	$691,366	$0
Storm drainage improvements	$1,377,040	$0	$1,377,040	$1,377,040	$0
Parks and open space improvements	$512,950	$0	$512,950	$512,950	$0
Other soft and miscellaneous costs	$1,303,524	$0	$1,303,524	$1,303,524	$0
Subtotal	$5,958,968	$0	$5,958,968	$5,958,968	$0
City Improvements					
Road improvements	$0	$160,000	$160,000	$160,000	$0
Water distribution system improvements	$0	$280,060	$280,060	$280,060	$0
Sanitary sewer improvements	$0	$753,258	$753,258	$753,258	$0
Other soft and miscellaneous costs	$0	$289,330	$289,330	$289,330	$0
Subtotal	$0	$1,482,648	$1,482,648	$1,482,648	$0
Private Improvements					
City debt issuance fee	$0	$226,850	$226,850	$226,850	$0
NonBQ fee	$0	$40,310	$40,310	$40,310	$0
Other private improvements	$0	$999,053	$999,053	$999,053	$0
Subtotal	$0	$1,266,213	$1,266,213	$1,266,213	$0
Costs of issuance					
Capitalized interest	$181,785	$0	$181,785	$181,785	$0
Reserve fund	$237,195	$0	$237,195	$237,195	$0
Ag exemption foreclosure reserve	$0	$5,000	$5,000	$5,000	$0
PID establishment/operation & other costs of issuance	$361,020	$0	$361,020	$361,020	$0
Underwriter's discount	$106,500	$0	$106,500	$106,500	$0
Subtotal	$886,500	$5,000	$891,500	$891,500	$0
Total Uses	**$6,845,468**	**$2,753,861**	**$9,599,329**	**$9,599,329**	**$0**

1 – According to the Service and Assessment Plan passed and adopted on July 12, 2016.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2020.

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Phases #2 Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #.

According to the Developer's Quarterly Improvement Implementation Report for Phase #2 dated as of June 30, 2021, the Phase #2A Improvements have been substantially completed and were accepted in July 2020 and the Phase #2B Improvements have been substantially completed and were accepted in June 2021.

Table II-B below summarizes the sources and uses of funds required to (1) construct the Phase #2 Improvements, (2) establish the PID, and (3) issue the Phases #2 Bonds. The actual costs spent to date for the Phase #2 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021. For additional Phases #2-3 development-related information, refer to the link below:

https://emma.msrb.org/P11534012-P11185606-P11602579.pdf

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Table II-B
Updated Sources and Uses – Phase #2

Sources of Funds	Authorized Improvements (PID)[1]	Other Improvements (Non-PID)[1]	Total Amounts[1]	Actual Amount[2]	Variance
Phase #2 Bonds par amount	$6,945,000	$0	$6,945,000	$6,945,000	$0
Subtotal	$6,945,000	$0	$6,945,000	$6,945,000	$0
Other funding sources - Phase #2 Improvements	$1,782,649	$0	$1,782,649	$1,782,649	$0
Total Sources for Phase #2 Improvements	$8,727,649	$0	$8,727,649	$8,727,649	$0
Other funding sources - City Improvements	$0	$1,984,201	$1,984,201	$1,984,201	$0
Other funding sources – Private Improvements and Ag reserve	$0	$5,000	$5,000	$5,000	$0
Total Sources	**$8,727,649**	**$1,989,201**	**$10,716,850**	**$10,716,850**	**$0**
Uses of Funds					
Authorized Improvements - Phase #2 Improvements					
Road improvements	$2,408,192	$0	$2,408,192	$2,408,192	$0
Water distribution system improvements	$425,441	$0	$425,441	$425,441	$0
Sanitary sewer improvements	$367,092	$0	$367,092	$367,092	$0
Storm drainage improvements	$1,602,124	$0	$1,602,124	$1,602,124	$0
Parks and open space improvements	$936,851	$0	$936,851	$936,851	$0
Other soft and miscellaneous costs	$1,607,116	$0	$1,607,116	$1,607,116	$0
Subtotal	$7,346,816	$0	$7,346,816	$7,346,816	$0
City Improvements					
Road improvements	$0	$983,420	$983,420	$983,420	$0
Water distribution system improvements	$0	$0	$0	$0	$0
Sanitary sewer improvements	$0	$252,544	$252,544	$252,544	$0
Trail system improvements	$0	$314,193	$314,193	$314,193	$0
Other soft and miscellaneous costs	$0	$434,044	$434,044	$434,044	$0
Subtotal	$0	$1,984,201	$1,984,201	$1,984,201	$0
Private Improvements					
City debt issuance fee	$0	$0	$0	$0	$0
NonBQ fee	$0	$0	$0	$0	$0
Other private improvements	$0	$0	$0	$0	$0
Subtotal	$0	$0	$0	$0	$0
Costs of issuance					
Capitalized interest	$283,720	$0	$283,720	$283,720	$0
Reserve fund	$508,763	$0	$508,763	$508,763	$0
Ag exemption foreclosure reserve	$0	$5,000	$5,000	$5,000	$0
PID establishment/operation & other costs of issuance	$380,000	$0	$380,000	$380,000	$0
Underwriter's discount	$208,350	$0	$208,350	$208,350	$0
Subtotal	$1,380,833	$5,000	$1,385,833	$1,385,833	$0
Total Uses	**$8,727,649**	**$1,989,201**	**$10,716,850**	**$10,716,850**	**$0**

1 – According to the Amended and Restated Service and Assessment Plan
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

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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 anticipated budgets 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 (2017-2028)

Assessment Year ending 09/01[1]	Phase #1 Projected Annual Installments	Phase #2 Projected Annual Installments
2017-2022	$1,786,794	$1,659,273
2023	$265,313	$519,451
2024	$421,810	$571,506
2025	$422,077	$570,019
2026	$422,120	$573,275
2027	$426,942	$570,999
2028	$426,305	$573,466
Total	**$4,171,360**	**$5,037,988**

1 – Assessment years ending 2017 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, TIRZ credits, and capitalized interest. Assessment years 2024 through 2028 reflect projected Annual Installments, not inclusive of applicable credits, and are subject to change.

C. Status of Development

According to the City, one hundred fifty-seven (157) building permits have been issued for Phase #1 of the PID as of June 30, 2022, representing 98.74 percent of the total building permits expected to be issued within Phase #1.

According to the Developer, one hundred fifty-nine (159) homes are anticipated to be constructed in Phase #1 of the PID. See Table II-D on the following page for the status of completed homes as of June 30, 2022, according to certificate of occupancy issued by the City within Phase #1 of the PID.

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Table II-D
Completed Homes – Phase #1

Status	As of September 30, 2019	As of June 30, 2020	As of June 30, 2021	As of June 30, 2022
Completed Homes[1]	96	123	146	150

1 – According to certificate of occupancy issuance data provided by the City as of June 30, 2022.

According to the City, one hundred ninety-two (192) building permits have been issued for Phase #2 of the PID as of June 30, 2022, representing 97.46 percent of the total building permits expected to be issued within Phase #2.

According to the Developer, one hundred ninety-seven (197) homes are anticipated to be constructed in Phase #2 of the PID. See Table II-E below for the status of completed homes as of June 30, 2022, according to certificate of occupancy issued by the City within Phase #2 of the PID.

Table II-E
Completed Homes – Phase #2

Status	As of September 30, 2019	As of June 30, 2020	As of June 30, 2021	As of June 30, 2022
Completed Homes[1]	0	0	58	112

1 – According to certificate of occupancy issuance data provided by the City as of June 30, 2022.

See Appendix C for 2022 values of all Parcels within the PID.

D. 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 twenty-four (24) 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 4.95 percent and the interest rate applicable to the Phase #1B Bonds is 5.35 percent for 2022-23. 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 (4.95 percent and 5.35 percent, respectively) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These

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payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 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 Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be collected for 2022-23

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-F on the following page.

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Table II-F
Budget for the Phase #1 Annual Installments
to be Collected for 2022-23

Descriptions	Phase #1A Bonds	Phase 1B Bonds	Total
Interest payment on March 1, 2023	$79,169	$44,915	$124,084
Interest payment on September 1, 2023	$79,169	$44,915	$124,084
Principal payment on September 1, 2023	$75,000	$35,000	$110,000
Subtotal debt service on bonds	*$233,338*	*$124,830*	*$358,167*
Administrative Expenses	$32,460	$17,040	$49,500
Excess Interest for Prepayment and Delinquency Reserves	$15,980	$8,389	$24,369
Subtotal Expenses	$281,778	$150,259	$432,036
Available TIRZ Credit	($101,708)	($53,393)	($155,101)
Available reserve fund credit	$0	$0	$0
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($101,708)*	*($53,393)*	*($155,101)*
Annual Installments	**$180,070**	**$96,866**	**$276,936**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1A Bonds include interest due on March 1, 2023 in the amount of $79,169 and on September 1, 2023 in the amount of $79,169, which equal interest on the outstanding Assessments balance of $3,196,043, for six months each at an effective interest rate of 4.95 percent. Annual Installments to be collected include a principal amount of $75,000 due on September 1, 2023. As a result, total principal and interest due for the Phase #1A Bonds in 2022-23 is estimated to be $233,338.

Annual Installments to be collected for principal and interest on the Phase #1B Bonds include interest due on March 1, 2023 in the amount of $44,915 and September 1, 2023 in the amount of $44,915, which equal interest on the outstanding Assessments balance of $1,677,791 for six months each at an effective interest rate of 5.35 percent. Annual Installments to be collected include a principal amount of $35,000 due on September 1, 2023. As a result, total principal and interest due for the Phase #1B Bonds in 2022-23 is estimated to be $154,830.

Administrative Expenses

Administrative expenses for Phase #1 include the City, Trustee, Administrator, auditor, dissemination agent, and contingency. As shown in Table II-G on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $49,500.

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Table II-G
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$30,000
Trustee	$5,000
Auditor	$1,000
Dissemination Agent	$3,500
Contingency	$5,000
Total	**$49,500**

Excess Interest for Prepayment and Delinquency Reserve

Phase #1A Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $15,980, which equals 0.5 percent interest on the outstanding Phase #1A Bonds balance of $3,196,043. Phase #1B Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $8,389, which equals 0.5 percent interest on the outstanding Phase #1B Bonds balance of $1,667,834. The total Annual Installment amount to be collected for excess interest for prepayment and delinquency reserves is $24,369.

Available TIRZ Credit

According to the Collin County Tax Assessor-Collector, the 2021 City property taxes collected from the Phase #1 Parcels was $349,960 and the base year City property taxes collected from the Phase #1 Parcel was $16. As a result, the 2021 TIRZ increment is $349,876 and the 2022-23 TIRZ Credit was $155,101. The TIRZ Credit amount shall be calculated separately for each Parcel and such TIRZ Credit amount shall be applied on a Parcel-by-Parcel basis. As a result, the TIRZ credit obligation for Phase #1 is $155,101 as shown in Appendix D-2 of this report.

Available Reserve Fund Credit

As of June 30, 2022, there is not a significant balance above the reserve fund requirement. As a result, it is not anticipated to be any available reserve fund income to reduce the 2022-23 Annual Installment billed.

Available Capitalized Interest Account

As of June 30, 2022, 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 $16,152. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 2022-23 Annual Installment.

E. 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 Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Service and Assessment Plan, 159 units representing 143.33 total Equivalent Units are built within Phase #1 of the PID. One 50' Lot has prepaid a portion of its Phase #1A Assessment balance as of June 30, 2022. As a result, the outstanding Phase #1A total Equivalent Units are 142.76 (143.33 – 0.55 = 142.78). Accordingly, the net principal, interest, prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1A will be $1,746.42 (i.e. $249,318÷ 142.78 = $1,746.16).

According to the Service and Assessment Plan, 159 units representing 143.33 total Equivalent Units are built within Phase #1 of the PID. One 50' Lot has prepaid a portion of its Phase #1B Assessment balance as of June 30, 2022. As a result, the outstanding Phase #1B total Equivalent Units are 142.86 (143.33 – 0.45 = 142.88). Accordingly, the net principal, interest, prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1B will be $940.24 (i.e. $133,219 ÷ 142.88 = $932.35).

The combined net principal, interest, prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $2,678.94 ($1,746.16 + $932.35 = $2,678.51).

Administrative Expenses will continue to be collected from all Parcels with an outstanding Assessment balance based on each Parcel's original Equivalent Unit. Administrative Expenses to be collected from each Equivalent Unit for Phase #1A will be $345.35 (i.e. $49,500 ÷ 143.33 = $345.35). As a result, the total Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $3,023.86 (i.e. $2,678.51 + $345.35 = $3,023.86) less a portion 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 $3,023.86 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 2022-23 is shown in Table II-H on the following page.

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Table II-H
Annual Installment Per Unit – Phase #1

Land Use Class	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	1.00	$3,023.86
50 Ft	0.83	$2,519.88

1 – The Annual Installment per unit 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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. 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-five (25) 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 2022-23. 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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.

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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 Service and Assessment plan and applicable Trust Indenture.

Phase #2 Annual Installments to be collected for 2022-23

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-I below.

Table II-I
Budget for the Phase #2 Annual Installments to be Collected for 2022-23

Descriptions	Phase #2 Bonds
Interest payment on March 1, 2023	$183,610
Interest payment on September 1, 2023	$183,610
Principal payment on September 1, 2023	$130,000
Subtotal debt service on bonds	*$497,220*
Administrative Expenses	$42,500
Excess Interest for Prepayment and Delinquency Reserves	$32,785
Subtotal Expenses	$572,505
Available TIRZ Credit	($42,543)
Available reserve fund credit	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($42,543)*
Annual Installments	**$529,962**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $183,610 and on September 1, 2023 in the amount of $183,610, which equal interest on the outstanding Phase #2 Assessments balance of $6,557,000 for six months each and an effective interest rate of 5.60 percent. Annual Installments to be collected include a principal amount of $130,000 due on September 1, 2023. As a result, total debt service due for Phase #2 for principal and interest in 2022-23 is estimated to be equal to $497,220.

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Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, and dissemination agent and contingency fees. As shown in Table II-J below, the total Phases #2 administrative expenses to be collected for 2022-23 are estimated to be $42,500.

Table II-J
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$25,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,500
Contingency	$7,500
Total	**$42,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $32,785 which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of $6,557,00.

Available TIRZ Credit

According to the Collin County Tax Assessor-Collector, the 2021 City property taxes collected from the Phase #2 Parcels was $120,582 and the base year City property taxes collected from the Phase #2 Parcel was $24,937. As a result, the 2021 TIRZ increment is $95,645 and the 2022-23 TIRZ Credit was $42,543. This TIRZ Credit amount is allocated to each Parcel within Phase #2 with a current outstanding Assessment balance that generated the TIRZ Revenues in 2022 as shown in Appendix E-2.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant balance above the reserve fund requirement. As a result, it is not anticipated to be any available reserve fund income to reduce the 2022-23 Annual Installment billed.

Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the Administrative Expense Fund was $31,104. Approximately $31,104 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 2022-23 Annual Installment.

G. Annual Installments Per Unit - Phase #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 Phase #2 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 Developer, 197 units representing 178.17 total Equivalent Units are estimated to be built within Phase #2 of the PID. One 60' Lot has prepaid a portion of its Phase #2 Assessment balance as of June 30, 2022. As a result, the outstanding Phase #2 total Equivalent Units are 177.41 (178.17 – 0.76 = 177.41). Accordingly, the net principal, interest, prepayment reserve, and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit will be $2,987.47 (i.e. $530,005 ÷ 177.41 = $2,987.47) and the Administrative Expenses to be collected from each Equivalent Unit will be $238.54 [i.e. ($42,500 ÷ 178.17 = $238.54]. As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $3,226.01 (i.e. $2,987.47 + $238.54 = $3,226.01). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,225.78 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 2022-23 is shown in Table II-K on the following page.

Table II-K
Annual Installment Per Unit – Phase #2

Land Use Class	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	1.00	$3,226.01
50 Ft	0.83	$2,688.35

1 – The Annual Installment per unit 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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix E-1.

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H. Bond Redemption Related Updates

Phase #1A Bonds

The Phase #1A Bonds were issued in August 2016. 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, 2026**, 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 #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 November 2018. Pursuant to Section 4.4 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.

Phase #2 Bonds

The issuance of the Phase #2 Bonds was approved in November 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.

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

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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.

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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 and Assessment 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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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 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 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, the Phase #1 plat was recorded on February 20, 2018. Phase #1 was completely subdivided in 2018.

According to the Developer and Collin Central Appraisal District, 119 Lots in Phase #2A were subdivided from Parcel 2739465 in Phase #2 of the PID in 2021. The final plat was recorded in November of 2020 and the Assessments were allocated proportionally according to Lot Type.

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According to the Developer and Collin Central Appraisal District, 78 Lots in Phase #2B were subdivided from Parcel 2739465 in Phase #2 of the PID in 2021. The final plat recorded in June of 2021 and the Assessments were allocated proportionally according to Lot Type. See Table IV-A below for details regarding the Phase #2B subdivision.

Table IV-A
Phase #2B Parcel Subdivision

Prior to Subdivision				After Subdivision						
Parcel	Estimated No. of Units	Total EUs	Total Outstanding Phase #2 Assessment	Parcels	Lot Size	Estimated No. of Units	EU Factor	Total EUs	Assessment per Unit	Total Outstanding Phase #2 Assessment
2739465	197	178.17	$6,557,000	Various	50	113	0.83	94.17	$30,669	$3,465,580
				Various	60	84	1.00	84.00	$36,803	$3,091,420
Total	**197**	**178.17**	**$6,557,000**			**197**		**178.17**		**$6,557,000**

B. Prepayment of Assessments

There has been one partial Assessment prepayment within Phase #1 and one partial Assessment prepayment within Phase #2 as of July 31, 2022. See Appendix B for additional information regarding prepaid Assessments.

According to the Trustee, an extraordinary optional redemption of the Phase #1 Bonds, in the aggregate amount of $13,000, occurred July 1, 2022, based on prepaid Phase #1 Assessments received. Additionally, an extraordinary optional redemption of the Phase #1B Bonds, in the aggregate amount of $7,000, occurred July 1, 2022, based on prepaid Phase #1B Assessments received.

According to the Trustee, an extraordinary optional redemption of the Phase #2 Bonds, in the aggregate amount of $28,000, occurred July 1, 2022, based on prepaid Phase #2 Assessments received.

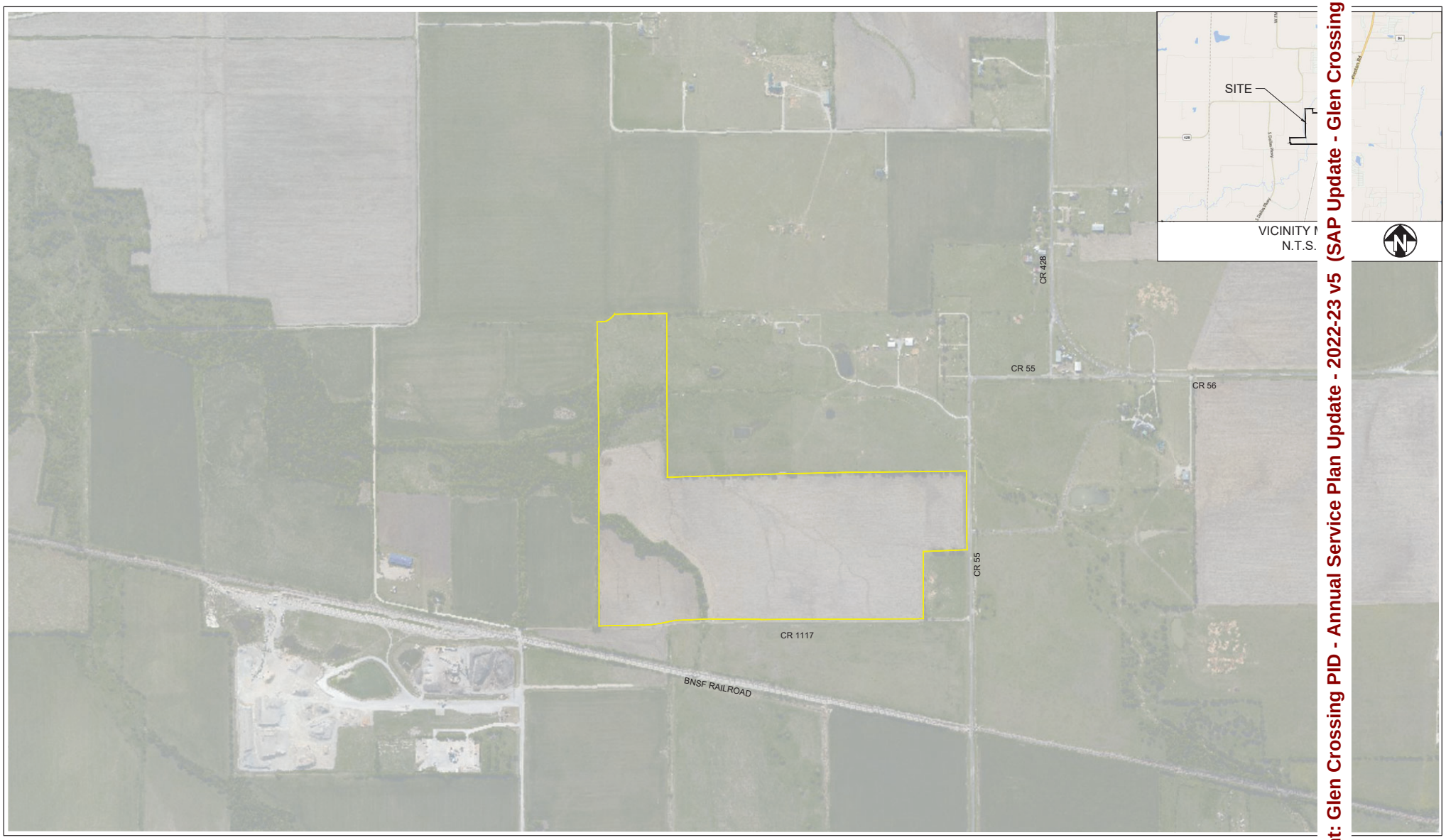
The complete Assessment Roll is available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)



kirkman ENGINEERING

G Bar 7

EXHIBIT B - PROPERTY DEPICTION

CELINA, TX

06.29.15

GR ALE

0 800 FEET

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing



G Bar 7

PHASE I BOUNDARY EXHIBIT

CELINA, TX

04.01.16

kirkman ENGINEERING

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APPENDIX B
PREPAID PARCELS

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APPENDIX B
LIST OF PREPAID PARCELS

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial
Phase #1	2768005	07/2019	$20,000	Partial
Phase #2	2822404	12/2021	$28,000	Partial

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APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Appendix C
Glen Crossing Public Improvement District
Value Per Phase

Phase	Parcels	2022 Value[3,4]
Phase #1[1]	168	$69,831,910
Phase #2[2]	198	$52,289,953
Total	**366**	**$122,121,863**

1 - Parcels include one hundred and fifty-nine residential lots and nine open space lots.
2 - Parcels include one hundred and ninety-seven residential lots and one open space lots.
3 - Parcel values are in accordance with Collin Central Appraisal District online records as of July 20, 2022.
4 - Values shown reflect the 2022 certified values. Does not include any confidential parcels.

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Appendix D-1
Phase #1 Assessment Roll Summary - 2021-22

Parcel	No. of Units	Lot Size	Total Equivalent Units for Ph.	Total Equivalent Units for	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment and Delinquency	TIRZ Credit	Annual Installment
2767929	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($145.90)	$2,877.96
2767931	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($223.17)	$2,800.69
2767932	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($816.35)	$2,207.51
2767933	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($953.25)	$2,070.61
2767934	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,074.40)	$1,949.46
2767935	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($233.80)	$2,790.06
2767936	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,202.05)	$1,821.82
2767937	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($971.15)	$2,052.72
2767938	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,276.40)	$1,747.46
2767939	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,195.68)	$1,828.19
2767940	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($894.35)	$1,625.53
2767941	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,013.43)	$1,506.46
2767942	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,115.98)	$1,403.90
2767943	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($932.50)	$1,587.39
2767944	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($407.48)	$2,112.41
2767945	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($850.72)	$1,669.16
2767946	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,004.91)	$1,514.97
2767947	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($974.17)	$1,545.71
2767948	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($936.39)	$1,583.50
2767949	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($951.62)	$1,568.27
2767950	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,089.93)	$1,429.95
2767951	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,192.59)	$1,327.29
2767952	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,133.20)	$1,386.69
2767953	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($918.64)	$1,601.24
2767954	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($802.49)	$1,717.39
2767955	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($180.66)	$2,339.22
2767956	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($212.55)	$2,307.33
2767957	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,249.64)	$1,774.22
2767958	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,117.08)	$1,906.78
2767959	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,052.14)	$1,971.72
2767960	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,217.80)	$1,806.07
2767961	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,107.61)	$1,412.27
2767962	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($940.98)	$1,578.91
2767963	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($974.90)	$1,544.99
2767964	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,058.61)	$1,461.28
2767965	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($397.14)	$2,122.74
2767966	0	N/A	0.00	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2767967	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,264.10)	$1,759.76
2767968	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($870.19)	$1,649.69
2767969	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,024.32)	$1,495.57
2767970	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,239.07)	$1,280.82
2767971	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($856.23)	$1,663.66
2767972	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,119.70)	$1,400.18
2767973	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,008.61)	$1,511.28
2767974	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,013.89)	$1,505.99
2767975	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,024.88)	$1,495.00
2767976	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($925.20)	$1,594.68
2767977	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($967.46)	$1,552.42
2767978	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,035.65)	$1,484.23
2767979	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($938.98)	$1,580.90
2767980	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,155.58)	$1,364.31
2767981	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($815.32)	$1,704.56
2767982	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,271.71)	$1,752.15
2767983	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,210.65)	$1,813.21
2767984	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,107.22)	$1,916.64
2767985	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,179.37)	$1,844.49
2767986	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($975.40)	$2,048.46
2767987	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,018.43)	$2,005.43
2767988	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,138.46)	$1,885.40
2767989	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,262.81)	$1,761.06
2767990	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,324.77)	$1,699.09
2767991	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,178.89)	$1,844.97
2767992	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,168.13)	$1,855.73
2767993	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,168.41)	$1,855.46
2767994	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,197.45)	$1,826.41
2767995	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,101.77)	$1,922.09
2767996	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,164.75)	$1,859.11
2767997	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,066.20)	$1,957.66
2767998	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,183.20)	$1,840.67
2767999	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,171.63)	$1,852.23
2768000	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,148.12)	$1,875.74
2768001	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,272.79)	$1,751.07
2768002	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($970.68)	$2,053.18
2768003	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,136.06)	$1,887.80
2768004	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,015.43)	$1,504.46
2768005	1	50'	0.28	0.38	0.83	$10,795	794.44	287.79	53.98	($836.87)	$299.34
2768006	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,084.40)	$1,435.48
2768007	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,018.18)	$1,501.71
2768008	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,036.22)	$1,483.66
2768009	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($406.39)	$2,113.50
2768010	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,078.82)	$1,441.06
2768011	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,027.61)	$1,492.28
2768012	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,024.71)	$1,495.18

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Parcel	No. of Units	Lot Size	Total Equivalent Units for Ph.	Total Equivalent Units for	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment and Delinquency	TIRZ Credit	Annual Installment
2768013	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,105.79)	$1,918.07
2768014	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,176.23)	$1,847.64
2768015	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,112.93)	$1,910.93
2768016	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,128.18)	$1,391.71
2768017	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($434.90)	$2,084.99
2768018	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($958.55)	$1,561.34
2768019	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($949.62)	$1,570.26
2768020	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($818.61)	$1,701.27
2768021	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($932.11)	$1,587.78
2768022	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,089.52)	$1,430.36
2768023	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($479.10)	$2,040.79
2768024	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,028.51)	$1,491.38
2768025	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($963.25)	$1,556.63
2768026	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($981.77)	$1,538.12
2768027	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,103.82)	$1,416.06
2768028	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,038.52)	$1,481.36
2768029	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($410.85)	$2,109.04
2768030	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($969.45)	$1,550.44
2768031	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($615.47)	$1,904.41
2768032	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($966.83)	$1,553.05
2768033	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,082.17)	$1,437.71
2768034	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($965.61)	$1,554.28
2768035	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($931.79)	$1,588.09
2768036	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($894.18)	$1,625.71
2768037	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($963.13)	$1,556.75
2768038	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($505.35)	$2,014.54
2768039	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,080.46)	$1,439.42
2768040	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($497.19)	$2,022.70
2768041	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($859.68)	$1,660.21
2768042	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($570.30)	$1,949.58
2768043	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,033.64)	$1,486.25
2768044	1	50	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($813.74)	$1,706.14
2768045	1	50	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($846.19)	$1,673.69
2768046	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,088.36)	$1,431.53
2768047	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,013.89)	$1,505.99
2768048	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,032.13)	$1,487.75
2768049	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($804.68)	$1,715.21
2768050	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,252.54)	$1,267.35
2768051	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,117.19)	$1,402.69
2768052	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($789.22)	$1,730.67
2768053	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($853.51)	$1,666.38
2768054	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($934.96)	$1,584.92
2768055	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($827.88)	$1,692.01
2768056	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,032.32)	$1,487.56
2768057	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($589.97)	$1,929.92
2768058	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($969.85)	$1,550.03
2768059	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($747.00)	$1,772.89
2768060	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,186.32)	$1,333.57
2768061	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($509.46)	$2,010.43
2768062	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($959.13)	$1,560.75
2768063	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($964.39)	$1,555.49
2768064	1	50'	0.83	0.83	0.83	$28,439	$2,089.90	$287.79	$142.19	($1,007.98)	$1,511.91
2768065	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,061.52)	$1,962.35
2768066	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,130.32)	$1,893.54
2768067	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($65.35)	$2,958.51
2768068	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,001.79)	$2,022.07
2768069	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,135.67)	$1,888.19
2768070	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,173.59)	$1,850.27
2768071	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,194.10)	$1,829.76
2768072	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,179.31)	$1,844.55
2768073	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,170.62)	$1,853.25
2768074	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,160.61)	$1,863.25
2768075	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,108.27)	$1,915.59
2768076	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($587.38)	$2,436.48
2768077	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,044.25)	$1,979.61
2768078	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,196.31)	$1,827.55
2768079	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,138.33)	$1,885.53
2768080	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,174.51)	$1,849.35
2768081	0	N/A	0.00	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2768082	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,206.35)	$1,817.51
2768083	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,104.50)	$1,919.36
2768084	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,199.18)	$1,824.68
2768085	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,167.62)	$1,856.24
2768086	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,469.21)	$1,554.65
2768087	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,162.58)	$1,861.28
2768088	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,034.37)	$1,989.49
2768089	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,139.64)	$1,884.22
2768090	1	60'	1.00	1.00	1.00	$34,127	$2,507.88	$345.35	$170.63	($1,082.83)	$1,941.04
2768091	0	N/A	0.00	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2768092	0	N/A	0.00	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2768093	0	N/A	0.00	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2768094	0	N/A	0.00	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2768095	0	N/A	0.00	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2768096	0	N/A	0.00	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2768097	0	N/A	0.00	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**159**		**142.78**	**142.88**	**143.33**	**$4,873,834**	**$358,167**	**$49,500**	**$24,369**	**($155,101)**	**$276,936**

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APPENDIX D-2
PHASE #1 TIRZ CALCULATION – 2022-23

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Account No.	2021 City Taxes Collected	Base Yr Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2767929	$328.13	$0.11	$328.02	($145.90)
2767931	$501.84	$0.11	$501.73	($223.17)
2767932	$1,835.42	$0.11	$1,835.31	($816.35)
2767933	$2,143.21	$0.11	$2,143.10	($953.25)
2767934	$2,415.58	$0.11	$2,415.47	($1,074.40)
2767935	$525.74	$0.11	$525.63	($233.80)
2767936	$2,702.55	$0.11	$2,702.44	($1,202.05)
2767937	$2,183.44	$0.11	$2,183.33	($971.15)
2767938	$2,869.71	$0.11	$2,869.60	($1,276.40)
2767939	$2,688.23	$0.11	$2,688.12	($1,195.68)
2767940	$2,010.78	$0.09	$2,010.69	($894.35)
2767941	$2,278.48	$0.09	$2,278.39	($1,013.43)
2767942	$2,509.05	$0.09	$2,508.96	($1,115.98)
2767943	$2,096.53	$0.09	$2,096.44	($932.50)
2767944	$916.18	$0.09	$916.09	($407.48)
2767945	$1,912.68	$0.09	$1,912.59	($850.72)
2767946	$2,259.34	$0.09	$2,259.25	($1,004.91)
2767947	$2,190.23	$0.09	$2,190.14	($974.17)
2767948	$2,105.28	$0.09	$2,105.19	($936.39)
2767949	$2,139.52	$0.09	$2,139.43	($951.62)
2767950	$2,450.48	$0.09	$2,450.39	($1,089.93)
2767951	$2,681.28	$0.09	$2,681.19	($1,192.59)
2767952	$2,547.75	$0.09	$2,547.66	($1,133.20)
2767953	$2,065.38	$0.09	$2,065.29	($918.64)
2767954	$1,804.26	$0.09	$1,804.17	($802.49)
2767955	$406.25	$0.09	$406.16	($180.66)
2767956	$477.95	$0.09	$477.86	($212.55)
2767957	$2,809.56	$0.11	$2,809.45	($1,249.64)
2767958	$2,511.54	$0.11	$2,511.43	($1,117.08)
2767959	$2,365.54	$0.11	$2,365.43	($1,052.14)
2767960	$2,737.96	$0.11	$2,737.85	($1,217.80)
2767961	$2,490.22	$0.09	$2,490.13	($1,107.61)
2767962	$2,115.60	$0.09	$2,115.51	($940.98)
2767963	$2,191.86	$0.09	$2,191.77	($974.90)
2767964	$2,380.05	$0.09	$2,379.96	($1,058.61)
2767965	$1,190.56	$0.09	$1,190.47	($397.14)
2767966	$6.45	$0.00	$0.00	$0.00
2767967	$2,842.06	$0.11	$2,841.95	($1,264.10)
2767968	$1,956.46	$0.09	$1,956.37	($870.19)
2767969	$2,302.96	$0.09	$2,302.87	($1,024.32)
2767970	$2,785.76	$0.09	$2,785.67	($1,239.07)
2767971	$1,925.06	$0.09	$1,924.97	($856.23)
2767972	$2,517.41	$0.09	$2,517.32	($1,119.70)
2767973	$2,267.64	$0.09	$2,267.55	($1,008.61)
2767974	$2,279.53	$0.09	$2,279.44	($1,013.89)
2767975	$2,304.23	$0.09	$2,304.14	($1,024.88)
2767976	$2,080.13	$0.09	$2,080.04	($925.20)

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Account No.	2021 City Taxes Collected	Base Yr Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2767977	$2,175.14	$0.09	$2,175.05	($967.46)
2767978	$2,328.45	$0.09	$2,328.36	($1,035.65)
2767979	$2,111.11	$0.09	$2,111.02	($938.98)
2767980	$2,598.06	$0.09	$2,597.97	($1,155.58)
2767981	$1,833.10	$0.09	$1,833.01	($815.32)
2767982	$2,859.18	$0.11	$2,859.07	($1,271.71)
2767983	$2,721.90	$0.11	$2,721.79	($1,210.65)
2767984	$2,489.36	$0.11	$2,489.25	($1,107.22)
2767985	$2,651.57	$0.11	$2,651.46	($1,179.37)
2767986	$2,193.00	$0.11	$2,192.89	($975.40)
2767987	$2,289.75	$0.11	$2,289.64	($1,018.43)
2767988	$2,559.60	$0.11	$2,559.49	($1,138.46)
2767989	$2,839.15	$0.11	$2,839.04	($1,262.81)
2767990	$2,978.46	$0.11	$2,978.35	($1,324.77)
2767991	$2,650.49	$0.11	$2,650.38	($1,178.89)
2767992	$2,626.30	$0.11	$2,626.19	($1,168.13)
2767993	$2,626.92	$0.11	$2,626.81	($1,168.41)
2767994	$2,692.22	$0.11	$2,692.11	($1,197.45)
2767995	$2,477.11	$0.11	$2,477.00	($1,101.77)
2767996	$2,618.70	$0.11	$2,618.59	($1,164.75)
2767997	$2,397.14	$0.11	$2,397.03	($1,066.20)
2767998	$2,660.17	$0.11	$2,660.06	($1,183.20)
2767999	$2,634.17	$0.11	$2,634.06	($1,171.63)
2768000	$2,581.32	$0.11	$2,581.21	($1,148.12)
2768001	$2,861.59	$0.11	$2,861.48	($1,272.79)
2768002	$2,182.40	$0.11	$2,182.29	($970.68)
2768003	$2,554.20	$0.11	$2,554.09	($1,136.06)
2768004	$2,282.98	$0.09	$2,282.89	($1,015.43)
2768005	$1,881.54	$0.09	$1,881.45	($836.87)
2768006	$2,438.05	$0.09	$2,437.96	($1,084.40)
2768007	$2,289.16	$0.09	$2,289.07	($1,018.18)
2768008	$2,329.73	$0.09	$2,329.64	($1,036.22)
2768009	$913.73	$0.09	$913.64	($406.39)
2768010	$2,425.50	$0.09	$2,425.41	($1,078.82)
2768011	$2,310.36	$0.09	$2,310.27	($1,027.61)
2768012	$2,303.84	$0.09	$2,303.75	($1,024.71)
2768013	$2,486.15	$0.11	$2,486.04	($1,105.79)
2768014	$2,644.50	$0.11	$2,644.39	($1,176.23)
2768015	$2,502.21	$0.11	$2,502.10	($1,112.93)
2768016	$2,536.46	$0.09	$2,536.37	($1,128.18)
2768017	$977.83	$0.09	$977.74	($434.90)
2768018	$2,155.10	$0.09	$2,155.01	($958.55)
2768019	$2,135.03	$0.09	$2,134.94	($949.62)
2768020	$1,840.49	$0.09	$1,840.40	($818.61)
2768021	$2,095.66	$0.09	$2,095.57	($932.11)
2768022	$2,449.56	$0.09	$2,449.47	($1,089.52)
2768023	$1,077.20	$0.09	$1,077.11	($479.10)
2768024	$2,312.38	$0.09	$2,312.29	($1,028.51)
2768025	$2,165.67	$0.09	$2,165.58	($963.25)
2768026	$2,207.30	$0.09	$2,207.21	($981.77)

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Account No.	2021 City Taxes Collected	Base Yr Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2768027	$2,481.70	$0.09	$2,481.61	($1,103.82)
2768028	$2,334.90	$0.09	$2,334.81	($1,038.52)
2768029	$923.76	$0.09	$923.67	($410.85)
2768030	$2,179.60	$0.09	$2,179.51	($969.45)
2768031	$1,383.80	$0.09	$1,383.71	($615.47)
2768032	$2,173.73	$0.09	$2,173.64	($966.83)
2768033	$2,433.03	$0.09	$2,432.94	($1,082.17)
2768034	$2,170.97	$0.09	$2,170.88	($965.61)
2768035	$2,094.95	$0.09	$2,094.86	($931.79)
2768036	$2,010.38	$0.09	$2,010.29	($894.18)
2768037	$2,165.40	$0.09	$2,165.31	($963.13)
2768038	$1,136.21	$0.09	$1,136.12	($505.35)
2768039	$2,429.19	$0.09	$2,429.10	($1,080.46)
2768040	$1,117.87	$0.09	$1,117.78	($497.19)
2768041	$1,932.82	$0.09	$1,932.73	($859.68)
2768042	$1,282.25	$0.09	$1,282.16	($570.30)
2768043	$2,323.92	$0.09	$2,323.83	($1,033.64)
2768044	$1,829.55	$0.09	$1,829.46	($813.74)
2768045	$1,902.50	$0.09	$1,902.41	($846.19)
2768046	$2,446.94	$0.09	$2,446.85	($1,088.36)
2768047	$2,279.53	$0.09	$2,279.44	($1,013.89)
2768048	$2,320.53	$0.09	$2,320.44	($1,032.13)
2768049	$1,809.17	$0.09	$1,809.08	($804.68)
2768050	$2,816.05	$0.09	$2,815.96	($1,252.54)
2768051	$2,511.76	$0.09	$2,511.67	($1,117.19)
2768052	$1,774.41	$0.09	$1,774.32	($789.22)
2768053	$1,918.95	$0.09	$1,918.86	($853.51)
2768054	$2,102.07	$0.09	$2,101.98	($934.96)
2768055	$1,861.33	$0.09	$1,861.24	($827.88)
2768056	$2,320.96	$0.09	$2,320.87	($1,032.32)
2768057	$1,326.46	$0.09	$1,326.37	($589.97)
2768058	$2,180.51	$0.09	$2,180.42	($969.85)
2768059	$1,679.49	$0.09	$1,679.40	($747.00)
2768060	$2,667.17	$0.09	$2,667.08	($1,186.32)
2768061	$1,145.45	$0.09	$1,145.36	($509.46)
2768062	$2,156.41	$0.09	$2,156.32	($959.13)
2768063	$2,168.24	$0.09	$2,168.15	($964.39)
2768064	$2,266.23	$0.09	$2,266.14	($1,007.98)
2768065	$2,386.61	$0.11	$2,386.50	($1,061.52)
2768066	$2,541.30	$0.11	$2,541.19	($1,130.32)
2768067	$587.81	$0.11	$587.70	($65.35)
2768068	$2,252.34	$0.11	$2,252.23	($1,001.79)
2768069	$2,553.33	$0.11	$2,553.22	($1,135.67)
2768070	$2,638.57	$0.11	$2,638.46	($1,173.59)
2768071	$2,684.68	$0.11	$2,684.57	($1,194.10)
2768072	$2,651.44	$0.11	$2,651.33	($1,179.31)
2768073	$2,631.89	$0.11	$2,631.78	($1,170.62)
2768074	$2,609.39	$0.11	$2,609.28	($1,160.61)
2768075	$2,491.72	$0.11	$2,491.61	($1,108.27)
2768076	$1,760.85	$0.11	$1,760.74	($587.38)

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Account No.	2021 City Taxes Collected	Base Yr Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2768077	$2,347.80	$0.11	$2,347.69	($1,044.25)
2768078	$2,689.65	$0.11	$2,689.54	($1,196.31)
2768079	$2,559.30	$0.11	$2,559.19	($1,138.33)
2768080	$2,640.64	$0.11	$2,640.53	($1,174.51)
2768081	$22.58	$0.00	$0.00	$0.00
2768082	$2,712.22	$0.11	$2,712.11	($1,206.35)
2768083	$2,483.25	$0.11	$2,483.14	($1,104.50)
2768084	$2,696.10	$0.11	$2,695.99	($1,199.18)
2768085	$2,625.15	$0.11	$2,625.04	($1,167.62)
2768086	$3,303.19	$0.11	$3,303.08	($1,469.21)
2768087	$2,613.82	$0.11	$2,613.71	($1,162.58)
2768088	$2,325.59	$0.11	$2,325.48	($1,034.37)
2768089	$2,562.26	$0.11	$2,562.15	($1,139.64)
2768090	$2,434.52	$0.11	$2,434.41	($1,082.83)
2768091	$6.45	$0.00	$0.00	$0.00
2768092	$6.45	$0.00	$0.00	$0.00
2768093	$6.45	$0.00	$0.00	$0.00
2768094	$6.45	$0.00	$0.00	$0.00
2768095	$6.45	$0.00	$0.00	$0.00
2768096	$6.45	$0.00	$0.00	$0.00
2768097	$0.00	$0.00	$0.00	$0.00
Total	**$349,959.73**	**$15.66**	**$349,876.34**	**($155,100.76)**

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

APPENDIX E-1
PHASE #2 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Appendix E-1
Phase #2 Assessment Roll Summary - 2021-22

Account No.	No. of Units	Lot Size	Total Equivalent Units for Ph. #2	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Additional Interest for Prepayment & Delinquency Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
2822214	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($237.24)	$2,451.11
2822216	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($402.61)	$2,285.74
2822217	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($204.71)	$2,483.64
2822218	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($942.82)	$1,745.52
2822219	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($193.83)	$2,494.51
2822220	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822221	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($393.96)	$2,294.39
2822222	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($297.14)	$2,391.21
2822223	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822224	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($152.08)	$2,536.27
2822225	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($649.27)	$2,039.08
2822226	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($573.91)	$2,114.44
2822227	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($500.87)	$2,187.48
2822228	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($267.92)	$2,420.43
2822229	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($271.00)	$2,417.34
2822232	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822233	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($152.36)	$2,535.98
2822234	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($854.89)	$1,833.45
2822235	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($698.26)	$1,990.09
2822236	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($516.60)	$2,171.75
2822237	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822238	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($427.10)	$2,261.24
2822239	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($479.25)	$2,209.10
2822211	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($902.85)	$2,323.16
2822245	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($132.90)	$3,093.11
2822247	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($115.73)	$3,110.29
2822248	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($115.73)	$3,110.29
2822249	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($476.33)	$2,749.68
2822250	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($462.84)	$2,763.18
2822251	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($115.73)	$3,110.29
2822252	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($473.13)	$2,752.88
2822253	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($968.28)	$2,257.73
2822255	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($124.32)	$3,101.70
2822257	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($115.73)	$3,110.29
2822258	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($590.40)	$2,635.62
2822259	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($471.25)	$2,754.76
2822260	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($659.58)	$2,566.44
2822261	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($554.26)	$2,671.76
2822262	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($1,154.64)	$2,071.37
2822263	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($353.54)	$2,872.47
2822264	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($132.90)	$3,093.11
2822276	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822286	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($203.30)	$2,485.05
2822287	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($447.79)	$2,240.56
2822288	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822289	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822290	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822291	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822292	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822293	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($163.37)	$2,524.97
2822294	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($1,022.45)	$1,665.89
2822295	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($191.01)	$2,497.34
2822310	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($474.14)	$2,214.21
2822311	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($487.69)	$2,200.65
2822312	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($194.85)	$2,493.49
2822313	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822314	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($89.97)	$3,136.04
2822329	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($238.48)	$2,987.54
2822330	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($141.49)	$3,084.53
2822331	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($132.90)	$3,093.11
2822332	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($297.92)	$2,928.09
2822333	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($806.16)	$2,419.85

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Account No.	No. of Units	Lot Size	Total Equivalent Units for Ph. #2	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Additional Interest for Prepayment & Delinquency Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
2822334	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($927.46)	$2,298.56
2822337	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($141.49)	$3,084.53
2822338	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($1,173.20)	$2,052.82
2822339	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($1,223.40)	$2,002.62
2822340	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($132.90)	$3,093.11
2822341	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($132.90)	$3,093.11
2822342	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($132.90)	$3,093.11
2822343	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($811.07)	$2,414.94
2822344	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($89.97)	$3,136.04
2822345	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($89.97)	$3,136.04
2822346	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($124.32)	$3,101.70
2822355	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($339.39)	$2,886.63
2822356	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($115.73)	$3,110.29
2822357	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($89.97)	$3,136.04
2822358	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($476.04)	$2,749.97
2822359	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822360	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822361	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822362	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822363	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($561.50)	$2,126.85
2822364	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($579.05)	$2,109.30
2822365	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($943.90)	$1,744.44
2822366	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($124.32)	$2,564.03
2822368	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($415.91)	$2,272.44
2822369	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($393.50)	$2,294.84
2822370	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822371	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822372	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822373	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($395.45)	$2,292.89
2822374	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($228.68)	$2,459.66
2822375	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822376	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($245.92)	$2,442.42
2822377	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822378	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($216.79)	$2,471.56
2822379	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($383.40)	$2,304.95
2822380	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($160.58)	$2,527.76
2822381	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($154.95)	$2,533.39
2822382	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822383	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822384	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822387	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822388	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822389	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822390	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($155.27)	$2,533.08
2822391	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822392	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822393	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822394	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($89.97)	$2,598.37
2822395	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($464.42)	$2,223.93
2822397	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($89.97)	$3,136.04
2822400	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($89.97)	$3,136.04
2822401	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($707.47)	$2,518.55
2822402	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($710.98)	$2,515.03
2822403	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($124.32)	$3,101.70
2822404	1	60	0.24	1.00	$8,960	$679.42	$44.80	$238.54	($132.90)	$829.86
2822405	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($1,085.51)	$2,140.51
2822406	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($1,007.25)	$2,218.77
2841081	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841082	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841065	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841080	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841083	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841067	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Account No.	No. of Units	Lot Size	Total Equivalent Units for Ph. #2	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Additional Interest for Prepayment & Delinquency Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
2841079	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841084	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841068	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841078	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841085	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841069	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841077	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841086	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841070	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841076	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841071	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841074	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841072	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841105	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841026	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841024	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841028	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841027	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841025	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841095	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841062	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841087	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841063	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841088	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841064	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841089	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841090	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841029	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841030	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841031	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841047	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841097	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841046	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841098	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841044	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841099	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841100	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841101	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841102	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841091	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841092	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841093	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841096	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841094	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841104	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841103	1	50	0.83	0.83	$30,800	$2,335.56	$154.00	$198.78	($44.14)	$2,644.20
2841061	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841043	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841060	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841042	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841059	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841041	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841058	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841040	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841057	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841039	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841056	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841038	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841037	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841055	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841036	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841035	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841054	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Account No.	No. of Units	Lot Size	Total Equivalent Units for Ph. #2	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Additional Interest for Prepayment & Delinquency Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
2841034	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841053	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841033	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841052	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841051	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841032	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841050	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841049	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841048	1	60	1.00	1.00	$36,960	$2,802.67	$184.80	$238.54	($44.14)	$3,181.87
2841073	0	N/A	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**197**		**177.41**	**178.17**	**$6,557,000**	**$497,220**	**$32,785**	**$42,500**	**($42,543)**	**$529,962**

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

APPENDIX E-2
PHASE #2 TIRZ CREDIT CALCULATION – 2022-23

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Appendix E-2
TIRZ Credit Calculation - Phase #2
2022-23

Account No.	2021 City Taxes Collected	Base Year Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2822214	$659.21	$125.85	$533.36	($237.24)
2822216	$1,030.99	$125.85	$905.14	($402.61)
2822217	$586.08	$125.85	$460.23	($204.71)
2822218	$2,245.51	$125.85	$2,119.66	($942.82)
2822219	$561.63	$125.85	$435.78	($193.83)
2822220	$328.13	$125.85	$202.28	($89.97)
2822221	$1,011.55	$125.85	$885.70	($393.96)
2822222	$793.87	$125.85	$668.02	($297.14)
2822223	$328.13	$125.85	$202.28	($89.97)
2822224	$467.75	$125.85	$341.90	($152.08)
2822225	$1,585.53	$125.85	$1,459.68	($649.27)
2822226	$1,416.11	$125.85	$1,290.26	($573.91)
2822227	$1,251.90	$125.85	$1,126.05	($500.87)
2822228	$728.18	$125.85	$602.33	($267.92)
2822229	$735.12	$125.85	$609.27	($271.00)
2822232	$328.13	$125.85	$202.28	($89.97)
2822233	$468.39	$125.85	$342.54	($152.36)
2822234	$2,047.82	$125.85	$1,921.97	($854.89)
2822235	$1,695.67	$125.85	$1,569.82	($698.26)
2822236	$1,287.27	$125.85	$1,161.42	($516.60)
2822237	$328.13	$125.85	$202.28	($89.97)
2822238	$1,086.06	$125.85	$960.21	($427.10)
2822239	$1,203.29	$125.85	$1,077.44	($479.25)
2822211	$2,155.65	$125.85	$2,029.80	($902.85)
2822245	$424.64	$125.85	$298.79	($132.90)
2822247	$386.03	$125.85	$260.18	($115.73)
2822248	$386.03	$125.85	$260.18	($115.73)
2822249	$1,196.74	$125.85	$1,070.89	($476.33)
2822250	$1,166.40	$125.85	$1,040.55	($462.84)
2822251	$386.03	$125.85	$260.18	($115.73)
2822252	$1,189.55	$125.85	$1,063.70	($473.13)
2822253	$2,302.75	$125.85	$2,176.90	($968.28)
2822255	$405.34	$125.85	$279.49	($124.32)
2822257	$386.03	$125.85	$260.18	($115.73)
2822258	$1,453.18	$125.85	$1,327.33	($590.40)
2822259	$1,185.32	$125.85	$1,059.47	($471.25)
2822260	$1,608.71	$125.85	$1,482.86	($659.58)
2822261	$1,371.93	$125.85	$1,246.08	($554.26)
2822262	$2,721.72	$125.85	$2,595.87	($1,154.64)
2822263	$920.68	$125.85	$794.83	($353.54)
2822264	$424.64	$125.85	$298.79	($132.90)
2822276	$328.13	$125.85	$202.28	($89.97)
2822286	$582.91	$125.85	$457.06	($203.30)
2822287	$1,132.57	$125.85	$1,006.72	($447.79)
2822288	$328.13	$125.85	$202.28	($89.97)
2822289	$328.13	$125.85	$202.28	($89.97)

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

Account No.	2021 City Taxes Collected	Base Year Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2822290	$328.13	$125.85	$202.28	($89.97)
2822291	$328.13	$125.85	$202.28	($89.97)
2822292	$328.13	$125.85	$202.28	($89.97)
2822293	$493.15	$125.85	$367.30	($163.37)
2822294	$2,424.53	$125.85	$2,298.68	($1,022.45)
2822295	$555.28	$125.85	$429.43	($191.01)
2822310	$1,191.81	$125.85	$1,065.96	($474.14)
2822311	$1,222.28	$125.85	$1,096.43	($487.69)
2822312	$563.92	$125.85	$438.07	($194.85)
2822313	$328.13	$125.85	$202.28	($89.97)
2822314	$328.13	$125.85	$202.28	($89.97)
2822329	$662.00	$125.85	$536.15	($238.48)
2822330	$443.94	$125.85	$318.09	($141.49)
2822331	$424.64	$125.85	$298.79	($132.90)
2822332	$795.64	$125.85	$669.79	($297.92)
2822333	$1,938.26	$125.85	$1,812.41	($806.16)
2822334	$2,210.96	$125.85	$2,085.11	($927.46)
2822337	$443.94	$125.85	$318.09	($141.49)
2822338	$2,763.43	$125.85	$2,637.58	($1,173.20)
2822339	$2,876.29	$125.85	$2,750.44	($1,223.40)
2822340	$424.64	$125.85	$298.79	($132.90)
2822341	$424.64	$125.85	$298.79	($132.90)
2822342	$424.64	$125.85	$298.79	($132.90)
2822343	$1,949.30	$125.85	$1,823.45	($811.07)
2822344	$328.13	$125.85	$202.28	($89.97)
2822345	$328.13	$125.85	$202.28	($89.97)
2822346	$405.34	$125.85	$279.49	($124.32)
2822355	$888.86	$125.85	$763.01	($339.39)
2822356	$386.03	$125.85	$260.18	($115.73)
2822357	$328.13	$125.85	$202.28	($89.97)
2822358	$1,196.09	$125.85	$1,070.24	($476.04)
2822359	$328.13	$125.85	$202.28	($89.97)
2822360	$328.13	$125.85	$202.28	($89.97)
2822361	$328.13	$125.85	$202.28	($89.97)
2822362	$328.13	$125.85	$202.28	($89.97)
2822363	$1,388.21	$125.85	$1,262.36	($561.50)
2822364	$1,427.67	$125.85	$1,301.82	($579.05)
2822365	$2,247.93	$125.85	$2,122.08	($943.90)
2822366	$405.34	$125.85	$279.49	($124.32)
2822368	$1,060.90	$125.85	$935.05	($415.91)
2822369	$1,010.52	$125.85	$884.67	($393.50)
2822370	$328.13	$125.85	$202.28	($89.97)
2822371	$328.13	$125.85	$202.28	($89.97)
2822372	$328.13	$125.85	$202.28	($89.97)
2822373	$1,014.91	$125.85	$889.06	($395.45)
2822374	$639.98	$125.85	$514.13	($228.68)
2822375	$328.13	$125.85	$202.28	($89.97)
2822376	$678.73	$125.85	$552.88	($245.92)
2822377	$328.13	$125.85	$202.28	($89.97)
2822378	$613.23	$125.85	$487.38	($216.79)
2822379	$987.81	$125.85	$861.96	($383.40)
2822380	$486.87	$125.85	$361.02	($160.58)
2822381	$474.22	$125.85	$348.37	($154.95)

Account No.	2021 City Taxes Collected	Base Year Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2822382	$328.13	$125.85	$202.28	($89.97)
2822383	$328.13	$125.85	$202.28	($89.97)
2822384	$328.13	$125.85	$202.28	($89.97)
2822387	$328.13	$125.85	$202.28	($89.97)
2822388	$328.13	$125.85	$202.28	($89.97)
2822389	$328.13	$125.85	$202.28	($89.97)
2822390	$474.92	$125.85	$349.07	($155.27)
2822391	$328.13	$125.85	$202.28	($89.97)
2822392	$328.13	$125.85	$202.28	($89.97)
2822393	$328.13	$125.85	$202.28	($89.97)
2822394	$328.13	$125.85	$202.28	($89.97)
2822395	$1,169.95	$125.85	$1,044.10	($464.42)
2822397	$328.13	$125.85	$202.28	($89.97)
2822400	$328.13	$125.85	$202.28	($89.97)
2822401	$1,716.38	$125.85	$1,590.53	($707.47)
2822402	$1,724.28	$125.85	$1,598.43	($710.98)
2822403	$405.34	$125.85	$279.49	($124.32)
2822404	$424.64	$125.85	$298.79	($132.90)
2822405	$2,566.29	$125.85	$2,440.44	($1,085.51)
2822406	$2,390.35	$125.85	$2,264.50	($1,007.25)
2841081	$226.95	$127.70	$99.25	($44.14)
2841082	$226.95	$127.70	$99.25	($44.14)
2841065	$226.95	$127.70	$99.25	($44.14)
2841080	$226.95	$127.70	$99.25	($44.14)
2841083	$226.95	$127.70	$99.25	($44.14)
2841067	$226.95	$127.70	$99.25	($44.14)
2841079	$226.95	$127.70	$99.25	($44.14)
2841084	$226.95	$127.70	$99.25	($44.14)
2841068	$226.95	$127.70	$99.25	($44.14)
2841078	$226.95	$127.70	$99.25	($44.14)
2841085	$226.95	$127.70	$99.25	($44.14)
2841069	$226.95	$127.70	$99.25	($44.14)
2841077	$226.95	$127.70	$99.25	($44.14)
2841086	$226.95	$127.70	$99.25	($44.14)
2841070	$226.95	$127.70	$99.25	($44.14)
2841076	$226.95	$127.70	$99.25	($44.14)
2841071	$226.95	$127.70	$99.25	($44.14)
2841074	$226.95	$127.70	$99.25	($44.14)
2841072	$226.95	$127.70	$99.25	($44.14)
2841105	$226.95	$127.70	$99.25	($44.14)
2841026	$226.95	$127.70	$99.25	($44.14)
2841024	$226.95	$127.70	$99.25	($44.14)
2841028	$226.95	$127.70	$99.25	($44.14)
2841027	$226.95	$127.70	$99.25	($44.14)
2841025	$226.95	$127.70	$99.25	($44.14)
2841095	$226.95	$127.70	$99.25	($44.14)
2841062	$226.95	$127.70	$99.25	($44.14)
2841087	$226.95	$127.70	$99.25	($44.14)
2841063	$226.95	$127.70	$99.25	($44.14)
2841088	$226.95	$127.70	$99.25	($44.14)
2841064	$226.95	$127.70	$99.25	($44.14)

Account No.	2021 City Taxes Collected	Base Year Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2841089	$226.95	$127.70	$99.25	($44.14)
2841090	$226.95	$127.70	$99.25	($44.14)
2841029	$226.95	$127.70	$99.25	($44.14)
2841030	$226.95	$127.70	$99.25	($44.14)
2841031	$226.95	$127.70	$99.25	($44.14)
2841047	$226.95	$127.70	$99.25	($44.14)
2841097	$226.95	$127.70	$99.25	($44.14)
2841046	$226.95	$127.70	$99.25	($44.14)
2841098	$226.95	$127.70	$99.25	($44.14)
2841044	$226.95	$127.70	$99.25	($44.14)
2841099	$226.95	$127.70	$99.25	($44.14)
2841100	$226.95	$127.70	$99.25	($44.14)
2841101	$226.95	$127.70	$99.25	($44.14)
2841102	$226.95	$127.70	$99.25	($44.14)
2841091	$226.95	$127.70	$99.25	($44.14)
2841092	$226.95	$127.70	$99.25	($44.14)
2841093	$226.95	$127.70	$99.25	($44.14)
2841096	$226.95	$127.70	$99.25	($44.14)
2841094	$226.95	$127.70	$99.25	($44.14)
2841104	$226.95	$127.70	$99.25	($44.14)
2841103	$226.95	$127.70	$99.25	($44.14)
2841061	$226.95	$127.70	$99.25	($44.14)
2841043	$226.95	$127.70	$99.25	($44.14)
2841060	$226.95	$127.70	$99.25	($44.14)
2841042	$226.95	$127.70	$99.25	($44.14)
2841059	$226.95	$127.70	$99.25	($44.14)
2841041	$226.95	$127.70	$99.25	($44.14)
2841058	$226.95	$127.70	$99.25	($44.14)
2841040	$226.95	$127.70	$99.25	($44.14)
2841057	$226.95	$127.70	$99.25	($44.14)
2841039	$226.95	$127.70	$99.25	($44.14)
2841056	$226.95	$127.70	$99.25	($44.14)
2841038	$226.95	$127.70	$99.25	($44.14)
2841037	$226.95	$127.70	$99.25	($44.14)
2841055	$226.95	$127.70	$99.25	($44.14)
2841036	$226.95	$127.70	$99.25	($44.14)
2841035	$226.95	$127.70	$99.25	($44.14)
2841054	$226.95	$127.70	$99.25	($44.14)
2841034	$226.95	$127.70	$99.25	($44.14)
2841053	$226.95	$127.70	$99.25	($44.14)
2841033	$226.95	$127.70	$99.25	($44.14)
2841052	$226.95	$127.70	$99.25	($44.14)
2841051	$226.95	$127.70	$99.25	($44.14)
2841032	$226.95	$127.70	$99.25	($44.14)
2841050	$226.95	$127.70	$99.25	($44.14)
2841049	$226.95	$127.70	$99.25	($44.14)
2841048	$226.95	$127.70	$99.25	($44.14)
2841073	$0.00	$0.00	$0.00	$0.00
Total	**$120,581.53**	**$24,936.99**	**$95,644.54**	**($42,542.69)**

1- The 2022-23 TIRZ Credits for parent Parcel 2739465 have been equivalently allocated to each subdivided Phase #2B parcel that contains a leived asseesment.

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

APPENDIX F
PID ASSESSMENT NOTICE

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Glen Crossing Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Glen Crossing PID - Annual Service Plan Update - 2022-23 v5 (SAP Update - Glen Crossing PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE GLEN CROSSING PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on April 12, 2016, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2016-24R establishing the Glen Crossing Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2016-50 which ordinance also approved the Glen Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of July 12, 2016 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2018-62 which ordinance also approved the Glen Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of November 15, 2018 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, the "Updated Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 and Phases #2 Assessment Rolls attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

Attachment: PID - SAP Update Ordinance Glen Crossing (SAP Update - Glen Crossing PID)

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Glen Crossing Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 and Phase #2 Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Glen Crossing (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 9, 2022
Re: Glen Crossing West PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Glen Crossing West Public Improvement District and providing an effective date. (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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

GLEN CROSSING WEST PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/22 -8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

GLEN CROSSING WEST
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 -8/31/23)

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APPENDIX E – PID ASSESSMENT NOTICE

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (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 2022-23 (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 2022-23 as shown in Appendix D.

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

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

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

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

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

(the remainder of this page is intentionally left blank)

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (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 January 31, 2022, the actual costs of the Authorized Improvements were equal to $1,422,471, representing an increase of $386,808.

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.

(the remainder of this page is intentionally left blank)

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (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 Amounts[1]	Variance
PID Reimbursement Agreement	$956,000	$0	$956,000	$956,000	$0
Other funding	$79,663	$0	$79,663	$466,471	$386,808
Total Sources for Authorized Improvements	***$1,035,663***	***$0***	***$1,035,663***	***$1,422,471***	***$386,808***
Other funding sources – Private Improvements	$0	$460,149	$460,149	$520,551	$60,402
Total Sources	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,943,022**	**$447,210**
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	$65,732	$14,407
Sanitary sewer improvements	$92,621	$0	$92,621	$240,976	$148,355
Storm drainage improvements	$280,247	$0	$280,247	$118,425	($161,822)
Parks and open space improvements	$35,000	$0	35000	$304,391	$269,391
Other soft and miscellaneous costs	$226,551	$0	$226,551	$305,261	$78,710
Subtotal	*$1,035,663*	*$0*	*$1,035,663*	*$1,422,471*	*$386,808*
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*	*$60,402*
PID establishment/ operation	$0	$0	$0	$0	$0
Subtotal	$0	$0	$0	$0	$0
Total Uses	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,943,022**	**$447,210**

1 - According to the Developer as of January 31, 2022.

Cost Variances

As stated in Table II-A above, there are improvement cost increases of $447,210. The cost increase of $447,210 related to the Authorized Improvements represents 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 Improvements and Private Improvements costs were funded by the Developer.

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (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 (2021-2028)

Assessment Year Ending 09/01	Projected Annual Installments[1]
2021 - 2022	$89,456
2023	$89,934
2024	$90,355
2025	$89,718
2026	$90,082
2027	$90,389
2028	$90,638
Total	**$630,572**

1 - Assessment years ending 2021-2023 reflect actual annual installments. Assessment years ending 2024-2028 reflect projected annual installments and are subject to change.

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, twelve (12) building permits have been issued for the PID as of June 30, 2022, representing 21.1 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, 2022. Table II-C on the following page summarizes the certificates of occupancy issued for the PID.

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

Table II-C
Completed Homes

Status	As of June 30, 2021	As of June 30, 2022
Completed Homes[1]	0	0

1 – According to certificate of occupancy issuance data provided by the City as of June 30, 2022.

D. ANNUAL BUDGET

Annual Installments – 2022-23

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 twenty-nine (29) 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 2022-23. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23

The budget for the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-D on the following page.

(the remainder of this page is intentionally left blank)

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

Table II-D
Budget for the PID Annual Installments to be Collected for 2022-23

Descriptions	Total
Interest payment on March 1, 2023	$28,367
Interest payment on September 1, 2023	$28,367
Principal payment on September 1, 2023	$13,000
Subtotal debt service on bonds	*$69,734*
Administrative Expenses	$20,200
Subtotal Expenses	$89,934
Available Administrative Credit	$0
Other funds available	$0
Subtotal funds available	*$0*
Annual Installments	**$89,934**

Debt Service Payments

Annual Installments to be collected for principal and interest are due on March 1, 2023, in the amount of $28,367 and on September 1, 2023, in the amount of $28,367, which equal interest on the outstanding Assessments balance of $944,000 for six months each at an effective interest rate of 6.01 percent. Annual Installments to be collected include a principal amount of $13,000 due on September 1, 2023. As a result, the total Annual Installment to be collected for principal and interest in 2022-23 is equal to $69,734.

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 2022-23 are estimated to be $20,200.

Table II-E
Administrative Budget Breakdown

Description	2022-2023 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$14,700
Contingency	$500
Total	**$20,200**

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the PID 2022-23 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 $1,233.41 (i.e. $69,734 ÷ 57.00 = $1,223.41) and the Administrative Expenses to be collected from each unit will be $354.39 (i.e. $20,200 ÷ 57.00 = $354.39). As a result, the total Annual Installment to be collected from each unit within the PID will be $1,577.80 (i.e. $1,223.41 + $354.39 = $1,577.80) shown in Appendix D for each Parcel within the PID.

The Annual Installment due to be collected from each unit in the PID for 2022-23 is shown in Table II-F below.

Table II-F
Annual Installment Per Unit

Type	Annual Installment Per Unit
Lot Type 1	$1,577.80

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D.

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Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (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 - 2022-23 v4.0 (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 is 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, twelve Phase #1A Parcels were included in the 2021 certified roll and began collection for 2021-22.

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

According to CCAD Phase #1B Parcels were included in the 2022 certified roll and will begin a collection for 2022-23. Parcels for Phase #1A and Phase #1B are included in Appendix D - Assessment Roll Summary – 2022-23.

The Assessment allocation prior to and after the subdivision of the Phase #1B 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	45	$745,263	Various	1	45	$16,561	$745,263
			Subtotal Parcels		*45*		*$745,263*
Total	**45**	**$745,263**			**45**		**$745,263**

B. Prepayment of Assessments

There have been no prepayments as of July 15, 2022.

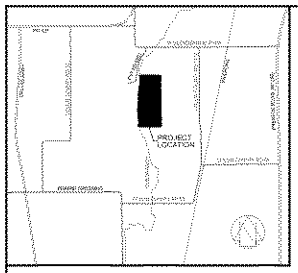
The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

APPENDIX A
PID MAP

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (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 2018-2069849-RC (NORTH TRACT) AND 2018-2069846-RC (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 20180319000124580, 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 20180319000124600, 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 20180125000124610, 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 20180319000124790, 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 20180319000124770, 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 20180319000124700, 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 20180319000124780, 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 20180319000124800, 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 20180319000124810, 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.

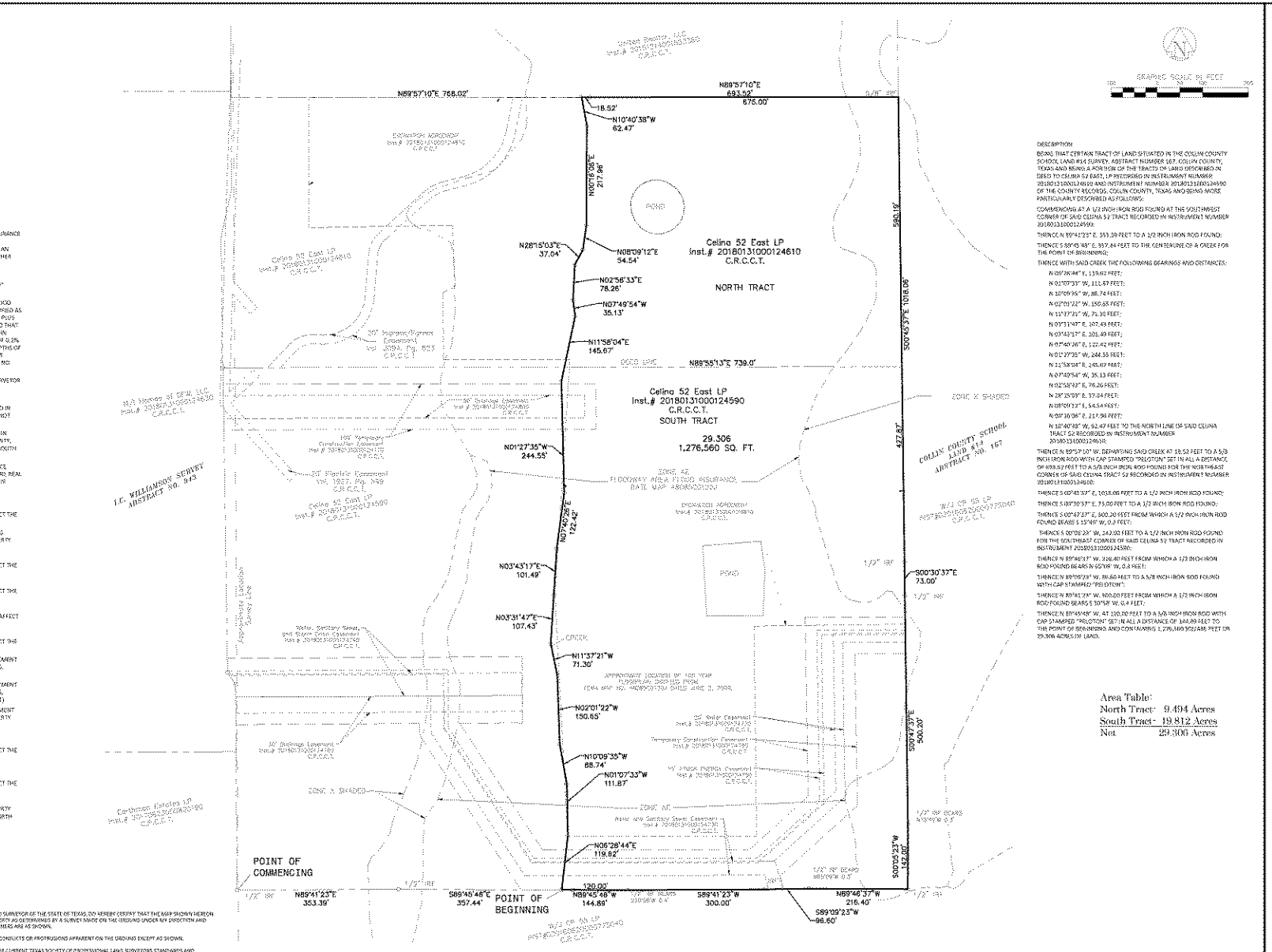
THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

"THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT UNLESS SIGNED BY"

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.



Revisions:	
2.23-15 add survey abstract	

Job #: PRA17002
Drawn By: SRamsey
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 - 2022-23 v4.0 (SAP Update - Glen Crossing

APPENDIX B
PREPAID PARCELS

As of July 15, 2022, there have been no prepayments for the Glen Crossing West PID.

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

APPENDIX C
2022 ASSESSED VALUES

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

Appendix C

Glen Crossing West Public Improvement District
2022 Preliminary Assessed Value per Phase

Phase	Parcels	2022 Preliminary Assessed Value[3]
Phase #1A[1]	15	$2,717,962
Phase #1B[2]	46	$2,459,429
Total	**61**	**$5,177,391**

1 - Parcels include twelve residential lots and three open space lots.

2 - Parcels include forty-five residential lots and one open space lot.

3 - Values shown reflect the 2022 preliminary assessed values according to CCAD online records as of July 2022.

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

APPENDIX D
ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

Appendix D
2022-23 Assessment Roll Summary

Parcel	No. of Units	Lot Size	Total Equivalent Units	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
2826032	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826059	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826060	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826061	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826062	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826063	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826064	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826065	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826066	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826067	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826068	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826069	0	N/A	0.00	$0	$0.00	$0.00	$0.00
2826070	0	N/A	0.00	$0	$0.00	$0.00	$0.00
2826071	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2826072	0	N/A	0.00	$0	$0.00	$0.00	$0.00
2838999	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839000	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839001	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839002	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839003	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839004	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839005	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839006	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839007	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839008	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839009	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839010	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839011	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839012	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839013	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839014	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839015	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839016	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839017	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839018	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839019	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839020	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839021	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839022	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839023	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839024	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839025	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839026	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839027	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839028	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839029	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839030	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839031	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839032	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839033	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839034	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839035	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839036	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839037	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839038	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839039	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839040	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839041	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839042	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839043	1	50	1.00	$16,561	$1,223.41	$354.39	$1,577.80
2839044	0	N/A	0.00	$0	$0.00	$0.00	$0.00
Total	**57**		**57.00**	**$944,000**	**$69,734.40**	**$20,200.00**	**$89,934.40**

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

Appendix E

Form of Homebuyer Disclosure

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Glen Crossing West Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ Signature of Purchaser

_____ Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Glen Crossing West PID - Annual Service Plan - 2022-23 v4.0 (SAP Update - Glen Crossing West PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE GLEN CROSSING WEST PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May 28, 2019, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2019-25R establishing the Glen Crossing West Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2019-24 which ordinance also approved the Glen Crossing West Public Improvement District Service and Assessment Plan and Assessment Roll (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Glen Crossing West Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided,

Attachment: PID - SAP Update Ordinance Glen Crossing West (SAP Update - Glen Crossing West PID)

however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Glen Crossing West (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 9, 2022
Re: Hillside Village PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Hillside Village Public Improvement District and providing an effective date. (Stovall)

Background Information:
The Hillside Village PID was created by the City Council pursuant to the PID Act and a resolution approved on November 9, 2021. The PID is located just east of Preston Road and approximately one mile north of the East Outer Loop. The PID is anticipated to contain an estimated 289 residential units on approximately 71.336 acres within one phase. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

HILLSIDE VILLAGE
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

I. INTRODUCTION

The Hillside Village Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2021-106R of the City Council on November 9, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On December 14, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Hillside Village Public Improvement District Project) (the "PID Bonds") in the aggregate principal amount of $8,300,000 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 dated December 14, 2021 (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 2022-23 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix D 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 2022-23.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without

the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village 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 December 14, 2021, the initial total estimated costs of the Authorized Improvements were equal to $8,095,011. According to the Developer, the initial estimated costs of the Authorized Improvements have not changed as of June 30, 2022.

Table II-A below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Improvements Bonds. For additional PID development-related information, refer to the link below:

https://emma.msrb.org/P21594553-P21230147-P21652938.pdf

Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Amount Spent to Date[2]	Amount Needed to Complete
Par amount	$8,300,000	$0	$8,300,000	$1,390,761	$6,909,239
Bond Premium	$92,701	$0	$92,701	$0	$92,701
Other funding sources	$1,093,071	$0	$1,093,071	$0	$1,093,071
Total Sources	**$9,485,772**	**$0**	**$9,485,772**	**$1,390,761**	**$8,095,011**
Uses of Funds					
Authorized Improvements					
Road Improvements	$1,983,001	$0	$1,983,001	$0	$1,983,001
Water Improvements	$771,183	$0	$771,183	$0	$771,183
Sanitary Sewer Improvements	$663,725	$0	$663,725	$0	$663,725
Drainage Improvements	$1,689,378	$0	$1,689,378	$0	$1,689,378
Landscaping Improvements	$971,640	$0	$971,640	$0	$971,640
Soft and miscellaneous costs	$2,016,085	$0	$2,016,085	$0	$2,016,085
Subtotal: Authorized Improvements	*$8,095,011*	*$0*	*$8,095,011*	*$0*	*$8,095,011*
Bond Issuance Costs					
Debt Service Reserve Fund	$474,240	$0	$474,240	$474,240	$0
Administrative Expense Fund	$35,000	$0	$35,000	$35,000	$0
Capitalized Interest Account	$182,471	$0	$182,471	$182,471	$0
Cost of Issuance Account	$450,050	$0	$450,050	$450,050	$0
Underwriters Discount	$249,000	$0	$249,000	$249,000	$0
Subtotal: Bond Issuance Costs	$1,390,761	$0	$1,390,761	$1,390,761	$0
Total Uses	**$9,485,772**	**$0**	**$9,485,772**	**$1,390,761**	**$8,095,011**

1 - According to the original Service and Assessment Plan adopted on December 14, 2021.
2- According to the trust account statements as of June 30, 2022.

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

Authorized Improvement Cost Variances

As shown in Table II-A above, there are no significant variances for the Authorized Improvement costs.

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 below.

Table II-B
Projected Annual Installments (2022-2028)

Assessment Year Ending 09/01	PID Bond Projected Annual Installments
2022[1]	$0
2023[1]	$538,014
2024	$538,450
2025	$538,654
2026	$538,709
2027	$538,617
2028	$538,377
Total	**$3,825,272**

1 - Assessment years ending 2022 and 2023 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the original Service and Assessment Plan dated December 14, 2021, there are 269 units expected to be built within the PID. As of June 30, 2022, there have been no subdivisions of the parent parcels according to the Collin County Central Appraisal District. As a result, there have been no completed homes within the PID as of June 30, 2022.

See Appendix C for 2022 assessed values of all Parcels within the 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 thirty (30) Annual Installments remain outstanding.

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

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 3.57 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 (3.57 percent) on the PID Bonds plus and additional interest of one-half of one percent is used to calculate the interest on the Assessments securing the PID Bonds. These payments, the "Annual Installments" of the Assessments shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installments due for 2022-23 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 Installments 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 Installments 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 PID Bonds 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.

Annual Installments to be Collected for 2022-23

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2022-23 as shown by Table II-C on the following page.

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Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

Table II-C
Budget for the Annual Installments
to be Collected for 2022-23

Descriptions	PID Bonds
Interest payment on March 1, 2023	$147,949
Interest payment on September 1, 2023	$147,949
Principal payment on September 1, 2023	$165,000
Subtotal debt service on bonds	$460,899
Administrative Expenses	$35,700
Additional interest for prepayment and delinquency reserves	$41,500
Subtotal Expenses	$538,099
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	$0
Annual Installments	**$538,099**

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2023, in the amount of $147,949 and September 1, 2023, in the amount of $147,949, which equal interest on the outstanding PID Bonds of $8,300,000 for six months each and an effective interest rate of 3.57 percent. Annual Installments to be collected on the PID Bonds include a principal amount of $165,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest on the PID Bonds in 2022-23 is estimated to be $460,899.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent expenses and contingency fees. As shown in Table II-D below, the total administrative expenses to be collected for 2022-23 are estimated to be $35,700.

Table II-D
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$22,000
Trustee	$3,750
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$2,950
Total	**$35,700**

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $41,500, which equals 0.5 percent interest on the outstanding PID Bond balance of $8,300,000.

Available Reserve Fund Income

As of June 30, 2022 the balance in the Reserve Fund was $474,532, which includes the Bond Reserve Requirement of $474,240 and investment income of $292. As a result, there is not a significant excess balance to give a credit to reduce the 2022-23 Annual Installments.

Available Capitalized Interest Account

As of June 30, 2022, the balance in the Capitalize Interest Account was $148,041. According to Section 6.4 (c) of the Trust Indenture, $147,949 will be transferred to the Principal and Interest Account to fund the interest payment due September 1, 2022. As a result, there is no available capitalized interest to reduce the 2022-23 Annual Installments.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $31,310. Such funds are anticipated to be used until January 31, 2022. As a result, there is no credit to reduce the 2022-23 Annual Installments.

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, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Developer, 289 units are anticipated to be built within the PID representing 239.17 outstanding Equivalent Units. The principal and interest portion of Annual Installments to be collected from each unit will be calculated by taking the subtotal debt service on PID Bonds, including excess interest for prepayment and delinquency, less any available reserve fund income, divided by the total outstanding Equivalent Units. Accordingly, the net principal and interest portion of Annual Installments to be collected from each Equivalent Unit will be $2,100.62 (i.e. ($460,899 + $41,500) ÷ 239.17 = $2,100.62). The Administrative Expenses to be collected from each Equivalent Unit will be $149.27 (i.e. $35,700 ÷ 239.17 = $149.27). As a result, the total Annual Installments to be collected from each unit within the PID will be $2,249.54 (i.e. $2,100.62 + $149.27 = $2,249.89). The Annual Installments to be collected from each Parcel within the PID is calculated by multiplying the Annual Installments for each unit of $2,249.89 by the total estimated Equivalent Units for each Parcel in the PID as shown in Appendix D.

The Annual Installments due to be collected from each Land Use Class in the PID for 2022-23 is shown in Table II-E below.

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

Table II-E
Annual Installments Per Unit

Land Use Class	Annual Installments Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installments
60 Ft Lot	$2,249.89	1.00	$2,249.89
50 Ft Lot	$2,249.89	0.83	$1,874.91
40 Ft Lot	$2,249.89	0.67	$1,499.93

1 - Based on the current outstanding Equivalent Units.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installments to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. Bond Redemption Related Updates

The PID Bonds were issued in January 2022. 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, 2031**, 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: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village 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 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: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village 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 Installments 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 2022-23 Assessment Roll Summary is shown in Appendix D of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installments 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 2713587 consists of all 71.336 acres, 289 estimated units, and 239.17 estimated Equivalent Units of the PID.

B. PREPAYMENT OF ASSESSMENTS

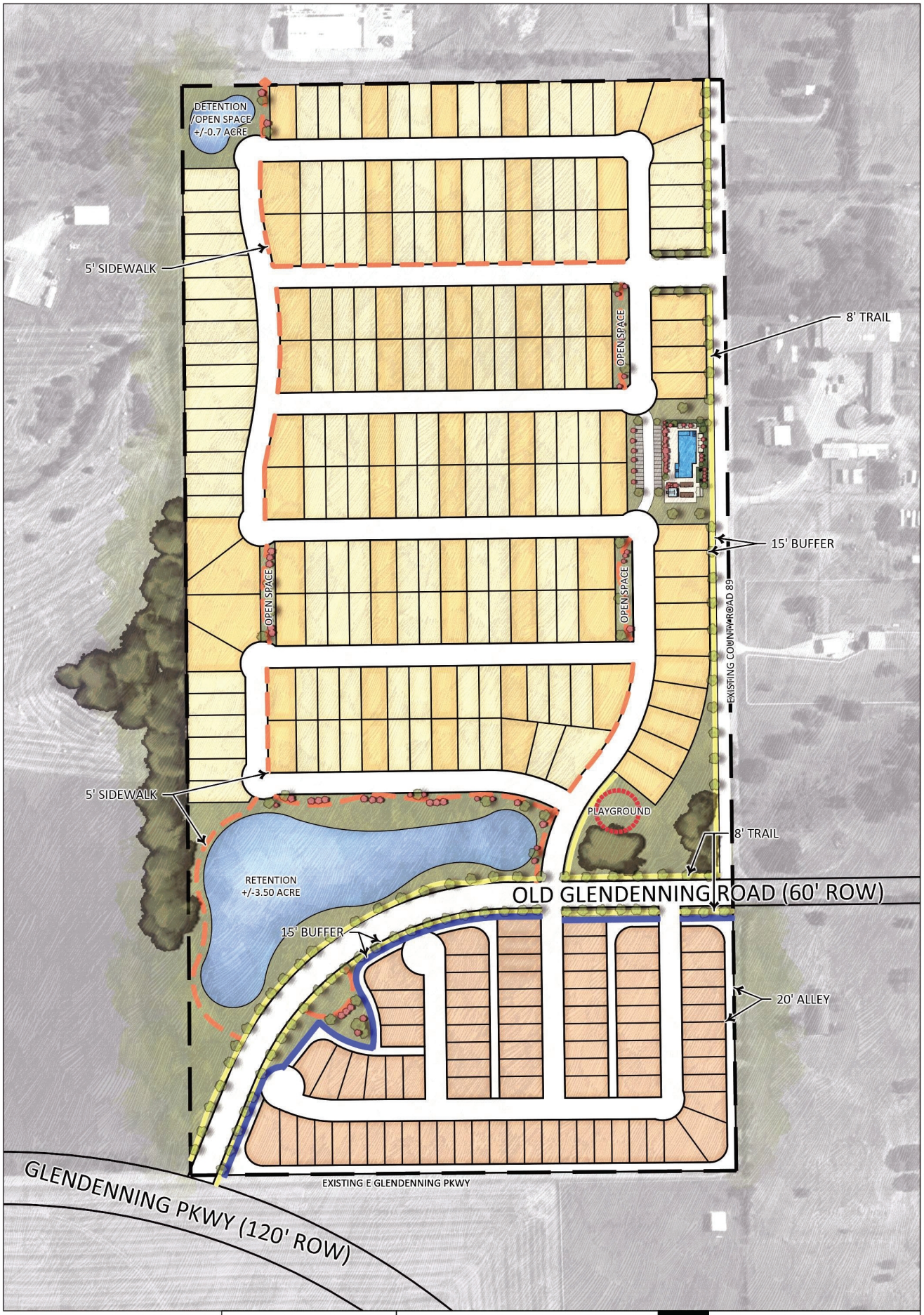
There have been no Assessment prepayments as of June 30, 2022.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

APPENDIX A
PID MAP

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)



TRAIL WIDTH	
	5 FT
	8 FT
SCREENING TYPE	
	MASONRY SCREENING
DETENTION	
	+/- 4.2 ACRES

PRELIMINARY LOT COUNT TABLE		
RESIDENTIAL TYPE		SUBTOTAL
	40' x 100'	83
	50' x 120'	133
	60' x 120'	73
TOTAL LOTS		289
PRELIMINARY OPEN SPACE TABLE		
	OPEN SPACE /DETENTION	+/- 12.92 ACRE

HILLSIDE VILLAGE
Concept Plan

Planning & Landscape Architecture

Land & Water Planning
Site Planning
Sustainable Design
Urban Design
Landscape Architecture

2100 South Central Expressway
Suite 600, McKinney, Texas 75070
P 214.922.7141

0 100' 200'

DRWN BY:	AH
CHKD BY:	TM
DATE:	6/30/2021
CITY OF CELINA, COLLIN COUNTY, TEXAS	
PROJECT NUMBER	NT960-0058

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This exhibit is an illustrative representation for preparational purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

APPENDIX B
PREPAID PARCELS

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

Appendix B
Prepaid Parcels

As of June 30, 2022, there have been no prepayment of Assessments for any Parcel within the PID.

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

APPENDIX C
ASSESSED VALUE OF THE PID

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

Appendix C
Hillside Village Public Improvement District
Assessed Value of the PID

Parcel	Estimated Units	2022 Preliminary Assessed Value
2713587	289	$4,408,831
Total	**289**	**$4,408,831**

1 - According to Collin Central Appraisal District records as of June 30, 2022 and represent 2022 preliminary assessed values.

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

APPENDIX D
ASSESSMENT ROLL SUMMARY 2022-23

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

Appendix D
Hillside Village Public Improvement District
Annual Assessment Roll Summary - 2022-23

Parcel	Estimated Units	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expenses	Annual Installment
2713587	289	239.17	$8,300,000	$165,000.00	$295,898.76	$41,500.00	$35,700.00	$538,098.76
Total	**289**	**239.17**	**$8,300,000**	**$165,000.00**	**$295,898.76**	**$41,500.00**	**$35,700.00**	**$538,098.76**

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Hillside Village Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Hillside Village PID - Annual SAP Update - 2022-23 v2.3 (SAP Update - Hillside Village PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE HILLSIDE VILLAGE PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on November 9, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-106R establishing the Hillside Village Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2021-114 which ordinance also approved the Hillside Village Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of December 14, 2021 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Hillside Village Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided,

Attachment: PID - SAP Update Ordinance Hillside Village (SAP Update - Hillside Village PID)

however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Hillside Village (SAP Update - Hillside Village 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 9, 2022
Re: Lakes at Mustang Ranch PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (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.The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL[S] FOR THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 10, 2008, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2008-06R establishing the Lakes at Mustang Ranch Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 of the PID, pursuant to Ordinance No. 2015-02 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of January 13, 2015, (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-9 Major Improvement Area of the PID, pursuant to Ordinance No. 2015-03 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-9 Major Improvement Area, dated as of January 13, 2015 (the "Service and Assessment Plan and Phases #2-9 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to and ordinance that also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of December 13, 2016 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #3 of the PID, pursuant to Ordinance No. 2019-51 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3, dated as of December 10, 2019 (the "Updated Service and Assessment Plan and Phase #3 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #4 of the PID, pursuant to Ordinance No. 2020-50 which ordinance also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #4, dated as of July 14, 2020 (the "Updated Service and Assessment Plan and Phase #4 Assessment Roll"); and

Attachment: PID - SAP Update Ordinance LAMR (SAP Update - Lakes at Mustang Ranch PID)

WHEREAS, the City has also heretofore levied assessments against property within Phase #5 of the PID, pursuant to an ordinance that also approved the Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #5, dated as of June 8, 2021 (the "Service and Assessment Plan and Phase #5 Assessment Roll"); [and, together with the Service and Assessment Plan and Phase #1, Phases #2-9 Major Improvement Area, Phase #2, Phase #3, and Phase #4 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1, Phases #2-9 Major Improvement Area, Phase #2, Phase #3, Phase #4, and Phase #5 Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Lakes at Mustang Ranch Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

Attachment: PID - SAP Update Ordinance LAMR (SAP Update - Lakes at Mustang Ranch PID)

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance LAMR (SAP Update - Lakes at Mustang Ranch PID)

LAKES AT MUSTANG RANCH
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

LAKES AT MUSTANG RANCH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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, 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, and updated for Phase #6 on June 14, 2022 to incorporate reimbursement obligations for the Phase #6 in the aggregate principal amount of $5,967,861 (the "Phase #6 Reimbursement Agreement") to finance the Phase #6 Improvements (the "Updated Service and Assessment Plan").

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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 2022-23 (the "Annual Service Plan Update").

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"), Phase #5 (the "Phase #5 Assessment Roll"), and Phase #6 (the "Phase #6 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 2022-23.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix A-2 and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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 - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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 - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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.

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 #.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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.

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.

(The remainder of this page is intentionally left blank)

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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.

(The remainder of this page is intentionally left blank)

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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 #5 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.

Phase #6 Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated cost of the Phase #6 Improvements was $5,700,944. The actual costs of the Phase #5 Improvements remain unchanged from the initial total estimated costs at the time of this report.

Table II-G on the following page summarizes the updated sources and uses of funds required to construct the Phase #6 Improvements.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-G
Updated Sources and Uses – Phase #6

Sources of Funds	Reimbursement Agreement for Phase #6 Improvements[1]	Updated Budget for Phase #6[1]	Variance
Phase #6 Reimbursement Agreement	$5,967,861	$5,967,861	$0
City Contribution	$0	$0	$0
Developer Contribution	$0	$0	$0
Total Sources	**$5,967,861**	$5,967,861	**$0**
Uses of Funds			
Phase #6 Improvements			
Road improvements	$2,868,493	$2,868,493	$0
Water distribution system improvements	$929,716	$929,716	$0
Sanitary sewer improvements	$882,344	$882,344	$0
Storm drainage improvements	$675,593	$675,593	$0
Other soft and miscellaneous costs	$344,797	$344,797	$0
Subtotal	*$5,700,944*	$5,700,944	*$0*
Additional Major Improvements			
Road improvements	$176,976	$176,976	$0
Water distribution system improvements	$22,736	$22,736	$0
Sanitary sewer improvements	$21,593	$21,593	$0
Storm drainage improvements	$35,621	$35,621	$0
Other soft and miscellaneous costs	$9,990	$9,990	$0
Subtotal	*$266,917*	*$266,917*	$0
Estimated Bond issue costs	**$0**	**$0**	**$0**
Total Uses	**$5,967,861**	**$5,967,861**	**$0**

1 – According to the Updated Service and Assessment Plan.

Phase #5 Cost Variances

As stated in Table II-G above, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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-H below.

Table II-H
Projected Annual Installments

Assessment Year ending 09/01	Phase #1	Phase #2	Phases #2-9 MIA	Phase #3	Phase #4	Phase #5	CCMI
2015-2022	$4,532,190	$2,073,520	$9,730,354	$661,219	$14,709	$0	$263,371
2023	$584,880	$520,977	$1,395,732	$277,924	$15,158	$212,764	$0
2024	$592,386	$425,259	$1,603,154	$332,998	$15,058	$213,028	$0
2025	$589,515	$424,172	$1,570,496	$332,939	$15,009	$213,297	$0
2026	$591,197	$427,797	$1,570,855	$267,636	$11,100	$213,572	$0
2027	$592,208	$425,842	$1,579,914	$270,341	$11,036	$213,853	$0
2028	$592,549	$428,601	$1,575,909	$272,786	$11,972	$184,991	$0
Total	**$8,074,925**	**$4,726,168**	**$19,026,414**	**$2,415,844**	**$94,041**	**$1,251,505**	**$263,371**

1 – Assessment years ending 2015 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, CCMI credits and capitalized interest. Assessment years 2024 through 2028 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 eighteen (18) 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 3.24 percent for 2022-23. 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 (3.24 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 2022 and will be delinquent on February 1, 2023.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch 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 2022-23, 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 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 2022-23

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-I below.

Table II-I
Budget for the Phase #1 Annual Installments
to be Collected for 2022-23

	Phase #1 Refunding Bonds
Interest payment on March 1, 2023	$116,457
Interest payment on September 1, 2023	$116,457
Principal payment on September 1, 2023	$280,000
Subtotal debt service on bonds	*$512,913*
Excess Interest for Prepayment and Delinquency Reserves	$35,966
Administrative Expenses	$36,000
Subtotal Expenses	*$584,880*
Available reserve fund income	$0
Available Administrative Expense account	$0
Available capitalized interest	$0
Subtotal funds available	*$0*
Annual Installments	**$584,880**

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Refunding Bonds include interest due on March 1, 2023 in the amount of $116,457 and on September 1, 2023 in the amount of $116,457, which equal interest on the outstanding Phase #1 Refunding Bonds' Assessment balance of $7,193,290 for six months each at an effective interest rate of 3.24 percent. Annual Installments to be collected include a principal amount of $280,000 due on September 1, 2023. As a result, total Annual Installment to be collected for principal and interest for the Phase #1 Refunding Bonds in 2022-23 is equal to $512,913.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, and contingency fees. As shown in Table II-J below, the total administrative expenses to be collected for 2022-23 are estimated to be $36,000.

Table II-J
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$25,000
Trustee	$3,000
Auditor	$1,000
Contingency	$2,000
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 $35,966, which equals 0.5 percent interest on the outstanding Phase #1 Assessments balance of $7,193,290.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $133,912, which includes the Bond Reserve Requirement of $133,809 and investment income of $103. As a result, there is not a significant excess balance to give a credit to reduce the Phase #1 2022-23 Annual Installment.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the Administrative Expense Fund was $19,953. Approximately $19,953 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2022-23 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, 2022, 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 2022-23 Annual Installment. Accordingly, the principal and interest portion of the Annual Installment to be collected from each Equivalent Unit will be $2,636.44 (i.e., $548,880 ÷ 208.19 = $2,636.44). The Administrative Expenses to be collected from each Equivalent Unit will be $172.92 (i.e., $36,000 ÷ 208.19 = $172.92). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,809.36 (i.e., $2,636.44 + $172.92= $2,809.36). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,809.36 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 2022-23 is shown in Table II-K on the following page.

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Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-K
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (One-acre Lot)	$2,809.36	1.00	$2,809.36
Lot Type 3 (86' Lot)	$2,809.36	0.83	$2,331.77
Lot Type 4 (74' Lot)	$2,809.36	0.72	$2,022.74
Lot Type 5 (60' Lot)	$2,809.36	0.58	$1,629.43
Lot Type 6 (50' Lot)	$2,809.36	0.48	$1,348.49

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 2022-23 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 6.14 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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.

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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 2022-23

The budget for Phases #2-9 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-L below.

Table II-L
Budget for the Phases #2-9 Annual Installments
to be Collected for 2022-23

Descriptions	Phase #2-9 Bonds	Phase #2-9 Reimbursement Agreement	Total
Interest payment on March 1, 2023	$328,667	$95,239	$423,907
Interest payment on September 1, 2023	$328,667	$95,239	$423,907
Principal payment on September 1, 2023	$370,000	$87,000	$457,000
Subtotal debt service	*$1,027,335*	*$277,479*	*$1,304,814*
Excess Interest for Prepayment and Delinquency Reserves	$53,563	$0	$53,563
Administrative Expenses	$29,263	$8,092	$37,355
Subtotal Expenses	*$1,110,161*	*$285,571*	*$1,395,732*
Available reserve fund income	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Available capitalized interest	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*
Annual Installments	**$1,110,161**	**$285,571**	**$1,395,732**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phases #2-9 Bonds include interest due on March 1, 2023 in the amount of $328,667 and on September 1, 2023 in the amount of $328,667, which equal interest on the outstanding Phases #2-9 Bond Assessment balance of $10,712,648 for six months each at an effective interest rate of 6.14 percent. Annual Installments to be collected include a principal amount of $370,000 due on September 1, 2023. As a result, the

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

total Annual Installment to be collected for principal and interest for the Phases #2-9 Bonds in 2022-23 is equal to $1,027,335.

Annual Installments to be collected for principal and interest on the Phases #2-9 Reimbursement Agreement include interest due on March 1, 2023 in the amount of $95,239 and September 1, 2023 in the amount of $95,239, which equal interest on the outstanding Assessments balance of $2,962,348 for six months each at an effective interest rate of 6.43 percent. Annual Installments to be collected include a principal amount of $87,000 due on September 1, 2023. The total Annual Installment to be collected for principal and interest for the Phases #2-9 Reimbursement Agreement in 2022-23 is equal to $277,479.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, and contingency fees. As shown in Table II-M below, the total administrative expenses to be collected for 2022-23 are estimated to be $37,355.

Table II-M
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$25,000
Trustee	$3,000
Auditor	$1,000
Contingency /website	$3,355
Total	**$37,355**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $53,563, which equals 0.5 percent interest on the outstanding Phases #2-9 Bond Assessments balance of $10,712,648.

Available Reserve Fund Income

There are no available reserve fund amounts anticipated to be transferred for 2022-23.

Available Capitalized Interest Account

As of June 30, 2022, 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 $42,284. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

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, sixty-six units have prepaid their assessment in full resulting in 46.04 Equivalent Units being paid off. As a result, 1,401 units representing 862.97 total Equivalent Units will be billed for the 2022-23 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,574.07 (i.e.,$1,358,377 ÷ 862.97 = $1,574.07). The Administrative Expenses to be collected from each Equivalent Unit will be $43.29 (i.e.,$37,355 ÷ 862.97 = $43.29). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phases #2-9 will be $1,617.36 (i.e.,$1,574.07 + $43.29 = $1,617.36). 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 $1,617.36 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 2022-23 is shown in Table II-N on the following page.

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Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-N
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)	$1,617.36	1.00	$1,617.36
Lot Type 2 (100' Lot)	$1,617.36	0.88	$1,423.28
Lot Type 3 (86' Lot)	$1,617.36	0.83	$1,342.41
Lot Type 4 (74' Lot)	$1,617.36	0.72	$1,164.50
Lot Type 5 (60' Lot)	$1,617.36	0.58	$938.07
Lot Type 6 (50' Lot)	$1,617.36	0.48	$776.33
Lot Type 7 (65' Lot)	$1,617.36	0.65	$1,051.28

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix E.

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-two (22) 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 2022-23.

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 2022-23 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

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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 2022-23

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-O below.

Table II-O
Budget for the Phase #2 Annual Installments to be Collected for 2022-23

	Reimbursement Agreement for Phase #2 Improvements
Interest due on Phase #2 Reimbursement Amount	$411,122
Phase #2 Assessments due	$89,000
Subtotal debt service on bonds	*$500,122*
Administrative Expenses	$20,855
Subtotal Expenses	*$520,977*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$520,977**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $411,122, which equal interest on the outstanding Assessments balance of $4,634,974 for one year and an effective interest rate of 8.87 percent. Annual Installments to be collected include a principal amount of $89,000. As a result, total Annual Installments to be collected for Phase #2 for principal and interest in 2022-23 is estimated to be equal to $500,122.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-P on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $20,855.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-P
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$14,500
Contingency	$1,355
Total	**$20,855**

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, 2023. 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, 2022, thirty-three units have prepaid their assessment in full resulting in 22.73 Equivalent Units being paid off. As a result, there are 191.94 Equivalent Units are expected to be billed for the 2022-23 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,605.62 (i.e., $500,122 ÷ 191.94 = $2,605.62) and the Administrative Expenses to be collected from each Equivalent Unit will be $108.65 (i.e., $20,855 ÷ 191.94 = $108.65). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $2,714.27 (i.e., $2,605.62 + $108.65 = $2,714.27). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,714.27 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 2022-23 is shown in Table II-Q on the following page.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-Q
Annual Installment Per Unit – Phase #2

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 2 (100' Lot)	$2,714.27	0.88	$2,388.56
Lot Type 3 (86' Lot)	$2,714.27	0.83	$2,252.84
Lot Type 4 (74' Lot)	$2,714.27	0.72	$1,954.28
Lot Type 5 (60' Lot)	$2,714.27	0.58	$1,574.28
Lot Type 6 (50' Lot)	$2,714.27	0.48	$1,302.85

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 2022-23 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 twenty-six Annual Installments of principal and interest beginning with the tax year following the recording of the Phase #2 plat of which twenty-five (25) Annual Installments remain outstanding.

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 2022-23.

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 2022-23 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.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Phase #3 Annual Installments to be collected for 2022-23

The budget for Phase #3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-R below.

Table II-R
Budget for the Phase #3 Annual Installments to be Collected for 2022-23

	Reimbursement Agreement for Phase #3 Improvements
Interest due on Phase #3 Reimbursement Amount	$252,584
Phase #3 Assessments due	$5,000
Subtotal debt service	*$257,584*
Administrative Expenses	$20,340
Subtotal Expenses	*$277,924*
Available Administrative Expense account	$0
Subtotal funds available	$0
Annual Installments	**$277,924**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $252,584, which equal interest on the outstanding Assessments balance of $3,032,224 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 2022-23 is estimated to be equal to $257,584.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-S on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $20,340.

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Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-S
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$14,300
Contingency	$1,040
Total	**$20,340**

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, 2023. 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, 2022, thirty-three units representing 23.17 Equivalent Units have prepaid their Assessment in full. As a result, there are 108.50 Equivalent Units are expected to be billed for the 2022-23 Annual Installment. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,374.05 (i.e.,$257,584 ÷ 108.50 = $2,374.05) and the Administrative Expenses to be collected from each Equivalent Unit will be $187.47 (i.e.,$20,340 ÷ 108.50 = $187.47). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #3 will be $2,561.51 (i.e.,$2,374.05 + $187.47 = $2,561.51). The Annual Installment to be collected from each Parcel within Phase #3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,561.51 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 2022-23 is shown in Table II-T on the following page.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-T
Annual Installment Per Unit – Phase #3

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 3 (86' Lot)	$2,561.51	0.83	$2,126.06
Lot Type 4 (74' Lot)	$2,561.51	0.72	$1,844.29
Lot Type 5 (60' Lot)	$2,561.51	0.58	$1,485.68

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix G.

K. Annual Budget – Phase #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 twenty-six Annual Installments of principal and interest beginning with the tax year following the recording of the Phase #2 plat of which twenty-five (25) Annual Installments remain outstanding.

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 2022-23.

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 2022-23 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.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Phase #4 Annual Installments to be collected for 2022-23

The budget for Phase #4 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-U below.

Table II-U
Budget for the Phase #4 Annual Installments to be Collected for 2022-23

	Reimbursement Agreement for Phase #4 Improvements
Interest due on Phase #4 Reimbursement Amount	$12,633
Phase #4 Assessments due	$1,000
Subtotal debt service	*$13,633*
Administrative Expenses	$1,525
Subtotal Expenses	*$15,158*
Available Administrative Expense account	$0
Subtotal funds available	$0
Annual Installments	**$15,158**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $12,633, which equal interest on the outstanding Assessments balance of $166,000 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 2022-23 is estimated to be equal to $13,633.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-V on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $1,525.

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Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-V
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$250
PID Administrator	$1,000
Contingency	$275
Total	**$1,525**

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, 2023. 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 $2,295.05 (i.e., $13,633 ÷ 5.94 = $2,295.05) and the Administrative Expenses to be collected from each Equivalent Unit will be $256.73 (i.e.,$1,525 ÷ 5.94 = $256.73). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #4 will be $2,551.78 (i.e.,$2,295.05 + $256.73 = $2,551.78). The Annual Installment to be collected from each Parcel within Phase #4 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,551.78 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 2022-23 is shown in Table II-W on the following page.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-W
Annual Installment Per Unit – Phase #4

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 3 (86' Lot)	$2,551.78	0.83	$2,117.98
Lot Type 4 (74' Lot)	$2,551.78	0.72	$1,837.28
Lot Type 5 (60' Lot)	$2,551.78	0.58	$1,480.04
Lot Type 6 (50' Lot)	$2,551.78	0.48	$1,224.86

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix H.

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 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 #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.

According to Collin County online records, the final plat for 96 Lots within Phase #5 was recorded in 2021. According to section (B)(i) stated above, the conditions have been satisfied as of June 30, 2022 and collection of Annual Installments from the Parcels within Phase #5 will be due no later than January 31, 2023. The Annual Installments related to the Phase #5 Improvements shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

Each Assessment for the Phase #5 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #5 Improvements as described in the Updated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #5 Improvements is 7.64 percent for 2022-23.

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 2022-23 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

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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 #5 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 2022-23

The budget for Phase #5 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-X below.

Table II-X
Budget for the Phase #5 Annual Installments to be Collected for 2022-23

	Reimbursement Agreement for Phase #5 Improvements
Interest due on Phase #5 Reimbursement Amount	$191,764
Phase #5 Assessments due	$1,000
Subtotal debt service	*$192,764*
Administrative Expenses	$20,000
Subtotal Expenses	*$212,764*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$212,764**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $191,764, which equal interest on the outstanding Assessments balance of $2,510,000 for one year and an effective interest rate of 7.64 percent. Annual Installments to be collected include a principal amount of $1,000. As a result, total Annual Installments to be collected for Phase #5 for principal and interest in 2022-23 is estimated to be equal to $192,764.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-Y below, the total administrative expenses to be collected for 2022-23 are estimated to be $20,000.

Table II-Y
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$11,500
PID Administrator	$5,000
Contingency	$3,500
Total	**$20,000**

Available Administrative Expense Account

There are no available in the Administrative Expense Fund to reduce the Annual Installment.

N. Annual Installments Per Unit - Phase #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 Phase #5 Reimbursement Agreement and to cover Administrative Expenses of Phase #5.

According to the Developer, nine units representing 72.84 total Equivalent Units are estimated to be built within Phase #5 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,646.40 (i.e., $1912,764 ÷ 72.84 = $2,646.40) and the Administrative Expenses to be collected from each Equivalent Unit will be $274.45 (i.e., $20,000 ÷ 72.84 = $274.57). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #5 will be $2,920.98 (i.e.,$2,646.40 + $274.57 = $2,920.98). The Annual Installment to be collected from each Parcel within Phase #5 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,920.98 by the total estimated Equivalent Units for each Parcel in Phase #5.

The Annual Installment due to be collected from each Land Use Class in Phase #4 for 2022-23 is shown in Table II-Z on the following page.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Table II-Z
Annual Installment Per Unit – Phase #5

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 3 (86' Lot)	$2,920.98	0.83	$2,424.41
Lot Type 7 (65' Lot)	$2,920.98	0.65	$1,898.64

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix I.

O. Annual Budget – Phase #6

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 #6 Lot or Phase #6 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 1, 2023, (ii) the issuance of one or more Phase #6 Bonds, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #6 Projects on the Phase #6 Assessed Property. Such first Annual Installment for a Phase #5 Lot or Phase #6 Parcel shall be due by January 31st of the following calendar year.

As of August 3, 2022, the above conditions have not been met and as a result, Phase #6 Annual Installments will not be collected for the 2022-23 Assessment Year.

P. 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.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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 will be viable in the near future. 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 - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch 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.

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 - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch 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 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 - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

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 2020. Parcels in Phase #4of 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 2021. Parcels in Phase #5 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 #5 Plat

Prior to Subdivision				After Subdivision							
Parent Parcel	Total Equivalent Units	Projected No. of Units	Applicable Ph. #2-9 Assessment	New Parcels	Lot Type	No. of Units	Equivalent Unit Factor	Total Equivalent Units	Ph. #2-9 Assessment per Equivalent Unit	Ph. #2-9 Assessment per Unit	Total Ph. #2-9 Assessment
2635984	556.59	98	$8,819,966	Various Ph. #5 Parcels	Lot Type 3 (86' Lot)	58	0.83	48.14	$15,846	$13,153	$762,847
					Lot Type 7 (65' Lot)	38	0.65	24.70	$15,846	$10,300	$391,407
				2842742	Lot Type 1 (One-acre Lot)	2	1.00	2.00	$15,846	$15,846	$31,693
				Subtotal Ph. #5 Parcels		*98*		*74.84*			*$1,185,947*
				Ph. #6-9 Parcels		0		481.75	$15,846		$7,634,019
Total	**556.59**	**98**	**$8,819,966**			**98**		**556.59**			**$8,819,966**

The Phase #5 Assessment allocation prior to and after the subdivision of Parcel 2635984 is shown in Table IV-B below.

Table IV-B
Phase #5 Parcel Subdivisions – Phase #5 Plat

Prior to Subdivision				After Subdivision							
Parent Parcel	Total Equivalent Units	Projected No. of Units	Applicable Phase #5 Assessment	New Parcels	Lot Type	No. of Units	Equivalent Unit Factor	Total Equivalent Units	Phase #5 Assessment per Equivalent Unit	Phase #5 Assessment per Unit	Total Phase #5 Assessment
2635984	72.84	96	$2,510,000	Various Ph. #5 Parcels	Lot Type 1 (One-acre Lot)	58	0.83	48.14	$34,459	$28,601	$1,658,861
					Lot Type 5 (60' Lot)	38	0.65	24.70	$34,459	$22,398	$851,139
Total	**72.84**	**96**	**$2,510,000**			**96**		**72.84**			**$2,510,000**

B. Prepayment of Assessments

As of June 30, 2022, four Parcels for Phase #1 Assessments have been prepaid in full.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

As of June 30, 2022, thirty-three Parcels for Phase #2 Assessments have been prepaid in full and thirty-three 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 $275,000 extraordinary optional redemption of Phases #2-9 Bonds occurred July 1, 2022 based on prepaid Phases #2-9 Assessments received.

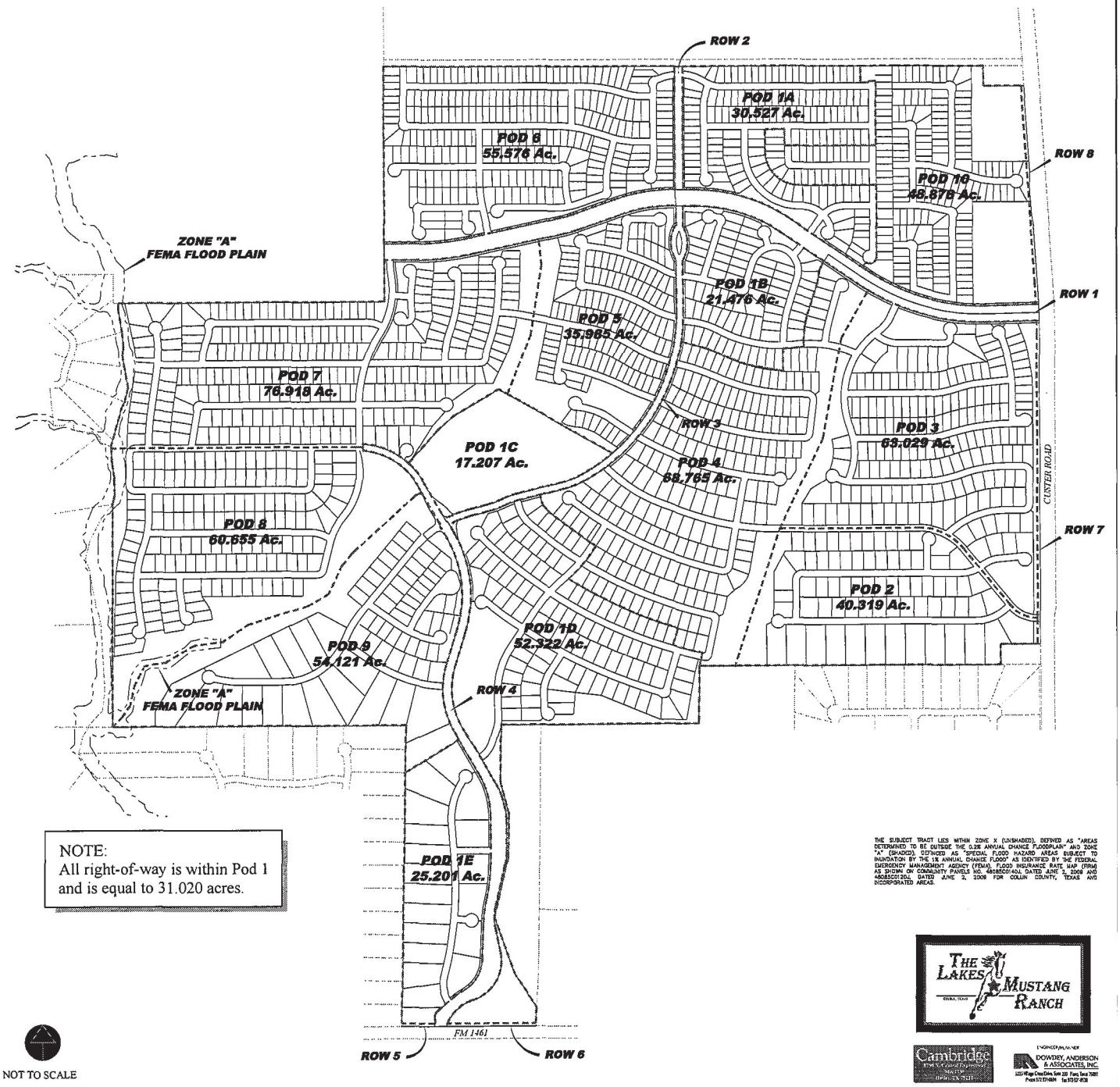
Refer to Appendix B for a full list of prepaid Parcels.

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 - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX A-1
PID MAP

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)



Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX A-2
PID ASSESSMENT NOTICE

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Lakes at Mustang Ranch Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 333, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX B
PREPAID PARCELS

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix B
List of Prepaid Parcels

Count	Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
1	2740204	Phase #1	Jan-18	$37,511.59	Full
2	2740042	Phase #1	Feb-18	$21,693.45	Full
3	2739864	Phase #1	Oct-19	$24,952.05	Full
4	2740136	Phase #1	May-21	$26,710.07	Full
5	2769223	Phase #2	Mar-19	$39,889.62	Full
6	2766871	Phase #2	Aug-19	$23,061.14	Full
7	2769128	Phase #2	Oct-19	$38,590.89	Full
8	2769135	Phase #2	Oct-19	$33,476.43	Full
9	2769167	Phase #2	Dec-19	$33,476.43	Full
10	2769136	Phase #2	Feb-20	$33,476.43	Full
11	2769138	Phase #2	Apr-20	$33,476.43	Full
12	2769111	Phase #2	Jul-20	$33,476.43	Full
13	2769150	Phase #2	Jul-20	$33,476.43	Full
14	2769146	Phase #2	Jun-20	$33,476.43	Full
15	2769171	Phase #2	Jun-20	$33,476.43	Full
16	2769172	Phase #2	Jun-20	$33,476.43	Full
17	2769202	Phase #2	Jul-20	$33,476.43	Full
18	2769112	Phase #2	Sep-20	$33,476.43	Full
19	2769203	Phase #2	Oct-20	$29,933.33	Full
20	2769207	Phase #2	Oct-20	$29,933.33	Full
21	2766876	Phase #2	Nov-20	$19,955.55	Full
22	2769147	Phase #2	Dec-20	$29,933.33	Full
23	2766790	Phase #2	Dec-20	$19,955.55	Full
24	2769221	Phase #2	Mar-21	$34,506.48	Full
25	2766767	Phase #2	Mar-21	$24,112.96	Full
26	2766747	Phase #2	Mar-21	$19,955.55	Full
27	2766797	Phase #2	May-21	$19,955.55	Full
28	2769206	Phase #2	Jun-21	$29,933.33	Full
29	2769227	Phase #2	Jun-21	$34,506.48	Full
30	2766893	Phase #2	Sep-21	$19,453.59	Full
31	2769181	Phase #2	Sep-21	$33,638.50	Full
32	2769217	Phase #2	Sep-21	$29,180.38	Full
33	2769117	Phase #2	Sep-21	$29,180.38	Full
34	2769195	Phase #2	Jan-22	$29,180.38	Full
35	2769176	Phase #2	Jan-22	$29,180.38	Full
36	2769151	Phase #2	Apr-22	$29,180.38	Full
37	2769166	Phase #2	Apr-22	$29,180.38	Full
38	2810124	Phase #3	Mar-21	$32,389.61	Full
39	2810152	Phase #3	May-21	$32,389.61	Full
40	2810291	Phase #3	May-21	$32,389.61	Full
41	2810129	Phase #3	May-21	$32,389.61	Full
42	2810161	Phase #3	May-21	$26,091.63	Full
43	2810250	Phase #3	Jun-21	$32,389.61	Full

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix B
List of Prepaid Parcels

Count	Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
44	2810229	Phase #3	Jul-21	$26,091.63	Full
45	2810290	Phase #3	Sep-21	$31,965.77	Full
46	2810289	Phase #3	Nov-21	$36,849.43	Full
47	2810238	Phase #3	Nov-21	$31,965.77	Full
48	2810235	Phase #3	Nov-21	$31,965.77	Full
49	2810115	Phase #3	Dec-21	$31,965.77	Full
50	2810236	Phase #3	Dec-21	$31,965.77	Full
51	2810206	Phase #3	Jan-22	$31,965.77	Full
52	2810121	Phase #3	Jan-22	$31,965.77	Full
53	2810253	Phase #3	Jan-22	$31,965.77	Full
54	2810245	Phase #3	Jan-22	$31,965.77	Full
55	2810168	Phase #3	Feb-22	$25,750.21	Full
56	2810224	Phase #3	Feb-22	$25,750.21	Full
57	2810122	Phase #3	Apr-22	$31,965.77	Full
58	2810099	Phase #3	Apr-22	$31,965.77	Full
59	2810254	Phase #3	Apr-22	$31,965.77	Full
60	2810114	Phase #3	Apr-22	$31,965.77	Full
61	2810113	Phase #3	Jun-22	$31,965.77	Full
62	2810098	Phase #3	Jun-22	$31,965.77	Full
63	2810095	Phase #3	Jun-22	$31,965.77	Full
64	2810109	Phase #3	Jun-22	$31,965.77	Full
65	2810105	Phase #3	Jun-22	$31,965.77	Full
66	2810190	Phase #3	Jun-22	$31,965.77	Full
67	2810194	Phase #3	Jun-22	$31,965.77	Full
68	2810108	Phase #3	Jun-22	$31,965.77	Full
69	2810205	Phase #3	Jun-22	$31,965.77	Full
70	2810195	Phase #3	Jun-22	$31,965.77	Full

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix C
2022 Assessed Value Per Phase

Phase	Parcels	2022 Value[6,7]
Phase #1[1]	354	$229,935,944
Phase #2[2]	377	$220,030,632
Phase #3[3]	204	$105,590,869
Phase #4[4]	10	$4,241,881
Phase #5[5]	109	$13,932,634
Total	**1054**	**$573,731,960**

1 - Parcels include three hundred thirty-five residential lots and nineteen common area lots.
2 - Parcels include three hundred sixty residential lots and seventeen common area lots.
3 - Parcels include one hundred ninety-five residential lots and nine common area lots.
4 - Parcels include nine residential lots and one common area lots.
5 - Parcels include ninety-six residential lots and thirteen common area lots.
6 - Parcel values are in accordance with Collin Central Appraisal District online records as of July 16, 2022.
7 - Values shown reflect the 2022 values.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix D-1
Phase #1 Assessment Roll

	All Parcels
Parcel 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	$550,854	$39,500	$590,354
9/1/2023	$0	$0	$548,880	$36,000	$584,880
9/1/2024	$0	$0	$552,092	$36,360	$588,452
9/1/2025	$0	$0	$548,818	$36,724	$585,541
9/1/2026	$0	$0	$550,093	$37,091	$587,184
9/1/2027	$0	$0	$550,693	$37,462	$588,155
9/1/2028	$0	$0	$550,619	$37,836	$588,455
9/1/2029	$0	$0	$549,869	$38,215	$588,084
9/1/2030	$0	$0	$548,445	$38,597	$587,042
9/1/2031	$0	$0	$546,345	$38,983	$585,328
9/1/2032	$0	$0	$547,520	$39,373	$586,893
9/1/2033	$0	$0	$548,171	$39,766	$587,937
9/1/2034	$0	$0	$543,296	$40,164	$583,460
9/1/2035	$0	$0	$543,071	$40,566	$583,637
9/1/2036	$0	$0	$547,322	$40,971	$588,293
9/1/2037	$0	$0	$542,634	$41,381	$584,015
9/1/2038	$0	$0	$542,634	$41,795	$584,429
9/1/2039	$0	$0	$542,165	$42,213	$584,378
9/1/2040	$0	$0	$535,518	$42,635	$578,153
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**	**$10,942,608**	**$900,546**	**$15,806,845**

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 - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX D-2
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

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	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739841	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2759317	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739853	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739854	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740206	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740207	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740208	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740209	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740210	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740211	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740212	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740213	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740214	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740215	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740216	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740217	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740218	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739857	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2739858	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2739859	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2739862	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740098	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740099	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740100	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740101	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740142	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740143	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740144	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740145	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740146	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740147	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740148	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740149	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740150	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740151	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740152	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740177	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740178	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740179	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740180	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740181	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740182	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740183	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740184	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740185	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740186	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740187	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740188	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740189	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740190	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740191	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740192	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740193	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740194	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

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	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740195	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740196	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740197	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740198	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740199	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740200	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740201	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740202	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740203	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740204	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740205	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2739860	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2739861	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740092	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740093	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740094	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740095	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740096	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740097	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740103	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740104	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740105	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740106	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740107	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740108	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740109	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740110	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740111	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740112	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740113	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740114	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740115	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740116	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740117	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740118	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740134	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740135	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740137	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740138	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740139	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740140	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740141	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740153	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740154	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740155	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740156	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740157	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740158	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740159	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740160	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740161	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740162	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740163	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

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	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740164	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740165	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740166	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740167	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740168	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740169	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740170	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740171	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740172	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740173	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740174	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740175	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740176	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2739863	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739864	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2739865	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739870	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739871	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739970	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739971	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739972	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739973	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739974	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739975	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739976	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739993	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739994	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739995	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739996	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739997	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739998	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739999	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740000	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740001	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740002	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740003	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740004	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740005	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740006	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740007	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740008	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740009	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740010	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740011	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740012	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740013	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740014	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740015	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740016	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740017	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740018	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740019	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740020	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740021	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

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	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740022	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740023	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740024	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740025	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740026	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740027	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740028	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740029	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740030	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740031	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740043	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740044	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740045	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740046	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740047	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740048	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740049	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740050	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740051	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740052	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740053	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740054	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740055	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740056	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740057	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740058	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740059	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740060	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740061	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740062	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740063	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740064	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740065	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740066	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740067	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740068	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740069	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740070	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740071	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740072	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740073	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740074	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740075	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740076	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740077	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740078	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740079	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740080	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740081	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740082	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740083	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740084	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740085	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740086	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43

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The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

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	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740087	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740088	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740089	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740090	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740091	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739866	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739867	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739868	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739869	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739872	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739879	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739880	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739881	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739882	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739883	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739884	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739885	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739886	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739887	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739888	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739889	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739890	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739891	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739892	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739893	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739894	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739895	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739896	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739897	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739898	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739899	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739900	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739901	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739902	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739903	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739904	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739905	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739906	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739907	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739908	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739909	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739910	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739911	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739912	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739913	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739914	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739915	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739916	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739917	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739918	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739919	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739920	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739921	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739923	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

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	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739924	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739925	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739926	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739927	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739928	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739929	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739930	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739931	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739932	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739933	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739934	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739935	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739936	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739937	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739938	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739939	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739940	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739941	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739942	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739943	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739944	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739945	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739946	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739947	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739948	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739949	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739950	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739951	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739952	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739953	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739954	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739955	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739956	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739957	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739958	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739959	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739960	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739961	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739962	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739963	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739964	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739965	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739966	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739967	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739978	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739979	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739980	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739981	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739982	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739983	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739984	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739985	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739986	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739987	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

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	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740032	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740033	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740034	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740036	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740037	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740038	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740039	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740040	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740041	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
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**	**$7,193,290**	**$280,000.00**	**$232,913.26**	**$35,966.45**	**$36,000.00**	**$584,879.71**

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX E
PHASES #2-9 MAJOR IMPROVEMENT ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

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	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766647	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766648	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766649	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766650	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766651	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766652	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766653	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766654	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766655	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766656	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766657	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766658	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766659	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766660	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766661	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766662	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766663	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766664	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766665	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766666	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766667	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766668	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766669	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766670	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766671	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766672	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766673	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766674	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766675	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766676	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766677	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766678	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766679	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766680	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766681	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766682	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766683	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766684	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766685	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766686	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766687	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766688	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766689	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766690	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766691	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766692	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766693	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766694	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766695	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766696	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766697	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766698	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766699	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766700	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766701	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766702	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766703	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766704	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766705	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766707	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766708	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766709	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766710	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

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	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766712	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766713	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766714	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766715	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766716	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766717	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766718	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766719	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766720	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766721	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766723	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766724	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766725	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766726	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766727	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766728	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766729	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766730	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766731	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766732	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766733	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766734	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766735	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766736	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766737	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766738	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766739	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766740	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766741	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766742	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766743	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766744	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766745	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766746	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766749	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766750	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766751	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766752	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766755	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766756	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766757	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766758	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766759	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766760	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766761	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766762	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766763	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766764	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766765	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766766	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766769	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766770	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766771	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766772	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766773	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766774	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766775	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766776	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766778	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

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	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766780	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766781	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766785	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766786	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766787	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766788	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766789	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766792	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766793	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766794	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766795	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766796	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766800	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766801	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766802	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766803	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766804	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766805	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766806	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766807	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766808	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766809	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766810	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766811	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766812	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766813	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766814	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766815	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766816	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766817	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766818	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766819	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766820	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766821	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766822	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766823	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766824	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766825	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766826	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766827	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766828	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766829	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766830	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766831	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766832	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766833	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766834	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766835	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766836	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766837	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766838	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766839	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766840	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766841	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766842	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766843	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766844	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766845	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766846	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

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	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766848	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766849	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766850	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766851	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766858	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766859	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766860	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766861	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766862	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766863	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766864	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766865	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766866	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766867	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766868	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766869	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766870	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766873	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766874	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766875	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766878	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766879	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766882	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766883	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766884	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766885	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766886	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766887	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766888	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766889	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766890	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766891	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766892	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766895	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766896	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766897	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766898	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766899	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766901	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766902	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
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	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769105	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769106	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769107	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769108	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769109	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769110	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
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 - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

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	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769114	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769115	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769116	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769117	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769119	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769120	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769121	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769122	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769123	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769124	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769125	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769126	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769127	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769130	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769131	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769132	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769133	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769134	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
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	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769140	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769141	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769142	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769143	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769144	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769145	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
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	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769149	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769152	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769165	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769166	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769169	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769170	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
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	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769174	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769175	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769176	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769178	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769179	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769180	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769181	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769183	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769184	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769185	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769186	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769187	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769188	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63

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Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

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	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769190	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769191	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769192	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769194	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769197	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769198	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769200	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769201	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
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	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769205	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
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	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769209	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769210	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769211	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769212	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769213	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769214	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769216	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769217	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769219	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769220	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769225	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769226	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769229	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769230	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769231	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769232	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769233	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769234	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769235	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769236	1	2	0.88	$13,945	$433.39	$864.54	$54.62	$38.09	$1,390.64
2769237	1	2	0.88	$13,945	$433.39	$864.54	$54.62	$38.09	$1,390.64
2769238	1	2	0.88	$13,945	$433.39	$864.54	$54.62	$38.09	$1,390.64
2769239	1	2	0.88	$13,945	$433.39	$864.54	$54.62	$38.09	$1,390.64
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	775	0	481.75	$7,634,019	$237,254.77	$473,289.04	$29,901.49	$20,853.30	$761,298.61
2810093	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810095	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810097	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810098	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2810099	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810101	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810102	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810103	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810105	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810107	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810108	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810111	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810112	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810113	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810116	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810117	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810118	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810119	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810120	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810121	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810129	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810132	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810133	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810134	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810135	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810136	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810137	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810138	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810139	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810140	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810141	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810142	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810143	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810144	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810145	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810146	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810147	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810148	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810149	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810151	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810152	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810154	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810155	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810156	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810157	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810158	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810159	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810160	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810161	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810163	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810164	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810165	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810166	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810167	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810168	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

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	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810170	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810171	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810172	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810173	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810174	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810175	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810176	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810177	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810178	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810179	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810180	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810181	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810182	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810183	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810184	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810185	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810186	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810187	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810188	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810189	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810190	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810192	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810193	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810194	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810197	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810198	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810199	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810200	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810201	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810202	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810203	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810204	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810205	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810208	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810209	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810210	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810211	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810212	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810213	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810214	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810215	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810216	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810217	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810218	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810219	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810220	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810221	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810222	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810223	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810224	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810226	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810227	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810228	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810229	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810230	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810231	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810232	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56

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Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

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	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810234	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810235	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810238	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
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	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810242	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810243	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810244	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810245	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810247	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810248	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810249	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810250	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810252	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810253	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810256	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810257	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810258	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810259	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810260	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810261	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810262	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810263	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810264	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810265	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810266	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810267	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810268	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810269	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810270	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810271	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810272	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810273	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810274	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810275	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810276	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810277	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810278	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810279	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810280	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810281	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810282	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810284	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810285	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810286	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810287	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810288	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810289	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810293	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810294	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810295	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810296	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810298	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

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	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
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	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2818823	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2818824	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2818825	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2818826	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2818827	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2818828	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2818829	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2818830	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2818831	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2842728	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842732	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842733	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842734	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842735	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842736	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842737	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842738	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842739	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842740	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842741	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842742	2	1	2	$31,693	$984.97	$1,964.87	$124.14	$86.57	$3,160.55
2842743	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842744	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842745	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842746	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842747	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842748	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842749	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842750	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842751	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842752	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842753	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842754	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842755	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842756	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842757	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842758	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842759	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842760	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842761	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842762	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842763	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842764	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842765	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842766	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842767	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842768	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842769	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842770	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842771	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842772	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842773	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842774	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842775	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842776	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842777	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2842778	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842779	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842780	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842781	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842782	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842783	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842784	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842785	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842786	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842787	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842788	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842789	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842790	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842791	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842792	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842793	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842794	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842795	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842796	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842797	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842798	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842799	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842800	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842801	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842802	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842803	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842804	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842805	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842806	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842807	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842808	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842809	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842810	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842811	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842812	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842813	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842814	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842815	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842816	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842817	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842818	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842819	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842820	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842821	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842822	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842823	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842824	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842825	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842826	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842827	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842828	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842829	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842830	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842831	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842832	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842833	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842834	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842835	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842836	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842837	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842838	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842839	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	**1,371**		**862.97**	**$13,674,996**	**$425,000**	**$847,814**	**$53,563**	**$37,355**	**$1,363,732**

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX F
PHASE #2 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 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 Installment
2766631	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766647	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766648	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766649	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766650	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766651	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766652	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766653	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766654	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766655	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766656	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766657	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766658	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766659	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766660	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766661	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766662	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766663	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766664	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766665	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766666	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766667	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766668	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766669	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766670	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766671	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766672	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766673	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766674	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766675	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766676	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766677	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766678	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766679	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766680	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766681	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766682	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766683	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766684	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766685	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766686	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766687	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766688	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766689	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766690	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766691	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766692	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766693	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766694	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766695	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766696	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766697	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766698	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766699	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766700	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766701	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 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 Installment
2766702	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766703	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766704	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766705	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766707	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766708	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766709	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766710	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766711	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766712	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766713	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766714	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766715	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766716	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766717	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766718	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766719	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766720	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766721	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766723	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766724	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766725	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766726	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766727	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766728	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766729	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766730	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766731	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766732	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766733	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766734	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766735	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766736	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766737	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766738	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766739	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766740	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766741	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766742	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766743	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766744	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766745	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766746	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766749	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766750	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766751	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766752	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766755	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766756	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766757	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766758	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766759	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766760	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766761	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 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 Installment
2766762	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766763	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766764	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766765	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766766	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766769	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766770	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766771	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766772	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766773	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766774	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766775	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766776	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766778	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766779	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766780	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766781	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766785	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766786	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766787	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766788	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766789	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766792	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766793	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766794	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766795	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766796	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766800	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766801	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766802	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766803	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766804	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766805	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766806	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766807	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766808	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766809	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766810	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766811	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766812	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766813	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766814	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766815	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766816	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766817	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766818	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766819	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766820	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766821	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766822	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28

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Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 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 Installment
2766823	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766824	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766825	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766826	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766827	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766828	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766829	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766830	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766831	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766832	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766833	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766834	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766835	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766836	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766837	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766838	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766839	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766840	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766841	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766842	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766843	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766844	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766845	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766846	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766847	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766848	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766849	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766850	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766851	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766858	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766859	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766860	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766861	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766862	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766863	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766864	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766865	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766866	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766867	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766868	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766869	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766870	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766873	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766874	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766875	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766878	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766879	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766882	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766883	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766884	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766885	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766886	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 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 Installment
2766887	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766888	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766889	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766890	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766891	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766892	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766895	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766896	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766897	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766898	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766899	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766901	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766902	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
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	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769105	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769106	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769107	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769108	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769109	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769110	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769111	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769113	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769114	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769115	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769116	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769117	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769119	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769120	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769121	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769122	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769123	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769124	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769125	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769126	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769127	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769130	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769131	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769132	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769133	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769134	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769135	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 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 Installment
2769137	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769140	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769141	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769142	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769143	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769144	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769145	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769146	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769148	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769149	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769152	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769165	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769166	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769169	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769170	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769171	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769172	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769174	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769175	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769176	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769178	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769179	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769180	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769181	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769183	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769184	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769185	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769186	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769187	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769188	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769189	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769190	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769191	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769192	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769194	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769197	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769198	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769200	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769201	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769205	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 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 Installment
2769207	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769209	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769210	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769211	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769212	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769213	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769214	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769216	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769217	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769219	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769220	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769225	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769226	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769229	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769230	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769231	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769232	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769233	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769234	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769235	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769236	1	2	0.88	$21,250	$408.04	$1,884.90	$95.62	$2,388.56
2769237	1	2	0.88	$21,250	$408.04	$1,884.90	$95.62	$2,388.56
2769238	1	2	0.88	$21,250	$408.04	$1,884.90	$95.62	$2,388.56
2769239	1	2	0.88	$21,250	$408.04	$1,884.90	$95.62	$2,388.56
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	**327**		**191.94**	**$4,634,974**	**$89,000.00**	**$411,122.17**	**$20,855.00**	**$520,977.17**

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX G
PHASE #3 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2022-23 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	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810095	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810097	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810098	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810099	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810101	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810102	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810103	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810105	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810107	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810108	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810111	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810112	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810113	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810116	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810117	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810118	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810119	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810120	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810121	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810129	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810132	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810133	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810134	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810135	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810136	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810137	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810138	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810139	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810140	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810141	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810142	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810143	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810144	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810145	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810146	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810147	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810148	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810149	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810151	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810152	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810154	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810155	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2022-23 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
2810156	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810157	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810158	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810159	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810160	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810161	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810163	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810164	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810165	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810166	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810167	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810168	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810169	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810170	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810171	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810172	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810173	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810174	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810175	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810176	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810177	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810178	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810179	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810180	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810181	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810182	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810183	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810184	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810185	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810186	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810187	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810188	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810189	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810190	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810192	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810193	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810194	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810197	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810198	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810199	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810200	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810201	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810202	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810203	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810204	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810205	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810208	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810209	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810210	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810211	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2022-23 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
2810212	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810213	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810214	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810215	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810216	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810217	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810218	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810219	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810220	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810221	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810222	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810223	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810224	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810226	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810227	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810228	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810229	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810230	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810231	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810232	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810233	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810234	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810235	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810238	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
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	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810242	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810243	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810244	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810245	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810247	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810248	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810249	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810250	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810252	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810253	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810256	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810257	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810258	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810259	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810260	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810261	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810262	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810263	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810264	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810265	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810266	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810267	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2022-23 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
2810268	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810269	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810270	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810271	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810272	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810273	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810274	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810275	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810276	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810277	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810278	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810279	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810280	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810281	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810282	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810284	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810285	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810286	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810287	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810288	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810289	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810293	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810294	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810295	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810296	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810298	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810299	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
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	**162**		**108.50**	**$3,032,224**	**$5,000.00**	**$252,584.28**	**$20,340.00**	**$277,924.28**

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX H
PHASE #4 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix H
The Lakes at Mustang Ranch Public Improvement District
2022-23 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	$20,121	$121.21	$1,531.22	$184.85	$1,837.28
2818823	1	6	0.48	$13,414	$80.81	$1,020.82	$123.23	$1,224.86
2818824	1	5	0.58	$16,209	$97.64	$1,233.49	$148.91	$1,480.04
2818825	1	3	0.83	$23,195	$139.73	$1,765.16	$213.09	$2,117.98
2818826	1	4	0.72	$20,121	$121.21	$1,531.22	$184.85	$1,837.28
2818827	1	4	0.72	$20,121	$121.21	$1,531.22	$184.85	$1,837.28
2818828	1	6	0.48	$13,414	$80.81	$1,020.82	$123.23	$1,224.86
2818829	1	5	0.58	$16,209	$97.64	$1,233.49	$148.91	$1,480.04
2818830	1	3	0.83	$23,195	$139.73	$1,765.16	$213.09	$2,117.98
2818831	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00
Total	**9**		**5.94**	**$166,000**	**$1,000.00**	**$12,632.60**	**$1,525.00**	**$15,157.60**

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX I
PHASE #5 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix I
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #5

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
2842728	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842732	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842733	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842734	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842735	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842736	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842737	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842738	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842739	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842740	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842741	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842742	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842743	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842744	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842745	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842746	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842747	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842748	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842749	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842750	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842751	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842752	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842753	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842754	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842755	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842756	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842757	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842758	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842759	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842760	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842761	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842762	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842763	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842764	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842765	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842766	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842767	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842768	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842769	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842770	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842771	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842772	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842773	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842774	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842775	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842776	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842777	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842778	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842779	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842780	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842781	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842782	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842783	1	3	0.83	$28,601	$11	$2,185	$227.90	$2,424
2842784	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix I
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #5

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
2842785	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842786	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842787	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842788	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842789	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842790	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842791	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842792	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842793	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842794	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842795	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842796	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842797	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842798	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842799	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842800	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842801	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842802	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842803	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842804	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842805	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842806	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842807	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842808	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842809	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842810	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842811	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842812	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842813	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842814	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842815	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842816	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842817	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842818	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842819	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842820	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842821	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842822	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842823	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842824	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842825	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842826	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842827	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842828	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842829	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842830	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842831	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842832	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842833	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842834	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842835	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842836	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842837	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842838	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix I
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #5

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
2842839	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	**96**		**72.84**	**$2,510,000**	**$1,000.00**	**$191,764.00**	**$20,000.00**	**$212,764.00**

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

APPENDIX J
PHASE #6 ASSESSMENT ROLL

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch PID)

Appendix J
Phase #6 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**83.22**
Assessment	**$5,967,861**

Year	Principal	Interest	Administrative Expenses	Total Annual Installment
1	$1,000	$522,188	$40,000	$563,188
2	$1,000	$522,100	$40,800	$563,900
3	$1,000	$522,013	$41,616	$564,629
4	$1,000	$521,925	$42,448	$565,374
5	$1,000	$521,838	$43,297	$566,135
6	$86,000	$342,864	$44,163	$473,028
7	$90,000	$337,919	$45,046	$472,966
8	$94,000	$332,744	$45,947	$472,692
9	$98,000	$327,339	$46,866	$472,206
10	$103,000	$321,704	$47,804	$472,508
11	$108,000	$315,782	$48,760	$472,542
12	$114,000	$309,572	$49,735	$473,307
13	$119,000	$303,017	$50,730	$472,747
14	$126,000	$296,174	$51,744	$473,919
15	$132,000	$288,929	$52,779	$473,709
16	$139,000	$281,339	$53,835	$474,174
17	$146,000	$273,347	$54,911	$474,258
18	$147,861	$264,952	$56,010	$468,823
19	$273,000	$256,450	$57,130	$586,580
20	$288,000	$240,753	$58,272	$587,025
21	$303,000	$224,193	$59,438	$586,630
22	$320,000	$206,770	$60,627	$587,397
23	$337,000	$188,370	$61,839	$587,209
24	$356,000	$168,993	$63,076	$588,068
25	$375,000	$148,523	$64,337	$587,860
26	$396,000	$126,960	$65,624	$588,584
27	$417,000	$104,190	$66,937	$588,127
28	$440,000	$80,213	$68,275	$588,488
29	$465,000	$54,913	$69,641	$589,553
30	$490,000	$28,175	$71,034	$589,209
Total	**$5,967,861**	**$8,434,250**	**$1,622,723**	**$16,024,834**

1 - The principal and interest amounts represent the debt service requirements of the Reimbursement Agreement for the Phase #6 Improvements. The interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: LAMR PID - Annual Service Plan Update - 2022-23-v2.2 (SAP Update - Lakes at Mustang Ranch 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 9, 2022
Re: Legacy Hills PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Legacy Hills Public Improvement District and providing an effective date. (Stovall)

Background Information:
The Legacy Hills PID was created by the City Council pursuant to the PID Act and a resolution approved on September 14, 2021**.** The PID is located generally in Celina's northwest quadrant, just east of the proposed DNT thoroughfare, approximately 3.5 miles west of Preston Road and approximately three miles north of Old Celina Park. The PID is anticipated to contain an estimated 6,900 residential units on approximately 3,268.6 acres. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

LEGACY HILLS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

LEGACY HILLS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX D – PHASE #1A-1B ASSESSED VALUES

APPENDIX E - PID ASSESSMENT NOTICE

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

I. INTRODUCTION

On September 14, 2021 (the "Creation Date") the City Council (the "City Council") of the City of Celina, Texas (the "City") passed and approved Resolution No. 2021-84R approving and authorizing the creation of the Legacy Hills Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district (the "Authorized Improvements"). The Legacy Hills PID is located within the North Parkway Municipal Management District No. 1 (the "District"), formerly known as the North Celina Municipal Management District No. 3, all of which is located within the corporate boundaries of the City.

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 2022-23 (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 Service and Assessment Plan. This Annual Service Plan Update is related to the annual budget for the payment of PID obligations in 2022-23.

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

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

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(the remainder of this page is intentionally left blank)

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1A-1B Improvements Sources and Uses

The current total estimated costs of the Phase #1A-1B Improvements is equal to $17,694,509, 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 sources and uses of funds required to construct the Authorized Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Developer.

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Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

Table II-A-1
Phase #1A-1B Sources and Uses of Funds[1]

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remaining to be Funded
Phase #1A Improvements					
Assessments	$9,718,212	$0	$9,718,212	$981,621	$8,736,591
Other funding sources	$2,711,686	$0	$2,711,686	$0	$2,711,686
Subtotal: Phase #1A Sources	*$12,429,898*	*$0*	*$12,429,898*	*$981,621*	*$11,448,277*
Phase #1B Improvements					
Par amount	*$3,581,788*	*$0*	*$3,581,788*	$280,950	$3,300,838
Other funding sources	*$1,682,823*	*$0*	*$1,682,823*	$0	$1,682,823
Subtotal: Phase #1B Sources	*$5,264,611*	*$0*	*$5,264,611*	*$280,950*	*$4,983,661*
Total Sources	**$17,694,509**	**$0**	**$17,694,509**	**$1,262,571**	**$16,431,938**
Uses of Funds					
Phase #1A Improvements					
Road Improvements	$5,884,500	$0	$5,884,500	$0	$5,884,500
Water Improvements	$1,040,720	$0	$1,040,720	$0	$1,040,720
Sanitary Sewer Improvements	$1,550,000	$0	$1,550,000	$0	$1,550,000
Storm Drainage Improvements	$1,991,000	$0	$1,991,000	$0	$1,991,000
Other Soft and Miscellaneous Costs	$1,963,679	$0	$1,963,679	$981,621	$982,058
Subtotal: Phase #1A Improvements	*$12,429,899*	*$0*	*$12,429,899*	*$981,621*	*$11,448,278*
Phase #1B Improvements					
Roadway Improvements	$2,355,015	$0	$2,355,015	$0	$2,355,015
Water Improvements	$614,210	$0	$614,210	$0	$614,210
Sanitary Sewer Improvements	$644,000	$0	$644,000	$0	$644,000
Storm Drainage Improvements	$645,506	$0	$645,506	$0	$645,506
Other Soft and Miscellaneous Costs	$1,005,879	$0	$1,005,879	$280,950	$724,929
Subtotal: Phase #1B Improvements	*$5,264,610*	*$0*	*$5,264,610*	*$280,950*	*$4,983,660*
Total Uses	**$17,694,509**	**$0**	**$17,694,509**	**$1,262,571**	**$16,431,938**

[1]According to Legacy Hills' Phase #1A Draw Request #6 and Phase #1B Draw Request #5 as approved by the City on June 24, 2022, and May 20, 2022, respectively.

Phase #1A-1B Improvement Area Cost Variances

There have been no changes reported by the Developer to the original estimated costs of the Authorized Improvement shown in the Service and Assessment Plan for Phase #1A-1B.

For additional PID development-related information, refer to the link below:

https://emma.msrb.org/P11598133-P11233013-P11655524.pdf

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

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 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2022-2028

Assessment Year Ending 09/01	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments (Phase #1A)[1]	Projected Annual Installments (Phase #1B)[1]
2022	$8,847,255	$13,300,000	$0	$0	$0
2023	$8,847,255	$0	$4,394,509	$272,259	$100,334
2024	$0	$0	$0	$657,341	$242,273
2025	$0	$0	$0	$654,220	$241,122
2026	$0	$0	$0	$651,624	$240,165
2027	$0	$0	$0	$648,790	$239,121
2028	$0	$0	$0	$647,182	$238,528
Total	**$17,694,509**	**$13,300,000**	**$4,394,509**	**$3,531,415**	**$1,301,544**

[1]Assessment years ending 2022 through 2023 reflect actual Annual Installments amounts billed. Assessment years 2023 through 2028 reflect projected Annual Installments and are subject to change.

C. Status of Development

See Table II-C-1 below for the status of completed homes within Phase #1A-1B located within the PID based on certificate of occupancy issuances, according to the City.

Table II-C-1
Completed Homes – Phase #1

Status	Cumulative as of June 30, 2022[1]
Homes completed[1]	0

[1] Homes completed are based on certificate of occupancy issuances as reported by the City Town as of June 30, 2022.

See Appendix D for 2022 assessed values of all Parcels within Phase #1A-1B the PID.

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

D. ANNUAL BUDGET – PHASE #1A

Phase #1A - 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 execution of the Phase #1A Reimbursement Agreements, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #1A Reimbursement Agreements, which is 4.32 percent per annum for 2022-23. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 #1A 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.

Phase #1A Annual Installments to be Collected for 2022-23

The budget for Phase #1A of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-D-1 on the following page.

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Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

Table II-D-1
Budget for the Phase #1A Annual Installments to be Collected for 2022-23

Descriptions	Phase #1A Reimbursement Agreement
Interest through September 1, 2023	$419,827
Principal due by September 1, 2023	$202,402
Subtotal debt service	*$622,229*
Administrative expenses	$37,200
Subtotal Expenses	*$659,429*
Available capitalized interest account	($387,169)
Available administrative expense account	$0
Subtotal funds available	*($387,169)*
Annual Installments	**$272,259**

Debt Service Payments

Annual Installments to be collected for principal and interest due on the Phase #1A Reimbursement Agreement include interest due on September 1, 2023 in the amount of $419,827, which equal interest on the outstanding Assessments balance of $9,718,212, for one year, at an effective interest rate of 4.32 percent. Annual Installments to be collected include a principal amount of $202,402 due on September 1, 2023. As a result, the total principal and interest due for the Phase #1A Reimbursement Agreement in 2022-23 is estimated to be $622,229.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 on the following page, the total Phase #1A administrative expenses to be collected for 2022-23 are estimated to be $37,200.

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Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

Table II-D-2
Phase #1A Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$26,000
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$4,200
Total	**$37,200**

Available Capitalized Interest Account

According to Section 6.4(c) of the Trust Indenture for the North Parkway Municipal Management District No. 1 Contract Revenue Bonds, Series 2021 (Legacy Hills Public Improvement District Phase #1A-1B Improvements (the "Trust Indenture"), moneys received through the issuance of the North Parkway Municipal Management District No. 1 Contact Revenue Bonds, Series 2021 (Legacy Hills Public Improvement Districts Phase #1A-1B) in the amount of $387,169 will be used to fund the interest payment due on September 1, 2023.

Available Administrative Expense Account

As of June 30, 2022, the available balance for Administrative expenses was $39,086. This balance, $39,086, is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1A-1B 2022-23 Annual Installment.

E. Annual Installments Per Unit – Phase #1A

According to the Service and Assessment Plan, the Phase #1A Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #1A Reimbursement Agreements and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, there are 421 units representing 347.47 total outstanding Equivalent Units within Phase #1A of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit in Phase #1A will be $676.49 (i.e. ($622,229 - $387,169) ÷ 347.47 = $676.49). The Administrative Expenses to be collected from each Equivalent Unit in Phase #1A will be $107.06 (i.e. ($37,200 ÷ 347.47 = $107.06). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1A will be $783.55 (i.e. $676.49 + $107.06 = $783.55). The Annual Installment to be collected from each Parcel within Phase #1A is calculated by multiplying the Annual Installment for each Equivalent Unit of $783.55 by the total estimated Equivalent Units for each Parcel in Phase #1A.

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

The Annual Installment due to be collected from each Land Use Class in Phase #1A for 2022-23 is shown in Table II-E-1 below.

Table II-E-1
Phase #1A Annual Installment Per Unit

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 - 60 FT Lot	$783.55	1.00	$783.55
Lot Type 2 - 50 FT Lot	$783.55	0.83	$652.70
Lot Type 3 - 40 FT Lot	$783.55	0.67	$522.63

The list of Parcels within Phase #1A of the PID, the estimated number of units to be developed on the current residential Parcels, the total outstanding Assessments and the Annual Installments to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. ANNUAL BUDGET – PHASE #1B

Phase #1B - 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 execution of the Phase #1B Reimbursement Agreements, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #1B Reimbursement Agreements, which is 4.32 percent per annum for 2022-23. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

Debt service will be paid on the Phase #1B 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.

Phase #1B Annual Installments to be Collected for 2022-23

The budget for Phase #1B of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-F-1 below

Table II-F-1
Budget for the Phase #1B Annual Installments to be Collected for 2022-23

Descriptions	Phase #1B Reimbursement Agreement
Interest through September 1, 2023	$154,733
Principal due by September 1, 2023	$74,598
Subtotal debt service	*$229,331*
Administrative expenses	$13,700
Subtotal Expenses	*$243,031*
Available capitalized interest account	($142,697)
Available administrative expense account	$0
Subtotal funds available	*($142,697)*
Annual Installments	**$100,334**

Debt Service Payments

Annual Installments to be collected for principal and interest due on the Phase #1B Reimbursement Agreement include interest due on September 1, 2023 in the amount of $154,733, which equal interest on the outstanding Assessments balance of $3,581,788, for one year, at an effective interest rate of 4.32 percent. Annual Installments to be collected include a principal amount of $74,598 due on September 1, 2023. As a result, the total principal and interest due for the Phase #1B Reimbursement Agreement in 2022-23 is estimated to be $229,331.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total Phase #1B administrative expenses to be collected for 2022-23 are estimated to be $13,700.

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

Table II-F-2
Phase #1B Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$2,500
PID Administrator	$8,000
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$1,200
Total	**$13,700**

Available Capitalized Interest Account

According to Section 6.4(c) of the Trust Indenture, moneys received through the issuance of the North Parkway Municipal Management District No. 1 Contact Revenue Bonds, Series 2021 (Legacy Hills Public Improvement Districts Phase #1A-1B) in the amount of $142,697 will be used to fund the interest payment due on September 1, 2023.

Available Administrative Expense Account

As of June 30, 2022, the available balance for Administrative expenses was $39,086. This balance, $39,086, is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1B 2022-23 Annual Installment.

G. Annual Installments Per Unit – Phase #1B

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #1B Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, there are 192 units representing 128.06 total outstanding Equivalent Units within Phase #1B of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit in Phase #1A will be $676.49 (i.e. ($229,331 - $142,697) ÷ 128.06 = $676.49). The Administrative Expenses to be collected from each Equivalent Unit in Phase #1B will be $106.98 (i.e. ($13,700 ÷ 128.06 = $106.98). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1B will be $783.47 (i.e. $676.49 + $106.98 = $783.47). The Annual Installment to be collected from each Parcel within Phase #1B is calculated by multiplying the Annual Installment for each Equivalent Unit of $783.47 by the total estimated Equivalent Units for each Parcel in Phase #1B.

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

The Annual Installment due to be collected from each Land Use Class in Phase #1B for 2022-23 is shown in Table II-G-1 below.

Table II-G-1
Phase #1B Annual Installment Per Unit

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 - 60 FT Lot	$783.47	1.00	$783.47
Lot Type 2 - 50 FT Lot	$783.47	0.83	$652.63
Lot Type 3 - 40 FT Lot	$783.47	0.67	$522.58

The list of Parcels within Phase #1B of the PID, the estimated number of units to be developed on the current residential Parcels, the total outstanding Assessments and the Annual Installments to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix C-2.

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Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills 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 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: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills 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.E of this Service and Assessment Plan.

The Assessment Rolls are shown in Appendix C-1 and C-2 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 Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent 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.

MM Celina 294, LLC, a Texas limited liability company and MM Celina 40, LLC, a Texas limited liability company, collectively the Developer, has confirmed there have been no parcel subdivisions in the PID applicable for the Annual Installments to be collected in 2022-23.

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of July 15, 2022.

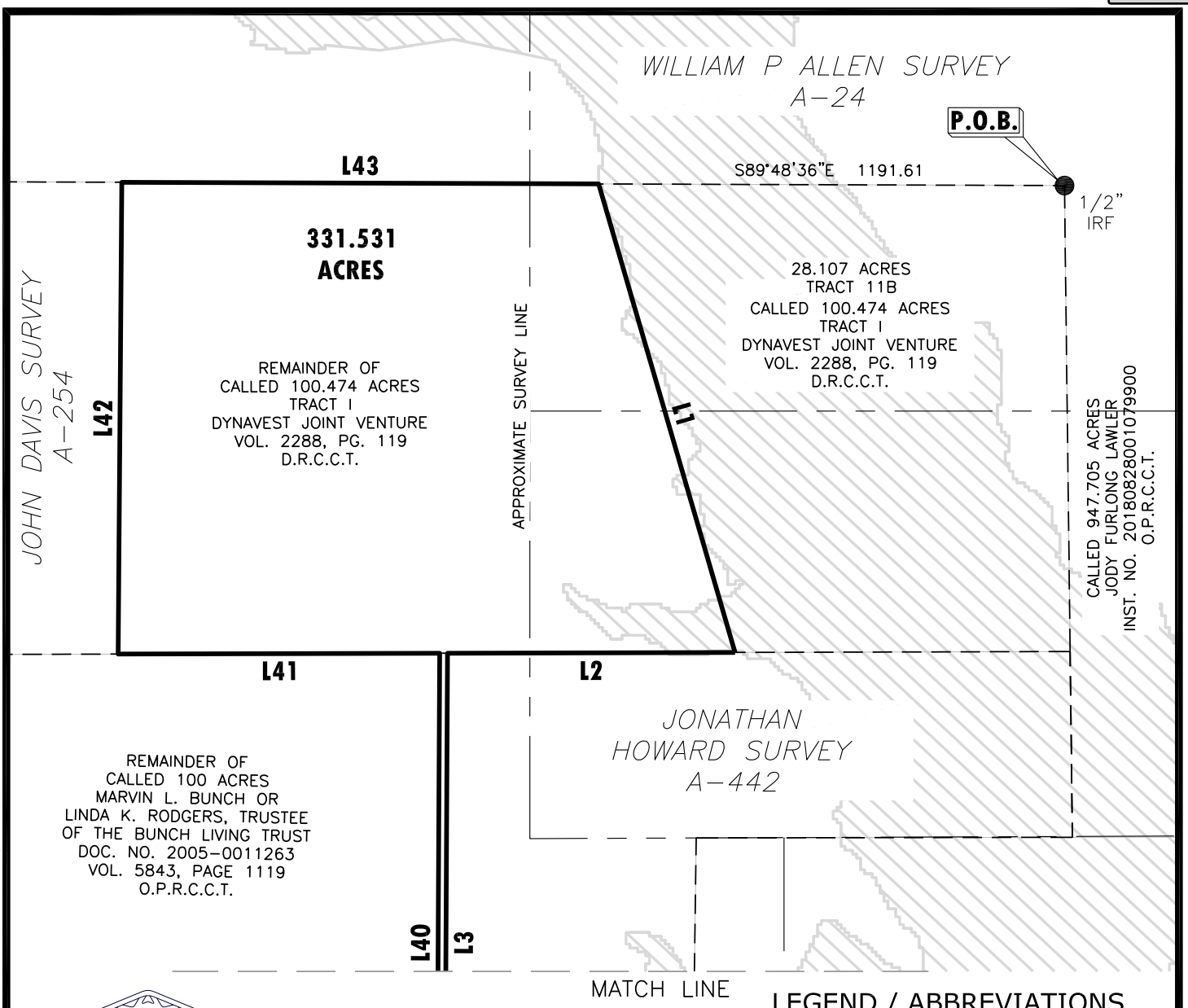
The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

APPENDIX A
MAP OF LEGACY HILLS PID

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)



STATE OF TEXAS
REGISTERED
ROBERT GLEN MALOY
6028
PROFESSIONAL
LAND SURVEYOR

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

GRAPHIC SCALE

0 400 800

1 INCH = 400 FT.

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.

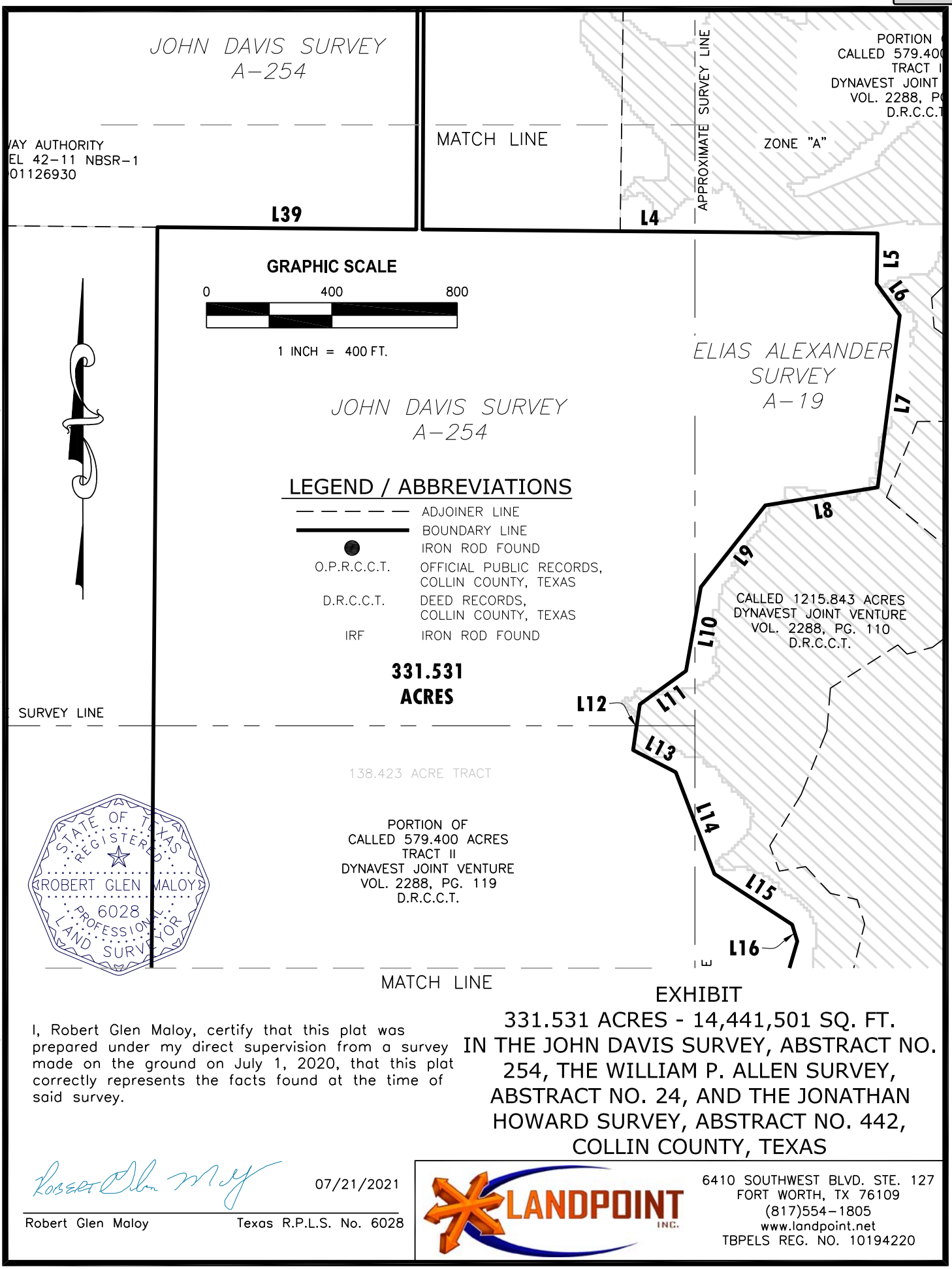
Robert Glen Maloy 07/21/2021

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

X:\2021\21-0195-6\Working\DWG\Easement & ROW Exhibits\21-0195 Dynavest - Celina - PID Exhibit.dwg

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)



EXHIBIT

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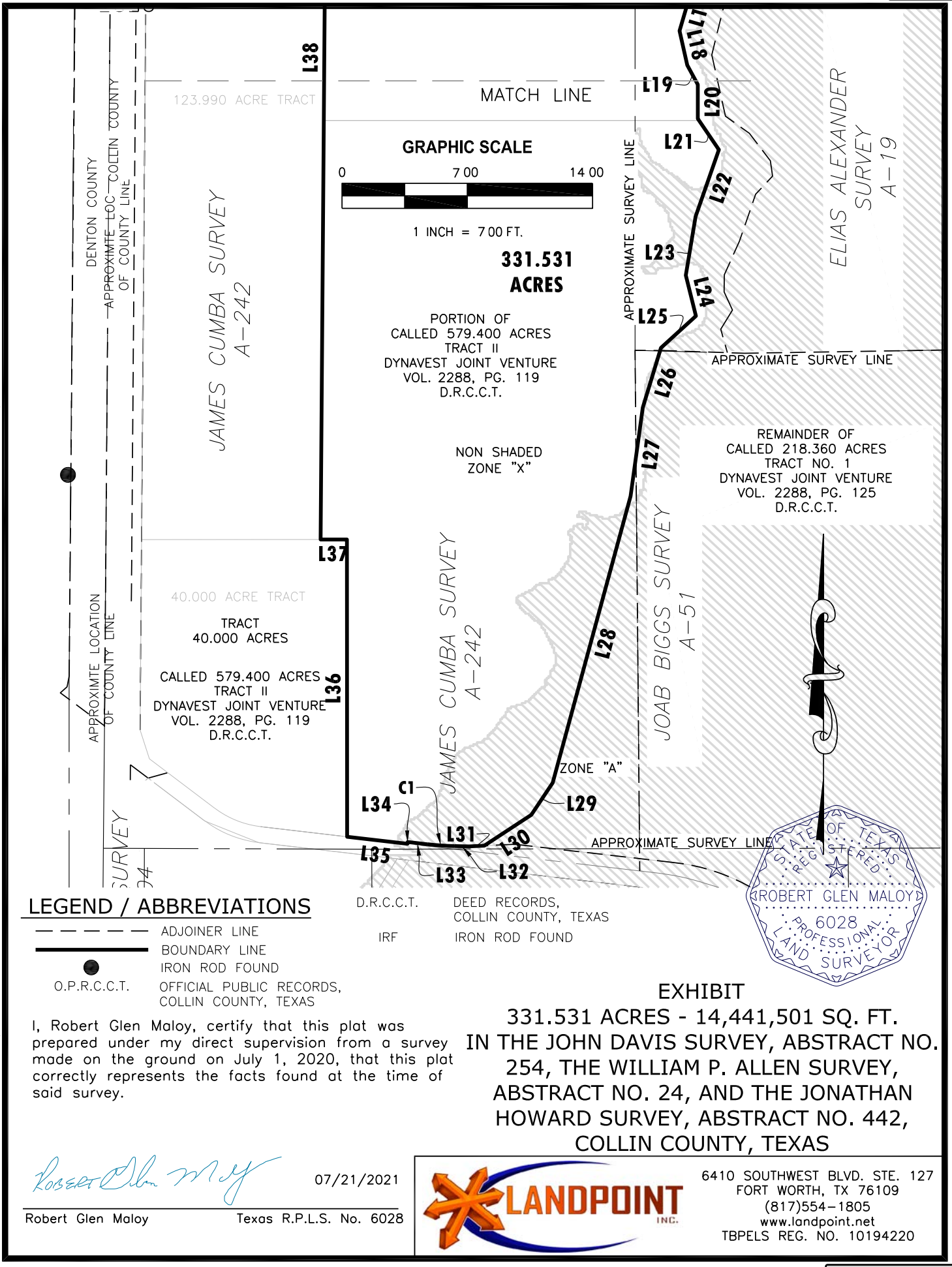
07/21/2021

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Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)



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.

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

07/21/2021

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Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

PAD LAYOUT
GRAY PADS = 75'

LOT COUNT	
40' LOT	
TOTAL	±192 LOTS
PROPERTY	±39.6 AC
OPEN SPACE	±4 AC
TOTAL	±43.6 AC

PAD LAYOUT
GRAY PADS = 80' OR LESS
GREEN PADS = 85'

LOT COUNT				
	40' LOT	50' LOT	60' LOT	TOTAL
PHASE I	108	220	78	406
PHASE II	165	147	94	406
PHASE III	200	194	11	405
TOTAL	473	561	183	1217
%	38.86%	46.10%	15.04%	
PROPERTY	292.22 AC			
OPEN SPACE	REQUIRED 10%	PROVIDED		
	29.22 AC	30.295 AC		

PRELIMINARY PHASING PLAN RELOT

LEGACY HILLS
DYNAVEST

HALFF ®
9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPE FIRM #F-312

Issued:	8/18/2021
Scale:	1" = 200'
Drawn By:	PMH
AVO:	43789.001
HALFF Office:	AUSTIN

43789-PHAS-43789.dwg

PHASE #1B
PHASE III
405 LOTS
PHASE II
406 LOTS
PHASE I
406 LOTS
PHASE #1A
AMENITY CENTER LOT 2.232 AC
FRITCHER RD
DALLAS NORTH TOLLWAY
DENTON COUNTY
COLLIN COUNTY
FM 455 (G.A. MOORE PARKWAY)
CREEK CENTER LINE
FEMA FLOODPLAIN
FLOODPLAIN (PROPOSED)
FLOODPLAIN (NO RECLAMATION)
FOUR SEASONS RANCH, LTD
DYNAVEST JOINT VENTURE
BUNCH LIVING TRUST
JANE CLARK
JAMES RANCH PARTNERSHIP LTD
PARKWOOD LP

KFM ENGINEERING & DESIGN

0 150 300 600
Scale: 1"=300'

legacy hills
pid concept plan

August 20TH, 2021

The information shown is based on the best information available and is subject to change without notice.

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

APPENDIX B-1
PHASE #1A DEBT SERVICE SCHEDULE

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

Appendix B-1
Proposed Assessment Roll - Phase #1A

Parcel	**All Parcels**
Equivalent Units	**347.467**
Assessment	**$9,718,212**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
9/30/22	$0	$369,681	$36,535	$406,215
9/30/23	$202,402	$419,827	$37,265	$659,494
9/30/24	$208,247	$411,083	$38,011	$657,341
9/30/25	$213,362	$402,087	$38,771	$654,220
9/30/26	$219,208	$392,869	$39,546	$651,624
9/30/27	$225,053	$383,400	$40,337	$648,790
9/30/28	$232,360	$373,677	$41,144	$647,182
9/30/29	$239,667	$363,639	$41,967	$645,273
9/30/30	$247,705	$353,286	$42,806	$643,797
9/30/31	$255,742	$342,585	$43,662	$641,990
9/30/32	$263,780	$331,537	$44,536	$639,852
9/30/33	$274,010	$320,142	$45,426	$639,578
9/30/34	$283,509	$308,304	$46,335	$638,148
9/30/35	$294,469	$296,057	$47,261	$637,787
9/30/36	$305,430	$283,336	$48,207	$636,972
9/30/37	$316,390	$270,141	$49,171	$635,702
9/30/38	$328,081	$256,473	$50,154	$634,708
9/30/39	$339,772	$242,300	$51,157	$633,229
9/30/40	$352,925	$227,622	$52,180	$632,727
9/30/41	$366,077	$212,376	$53,224	$631,677
9/30/42	$379,229	$196,561	$54,289	$630,079
9/30/43	$394,574	$180,178	$55,374	$630,127
9/30/44	$409,919	$163,133	$56,482	$629,533
9/30/45	$425,994	$145,424	$57,611	$629,029
9/30/46	$443,530	$127,021	$58,764	$629,315
9/30/47	$461,067	$107,861	$59,939	$628,867
9/30/48	$479,334	$87,943	$61,138	$628,415
9/30/49	$498,332	$67,235	$62,360	$627,928
9/30/50	$518,792	$45,707	$63,608	$628,107
9/30/51	$539,251	$23,296	$64,880	$627,427
Total	**$9,718,212**	**$7,704,780**	**$1,482,140**	**$18,905,132**

1 – The 9/30/XX dates represent the fiscal year end. Annual Installment amounts are calculated based on a 9/1/XX-8/31/XX Assessment Year.

2 – Annual Installments are calculated using 4.32% interest rate on the Phase #1A Reimbursement Agreement.

3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

4 – The interest and Administrative Expenses due for the year ending 9/30/22 will be paid from funds available to the District for those purposes. As a result, the first Annual Installments will be billed in October 2022 and will be due by January 31, 2023. Anuual Installments do not include any applicable credits.

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

APPENDIX B-2
PHASE #1B DEBT SERVICE SCHEDULE

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

Appendix B-2
Proposed Assessment Roll - Phase #1B

Parcel	**All Parcels**
Equivalent Units	**128.06**
Assessment	**$3,581,788**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
9/30/22	$0	$136,251	$13,465	$149,717
9/30/23	$74,598	$154,733	$13,735	$243,066
9/30/24	$76,753	$151,511	$14,009	$242,273
9/30/25	$78,638	$148,195	$14,290	$241,122
9/30/26	$80,792	$144,798	$14,575	$240,165
9/30/27	$82,947	$141,308	$14,867	$239,121
9/30/28	$85,640	$137,724	$15,164	$238,528
9/30/29	$88,333	$134,025	$15,467	$237,825
9/30/30	$91,295	$130,209	$15,777	$237,281
9/30/31	$94,258	$126,265	$16,092	$236,615
9/30/32	$97,220	$122,193	$16,414	$235,827
9/30/33	$100,990	$117,993	$16,742	$235,726
9/30/34	$104,491	$113,630	$17,077	$235,199
9/30/35	$108,531	$109,116	$17,419	$235,066
9/30/36	$112,570	$104,427	$17,767	$234,765
9/30/37	$116,610	$99,564	$18,123	$234,297
9/30/38	$120,919	$94,527	$18,485	$233,931
9/30/39	$125,228	$89,303	$18,855	$233,386
9/30/40	$130,075	$83,893	$19,232	$233,201
9/30/41	$134,923	$78,274	$19,616	$232,814
9/30/42	$139,771	$72,445	$20,009	$232,225
9/30/43	$145,426	$66,407	$20,409	$232,242
9/30/44	$151,081	$60,125	$20,817	$232,024
9/30/45	$157,006	$53,598	$21,234	$231,838
9/30/46	$163,470	$46,816	$21,658	$231,943
9/30/47	$169,933	$39,754	$22,091	$231,778
9/30/48	$176,666	$32,413	$22,533	$231,611
9/30/49	$183,668	$24,781	$22,984	$231,432
9/30/50	$191,208	$16,846	$23,444	$231,498
9/30/51	$198,749	$8,586	$23,912	$231,247
Total	**$3,581,788**	**$2,839,708**	**$546,264**	**$6,967,761**

1 – The 9/30/XX dates represent the fiscal year end. Annual Installment amounts are calculated based on a 9/1/XX-8/31/XX Assessment Year.

2 – Annual Installments are calculated using 4.32% interest rate on the Phase #1B Reimbursement Agreement.

3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

4 – The interest and Administrative Expenses due for the year ending 9/30/22 will be paid from funds available to the District for those purposes. As a result, the first Annual Installments will be billed in October 2022 and will be due by January 31, 2023. Anuual Installments do not include any applicable credits.

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

APPENDIX C-1
PHASE #1A ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

APPENDIX C-1
Phase #1A Assessment Roll Summary

Parcel ID	Equivalent Units	Total Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2840552	17.83	$498,766	$10,388	$1,676	$1,909	$13,973
2840554	329.63	$9,219,446	$192,014	$30,981	$35,291	$258,286
Total	**347.47**	**$9,718,212**	**$202,402**	**$32,657**	**$37,200**	**$272,259**

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

APPENDIX C-2
PHASE #1B ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

APPENDIX C-2
Phase #1B Assessment Roll Summary

Parcel ID	Equivalent Units	Total Assessments	Principal	Interest	Administrative Expenses	Annual Installment
984938	100.05	$2,798,272	$58,280	$9,403	$10,703	$78,386
2840595	12.67	$354,448	$7,382	$1,191	$1,356	$9,929
2840596	15.34	$429,068	$8,936	$1,442	$1,641	$12,019
Total	**128.06**	**$3,581,788**	**$74,598**	**$12,036**	**$13,700**	**$100,334**

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

APPENDIX D
PHASE #1A-1B ASSESSED VALUES

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

Appendix B
Legacy Hills Public Improvement District
2022 Preliminary Assessed Value

Phase	Parcels	2022 Assessed Value[1]
Phase #1A-1B	5	$26,479
Total	5	$26,479

[1]Parcel preliminary assessed values are in accordance with CCAD online records as of June 22, 2021.

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Legacy Hills Public Improvement District (the "PID"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the District created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the District. The exact amount of each annual installment will be approved each year by the Board of Directors in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the District or MuniCap, Inc., the District Administrator, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Legacy Hills - Annual SAP Update - 2022-23 v4.0 (SAP Update - Legacy Hills PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE LEGACY HILLS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on September 14, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-84R establishing the Legacy Hills Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2021-92 which ordinance also approved the Legacy Hills Public Improvement District Service and Assessment Plan and Assessment Roll (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Legacy Hills Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided,

Attachment: PID - SAP Update Ordinance Legacy Hills (SAP Update - Legacy Hills PID)

however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Legacy Hills (SAP Update - Legacy Hills 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 9, 2022
Re: Ownsby Farms PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Ownsby Farms Public Improvement District and providing an effective date. (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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

OWNSBY FARMS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 -8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

OWNSBY FARMS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 -8/31/23)

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APPENDIX F – PID ASSESSMENT NOTICE

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (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 Phase #1 of 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 "Phase #1 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 Phase #2 Major Improvements provided for the benefit of the property in Phase #2 of the PID

On February 8, 2022, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Ownsby Farms Public Improvement District Phase #2 Direct Improvements Project) (the "Phase #2 Direct Improvement Bonds") in the aggregate principal amount of $2,845,000 to fully reimburse the Developer for the unpaid balance of the Phase #2 Direct Reimbursement Agreement and to refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the Phase #2 Direct Improvements provided for the benefit of the property in Phase #2 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") 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 for the Phase #2 Direct Improvements (the "Phase #2 Direct Improvements"). On February 8, 2022, the Service and Assessment Plan was updated for the Phase #2 Direct Improvement Bonds (the "Updated Service and Assessment Plan").

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

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 2022-23 (the "Annual Service Plan Update").

The City also adopted an assessment roll for Phase #1 of the PID (the "Phase #1 Assessment Roll"), Phase #2 Major Improvements of the PID (the Phase #2 Major Improvement Assessment Roll"), and Phase #2 Direct Improvements of the PID (the "Phase #2 Direct Improvement Assessment Roll") attached as Appendix F, Appendix G, and Appendix H, respectively, to the Updated Service and Assessment Plan, 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 Phase #1 Assessment Roll, the Phases #2-7 Assessment Roll, and the Phase #2 Assessment Roll for 2022-23.

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

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

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

Capitalized terms 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 - 2022-23 v2.2 (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 $8,656,353.

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

(the remainder of this page is intentionally left blank)

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Table II-A
Updated Sources and Uses – Phase #1 Improvement Area

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent	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	$2,907,601	$2,935,353	$27,752
Total Sources	**$8,628,601**	**$8,656,353**	**$27,752**
Uses of Funds			
Phase #1 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: Phase #1 Improvements	*$5,220,970*	*$5,248,722*	*$27,752*
City Major Improvements			
Road improvements	$378,520	$378,520	$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	$158,901	$0
Subtotal: City Major Improvements	*$746,267*	$746,267	*$0*
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: Additional Major Improvements	*$1,240,740*	*$1,240,740*	*$0*
Bond issue costs	$1,420,623	$1,420,623	$0
Total Uses	**$8,628,601**	**$8,656,353**	**$27,752**

1 - According to the Original Service and Assessment Plan dated January 17, 2021.
2 - According to the Updated Service and Assessment Plan updated for the Phase #2 Direct Improvement Bonds on February 8, 2022.

Phases #1 Cost Variances

As shown in Table II-A above, the actual cost increases of $27,752 were funded by the Developer and interest incomes earned within the Phase #1 project fund.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Phase #2 Major Improvement 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 #2 Major Improvements (including bond issuance related costs) were equal to $2,222,727. According to the Updated Service and Assessment Plan, the actual costs of the Phase #2 Major Improvements were equal to $2,222,727.

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/P11591929-P11228413-P11650386.pdf

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Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Table II-B
Updated Sources and Uses – Phase #2 Major Improvements

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent	Variance
Bond par amount	$1,765,000	$1,765,000	$0
Other funding sources	$457,725	$457,725	$0
Total Sources	**$2,222,725**	**$2,222,725**	**$0**
Uses of Funds			
City Major Improvements			
Road improvements	$308,354	$308,354	$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	$129,446	$0
Subtotal: City Major Improvements	*$607,934*	*$607,935*	*$0*
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	$215,216	$0
Subtotal: Additional Major Improvements	*$1,010,749*	*$1,010,749*	*$0*
Estimated Bond issue costs	$604,044	$604,044	$0
Total Uses	**$2,222,727**	**$2,222,727**	**$0**

1 - According to the Original Service and Assessment Plan dated January 17, 2021.
2 - According to the Updated Service and Assessment Plan updated for the Phase #2 Direct Improvement Bonds on February 8, 2022.

Phase #2 Major Improvement Cost Variances

As shown in Table II-B above, there are no significant variances for the Phase #2 Major Improvement costs.

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 $6,837,217. According to the Updated Service and Assessment Plan, the actual costs of the Phase #2 Direct Improvements were equal to $6,837,217.

Table II-C on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Direct Improvements, (2) establish the PID, and (3) issue the Phase #2 Direct Improvement Bonds. The actual costs of the Phase #2 Direct Improvements provided by the Developer.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Table II-C
Updated Sources and Uses – Phase #2 Direct Improvements

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent[1]	Variance
Bond par amount	$2,845,000	$2,845,000	$0
Other funding sources	$3,992,217	$3,992,217	$0
Total Sources	**$6,837,217**	**$6,837,217**	**$0**
Uses of Funds			
Phase #2 Direct Improvements			
Road improvements	$2,185,836	$2,185,836	$0
Water distribution system improvements	$833,217	$833,217	$0
Sanitary sewer improvements	$718,538	$718,538	$0
Storm drainage improvements	$1,732,529	$1,732,529	$0
Other soft and miscellaneous costs	$826,046	$826,046	$0
Subtotal: Phase #2 Direct Improvements	*$6,296,166*	*$6,296,166*	*$0*
Estimated Bond issue costs	$541,051	$541,051	$0
Total Uses	**$6,837,217**	**$6,837,217**	**$0**

1 - According to the Updated Service and Assessment Plan updated for the Phase #2 Direct Improvement Bonds on February 8, 2022.

Phase #2 Direct Improvement Cost Variances

As shown in Table II-C above, there are no significant variances for the Phase #2 Direct Improvement costs.

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 - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Table II-D
Annual Projected Costs and Annual Projected Indebtedness (2017-2028)

Assessment Year Ending 09/01	Phase #1 Projected Annual Installments	Phase #2 Major Improvement Projected Annual Installments	Phase #2 Direct Improvement Projected Annual Installments
2017-2022	$1,849,291	$793,792	$196,776
2023	$342,970	$168,403	$201,356
2024	$471,984	$180,098	$202,087
2025	$471,299	$178,469	$203,727
2026	$475,314	$181,853	$201,243
2027	$471,621	$184,920	$197,815
2028	$472,737	$187,670	$195,488
Total	**$4,555,216**	**$1,875,204**	**$1,398,493**

1 – Assessment years ending 2017 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

C. STATUS OF DEVELOPMENT

Phase #1 Development

According to the City, one hundred ninety-nine (199) building permits have been issued for Phase #1 of the PID as of June 30, 2022, representing 97.1 percent of the total building permits expected to be issued within Phase #1. Pursuant to Section 4 (a)(ii) of the Phase #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in Phase #1 of the PID in the Annual Service Plan Update.

See Table II-E below for the status of completed homes within Phase #1 as of June 30, 2022, according to the City.

Table II-E
Phase #1 Completed Homes

Status	As of September 30, 2019	As of September 30, 2020	As of September 30, 2021	Cumulative as of June 30, 2022[1]
Completed Homes	86	156	179	191

1 - Information provided by the City dated as of June 30, 2022.

See Appendix C for 2022 preliminary assessed values of all Parcels within the PID.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Phase #2 Development

According to the City, one hundred forty (140) building permits have been issued for Phase #2 of the PID as of June 30, 2022, representing 83.3 percent of the total building permits expected to be issued within Phase #2.

See Table II-F below for the status of completed homes within Phase #2 as of June 30, 2022, according to the City.

Table II-F
Phase #2 Major Improvement Completed Homes

Status	As of September 30, 2021	Cumulative as of June 30, 2022[1]
Completed Homes	0	61

1 - Information provided by the City dated as of June 30, 2022.

See Appendix C for 2022 preliminary assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – PHASE #1

Phase #1 – Annual Installments – 2022-23

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-four (24) Annual Installments remain outstanding.

Pursuant to the Updated 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 6.03 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 (6.03 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Phase #1 Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

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. 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 2022-23

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-G below.

Table II-G
Budget for the Phase #1 Annual Installments to be Collected for 2022-23

Descriptions	Phase #1 Bonds	PID Reimbursement Agreement	Total
Interest payment on March 1, 2023	$126,289	$31,991	$158,280
Interest payment on September 1, 2023	$126,289	$31,991	$158,280
Principal payment on September 1, 2023	$75,000	$25,000	$100,000
Subtotal debt service on bonds	*$327,578*	*$88,982*	*$416,561*
Administrative Expenses	$27,394	$7,606	*$35,000*
Excess interest for prepayment and delinquency reserves	$20,950	$0	$20,950
Subtotal Expenses	*$375,923*	*$96,588*	*$472,511*
Available TIRZ Annual Credit Amount	($129,541)	$0	($129,541)
Available reserve fund income	$0	$0	$0
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($129,541)*	*$0*	*($129,541)*
Annual Installments	**$246,382**	**$96,588**	**$342,970**

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Bonds include interest due on March 1, 2023, in the amount of $126,289 and on September 1, 2023, in the amount of $126,289, which equal interest on the outstanding Phase #1 Assessment balance of $4,190,000 for six months each and an effective interest rate of 6.03 percent. Annual Installments to be collected include a principal amount of $75,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 of the Phase #1 Bonds Assessment is estimated to be equal to $327,578.

Annual Installments to be collected for principal and interest on the Phase #1 Reimbursement Agreement include interest due on March 1, 2023, in the amount of $31,991 and on September 1, 2023, in the amount of $31,991, which equal interest on the outstanding Phase #1 Reimbursement Agreement balance of $1,163,312 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 amount of $25,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 of the Phase #1 Reimbursement Agreement is estimated to be equal to $89,405.

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 2022-23 are estimated to be $45,000.

Table II-H
Administrative Budget Breakdown – Phase #1

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$20,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$3,500
Contingency	$3,000
Total	**$35,000**

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $20,950, which equals 0.5 percent interest on the outstanding Phase #1 Bond Assessment balance of $4,190,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2021 in the total amount of $128,717 that are available to be used as TIRZ Credit in 2022-23 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 2021 as shown in Appendix D-2.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $348,708, which includes the Phase #1 Bond Reserve Requirement of $348,456 and $252 in interest income earned. As a result, there is not a significant excess balance to give a credit to reduce the Phase #1 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phase #1 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, there are $23,878 available funds to pay Phase #1 administrative expenses. Approximately $23,878 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are not anticipated to be any funds available in the Administrative Expense Fund to reduce the Phase #1 2022-23 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.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

According to the Updated Service and Assessment Plan, 205 units are built within Phase #1 of the PID representing 182.00 total Equivalent Units. As of June 30, 2022, one Parcel has prepaid the Phase #1 Bond Assessment representing 0.43 prepaid Equivalent Units. The principal and interest expense of the Phase #1 Bonds portion of Annual Installment to be collected per Equivalent Unit will be calculated using the Outstanding Equivalent Units of 181.57 (i.e., 182.00 - 0.43 = 181.57). Accordingly, the net principal and interest expense of the Phase #1 Bonds portion of the Annual Installment to be collected from each Equivalent Unit will be $1,919.55 (i.e., ($327,578 + $20,950) ÷ 181.57 = $1,919.55). The administrative expense of the Phase #1 Bonds portion of Annual Installment to be collected per Equivalent unit will be calculated based on the original Equivalent Units of 182.00. Accordingly, the administrative expense portion of the Phase #1 Bond Annual Installment to be collected per Equivalent Unit will be $150.52 (i.e., $27,394 ÷ 182.00 = $150.52). As a result, the total Phase #1 Bond portion of Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $2,070.07 (i.e., $1,919.55 + $150.52 = $2,070.07). The Phase #1 Bond portion of Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,070.06 by the total estimated Equivalent Units for each Parcel in Phase #1 less the applicable TIRZ Credit, if any, as shown in Appendix D-2.

The Phase #1 Reimbursement Agreement's net principal and interest expense of Phase #1 Reimbursement Agreement portion of Annual Installment to be collected from each Equivalent Unit will be $488.91, calculated by dividing the subtotal debt service on Phase #1 Reimbursement Agreement by the original total Equivalent Units (i.e., $88,982 ÷ 182.00 = $488.91). The net administrative expenses of the Phase #1 Reimbursement Agreement portion of Annual Installment to be collected from each Equivalent Unit will be $41.79 (i.e., $7,606 ÷ 182.00 = $41.79). As a result, the total Phase #1 Reimbursement Agreement portion of Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $530.70 (i.e., $488.91 + $41.79 = $430.70) 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 $530.70 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Phase #1 Bond and Reimbursement Agreement total Annual Installment to be collected from each Equivalent Unit will be $2,600.77 (i.e., $2,070.07 + $530.70 = $2,600.77) less any applicable TIRZ Credit detailed in Appendix D-2 for each Parcel within Phase #1.

The Phase #1 Annual Installment due to be collected from each Land Use Class in Phase #1 for 2022-23 is shown in Table II-I on the following page.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Table II-I
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	$2,600.77	1.00	$2,600.77
50 Ft	$2,600.77	0.83	$2,167.31

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 2022-23 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 – 2022-23

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-four (24) 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 6.13 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 (6.13%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Phase #2 Major Improvements Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms 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 2022-23

The budget for the Phase #2 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-J below.

Table II-J
Budget for the Phase #2 Major Improvements Annual Installments to be Collected for 2022-23

Descriptions	Phase #2 Major Improvement Bonds
Interest payment on March 1, 2023	$52,216
Interest payment on September 1, 2023	$52,216
Principal payment on September 1, 2023	$35,000
Subtotal debt service on bonds	*$139,431*
Administrative Expenses	$35,000
Excess interest for prepayment and delinquency reserves	$8,525
Subtotal Expenses	*$182,956*
Available TIRZ Annual Credit Amount	($14,553)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($14,553)*
Annual Installments	**$168,403**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023, in the amount of $52,216 and on September 1, 2023, in the amount of $52,216, which equal interest on the outstanding Phase #2 Major Improvement Bonds balance of $1,705,000 for six months each and an effective interest rate of 6.13 percent. Annual Installments to be collected include a principal amount of $35,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $139,431.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

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 2022-23 are estimated to be $35,000.

Table II-K
Administrative Budget Breakdown – Phase #2 Major Improvements

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$20,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$3,500
Contingency	$3,000
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 $8,525, which equals 0.5 percent interest on the outstanding Phase #2 Major Improvement Bonds balance of $1,705,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for 2021 in the total amount of $14,553 that are available to be used as TIRZ Credit in 2022-23 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 2021 as shown in Appendix E-2.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $142,897, which includes the Phase #2 Major Improvement Bond Reserve Requirement of $140,439 and $2,458 in interest income earned. As a result, there is not a significant excess balance to give a credit to reduce the Phase #2 Major Improvements 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phase #2 Major Improvements 2022-23 Annual Installment.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Available Administrative Expense Account

As of June 30, 2022, there are $22,171 available funds to pay Phase #2 Major Improvement Administrative Expenses. Approximately $22,171 is anticipated to be used for the payment of current year Administrative Expenses through January 31, 2023. As a result, there are no funds in the Administrative Expense Fund to reduce the Phase #2 Major Improvement 2022-23 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 Major Improvement Bonds.

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 the Phase #2 Major Improvements Annual Installment to be collected from each Equivalent Unit will be $1,005.36 (i.e., ($139,431 + $8,525) ÷ 147.17 = $1,005.36). The administrative expense portion of the Phase #2 Major Improvement Annual Installment to be collected from each Equivalent Unit will be $237.83 (i.e., $35,000 ÷ 147.17 = $237.83). As a result, the total Phase #2 Major Improvement Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,243.19 (i.e., $1,005.36 + $237.83 = $1,243.19). The Phase #2 Major Improvement Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,243.19 by the total estimated Equivalent Units for each Parcel in Phase #2 less the applicable TIRZ Credit, if any, shown in Appendix E-2 for each Parcel within Phase #2.

The Phase #2 Major Improvements Annual Installment due to be collected from each Land Use Class in Phase #2 for 2022-23 is shown in Table II-L below.

Table II-L
Annual Installment Per Unit – Phase #2 Major Improvements

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	$1,243.19	1.00	$1,243.19
50 Ft	$1,243.19	0.83	$1,035.99

1 - Amounts listed in the table above do not include the applicable TIRZ Credit.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

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 2022-23 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 – 2022-23

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 Improvement Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Direct Improvement Bonds commencing with the issuance of the Bonds. The effective interest rate on the Phase #2 Direct Improvement Bonds is 4.32 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 Direct Improvement Bonds (4.32%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Phase #2 Direct Improvement Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 #2 Direct 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.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Phase #2 Direct Improvements Annual Installments to be Collected for 2022-23

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-M below.

Table II-M
Budget for the Phase #2 Direct Improvements Annual Installments to be Collected for 2022-23

Descriptions	Phase #2 Direct Improvement Bonds
Interest payment on March 1, 2023	$60,653
Interest payment on September 1, 2023	$60,653
Principal payment on September 1, 2023	$40,000
Subtotal debt service on bonds	*$161,306*
Administrative Expenses	$26,000
Excess interest for prepayment and delinquency reserves	$14,050
Subtotal Expenses	*$201,356*
Available reserve fund income	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$201,356**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023, in the amount of $60,653 and on September 1, 2023, in the amount of $60,653, which equal interest on the outstanding Phase #2 Direct Improvement Bonds balance of $2,810,000 for six months each and an effective interest rate of 4.32 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $161,306.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, and contingency and website fees. shown in Table II-N on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $26,000.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Table II-N
Administrative Budget Breakdown – Phase #2 Direct Improvements

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$12,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$3,500
Contingency	$2,000
Total	**$26,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $14,050, which equals 0.5 percent interest on the outstanding Phase #2 Direct Improvement Bonds balance of $2,810,000.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $231,841, which includes the Phase #2 Direct Improvement Bond Reserve Requirement of $231,701 and $140 in interest income earned. As a result, there is not a significant excess balance to give a credit to reduce the Phase #2 Direct Improvements 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, there are $25,500 available funds to pay Phase #2 Direct Improvement Administrative Expenses. Approximately $25,500 is anticipated to be used for the payment of current year Administrative Expenses through January 31, 2023. As a result, there are no funds in the Administrative Expense Fund to reduce the Phase #2 Direct Improvement 2022-23 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 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #2 Direct Improvement Bonds.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

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 the Phase #2 Direct Improvements Annual Installment to be collected from each Equivalent Unit will be $1,191.55 (i.e. ($161,306 + $14,050) ÷ 147.17 = $1,191.55). The Administrative Expenses portion the Phase #2 Direct Improvements Annual Installment to be collected from each Equivalent Unit will be $176.67 (i.e., $26,000 ÷ 147.17 = $176.67). As a result, the total Phase #2 Direct Improvements Annual Installment to be collected from each Equivalent Unit within Phase #2 will be $1,368.22 (i.e., $1,191.55 + $176.67 = $1,368.22) The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,368.22 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Phase #2 Direct Improvement Annual Installment due to be collected from each Land Use Class in Phase #2 for 2022-23 is shown in Table II-O below.

Table II-O
Annual Installment Per Unit – Phase #2 Major Improvements

Land Use Class	Annual Installment per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
60 Ft	$1,368.22	1.00	$1,368.22
50 Ft	$1,368.22	0.83	$1,140.18

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix E-3.

J. Bond Redemption Related Updates

Phase #1 Bonds

The Phase #1 Bonds were issued in 2017. Pursuant to Section 4.3 (a) 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, 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.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

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.

Phase #2 Direct Improvement Bonds

The Phase #2 Direct Improvement Bonds were issued in 2022. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Phase #2 Direct 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, 2032**, 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 - 2022-23 v2.2 (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.

Assessment Methodology

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 - 2022-23 v2.2 (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, E-1, and E-3 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 - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

II. Prepayment of Assessments

As of June 30, 2022, one Parcel has partially prepaid their Phase #1 Assessment. See Appendix B for a list of these prepaid parcels.

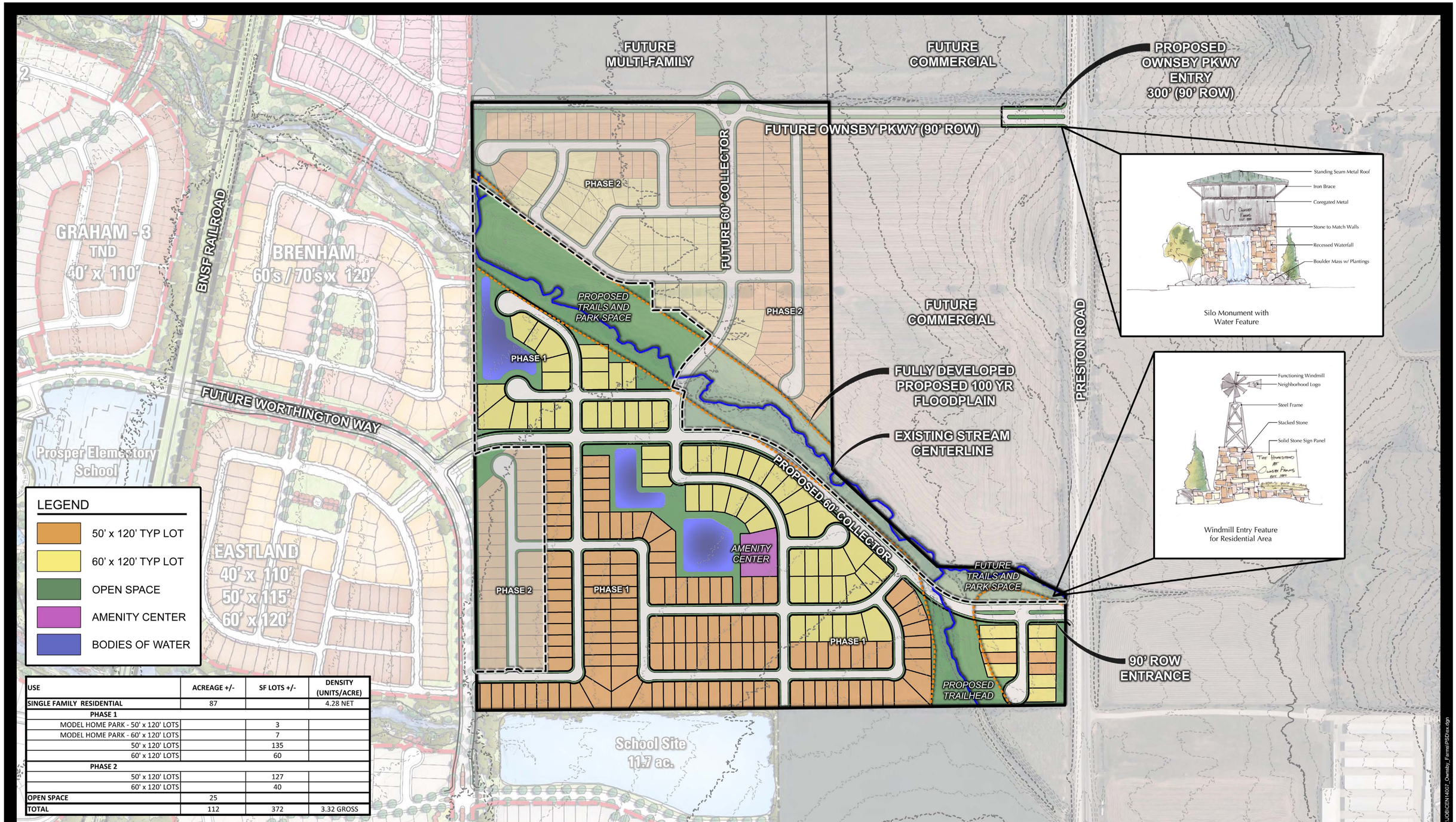
The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

APPENDIX A
PID MAP

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (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 - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

APPENDIX B
PREPAID PARCELS

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix B
Prepaid Parcels

Parcel ID	Prepayment Date	Amount[1]	Full/Partial
2779181	November 2020	$10,000.00	Partial

1 - Represents the outstanding Assessment and does not include nay applicable credits.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix C
2022 Preliminary Assessed Value

Phase	Parcels	2021 Assessed Value[1]
Phase #1[2]	217	$82,564,224
Phase #2[3]	175	$30,433,707
Total	**392**	**$112,997,931**

1 - Parcel assessed values are in accordance with Collin Central Appraisal District online records as of July 15, 2022 and represent the 2022 preliminary assessed values.

2 - Phase #1 Parcesls consist of 205 single family lots and 12 open space lots.

2 - Phase #2 Parcesls consist of 168 single family lots and 7 open space lots.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix D-1
Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2778744	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($136.00)	$2,464.77
2778747	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($704.49)	$1,462.81
2778753	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778872	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778873	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778874	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778875	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778876	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778877	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778878	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778879	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778880	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2778881	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2779015	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($692.68)	$1,474.63
2779016	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($645.35)	$1,521.96
2779017	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($820.90)	$1,346.41
2779018	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($643.94)	$1,523.36
2779019	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($322.67)	$1,844.63
2779020	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($549.79)	$1,617.51
2779021	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($865.59)	$1,301.72
2779022	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($714.31)	$1,452.99
2779023	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($521.52)	$1,645.79
2779024	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($715.93)	$1,451.38
2779025	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($143.83)	$2,456.94
2779026	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($912.80)	$1,687.97
2779027	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($143.83)	$2,456.94
2779028	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($996.36)	$1,170.95
2779029	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($104.36)	$2,496.41
2779030	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($182.39)	$2,418.37
2779031	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($654.43)	$1,946.33
2779032	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($868.87)	$1,731.89
2779033	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($444.74)	$2,156.03
2779034	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($341.89)	$2,258.88
2779035	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($841.26)	$1,759.51
2779037	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,023.40)	$1,577.37
2779038	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($869.32)	$1,731.45
2779039	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($982.40)	$1,618.37
2779040	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,186.15)	$1,414.61
2779041	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($83.84)	$2,516.93
2779042	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,069.79)	$1,530.97
2779043	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($198.73)	$2,402.03
2779044	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,135.69)	$1,465.08
2779045	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,021.36)	$1,579.40
2779046	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($754.94)	$1,845.83
2779047	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($603.20)	$1,997.57
2779048	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($136.00)	$2,464.77
2779049	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($143.83)	$2,456.94
2779050	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($796.33)	$1,804.44
2779051	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($696.79)	$1,903.97
2779052	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($704.65)	$1,462.65
2779053	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($661.28)	$1,506.02
2779054	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($861.94)	$1,305.36
2779055	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($549.79)	$1,617.51
2779056	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($315.07)	$1,852.24
2779057	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($319.25)	$1,848.05
2779058	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($253.25)	$1,914.05
2779059	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($670.03)	$1,497.28
2779060	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($408.90)	$1,758.41
2779061	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($710.63)	$1,456.67
2779062	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	$0.00	$2,167.31
2779063	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($609.83)	$1,557.48
2779064	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($720.67)	$1,446.64
2779065	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($669.65)	$1,497.66
2779066	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($693.07)	$1,474.24
2779067	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($626.33)	$1,540.97
2779068	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($698.89)	$1,468.41
2779069	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($669.65)	$1,497.66
2779070	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($154.09)	$2,013.22
2779071	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($664.24)	$1,503.06
2779072	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($764.53)	$1,402.78
2779073	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($222.38)	$1,944.92

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix D-1
Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2779074	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($663.51)	$1,503.79
2779075	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($857.54)	$1,309.77
2779076	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($643.94)	$1,523.36
2779077	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($621.21)	$1,546.10
2779078	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($704.06)	$1,463.25
2779079	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($719.71)	$1,447.60
2779080	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($663.51)	$1,503.79
2779081	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($670.31)	$1,497.00
2779082	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($783.61)	$1,383.70
2779083	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($645.76)	$1,521.55
2779084	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($352.49)	$1,814.81
2779085	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($673.98)	$1,493.32
2779086	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($643.74)	$1,523.56
2779087	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($202.29)	$1,965.02
2779088	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($659.39)	$1,507.92
2779089	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($717.29)	$1,450.02
2779090	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($651.65)	$1,515.66
2779091	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($717.41)	$1,449.90
2779092	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($739.98)	$1,427.33
2779093	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($660.01)	$1,507.30
2779094	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($985.02)	$1,182.28
2779095	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($1,004.66)	$1,162.65
2779096	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($645.76)	$1,521.55
2779097	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($722.85)	$1,444.45
2779098	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($767.73)	$1,399.58
2779099	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($496.89)	$1,670.41
2779100	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($669.65)	$1,497.66
2779101	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($132.91)	$2,034.39
2779102	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($713.16)	$1,454.15
2779103	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($667.21)	$1,500.09
2779104	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($132.91)	$2,034.39
2779105	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($652.94)	$1,514.36
2779106	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($652.63)	$1,514.67
2779107	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($643.74)	$1,523.56
2779108	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($673.98)	$1,493.32
2779109	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($767.73)	$1,399.58
2779110	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($960.19)	$1,207.11
2779111	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($642.13)	$1,525.17
2779112	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($549.79)	$1,617.51
2779113	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($720.04)	$1,447.26
2779114	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($653.99)	$1,513.32
2779115	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($766.64)	$1,400.67
2779116	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($679.45)	$1,487.86
2779117	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($643.53)	$1,523.78
2779118	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($709.22)	$1,458.08
2779119	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($647.55)	$1,519.75
2779120	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($589.77)	$1,577.53
2779121	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($549.79)	$1,617.51
2779122	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($720.04)	$1,447.26
2779123	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($827.57)	$1,339.73
2779124	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($300.25)	$1,867.05
2779125	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($921.67)	$1,245.64
2779126	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($143.83)	$2,456.94
2779127	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($927.45)	$1,673.31
2779128	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($769.83)	$1,830.94
2779129	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($143.83)	$2,456.94
2779130	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($143.83)	$2,456.94
2779131	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($164.14)	$2,436.62
2779132	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,063.95)	$1,536.82
2779133	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,124.02)	$1,476.74
2779134	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($700.26)	$1,467.05
2779135	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($660.54)	$1,506.76
2779136	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($628.90)	$1,538.41
2779137	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($549.79)	$1,617.51
2779138	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($673.18)	$1,494.13
2779139	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($726.82)	$1,440.49
2779140	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($725.00)	$1,442.30
2779141	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($706.59)	$1,460.71
2779142	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($669.65)	$1,497.66
2779143	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($358.19)	$1,809.12
2779144	50'	0.42	0.42	$12,279	$229.35	$726.10	$48.08	$80.13	($702.27)	$381.38

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Appendix D-1
Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2779145	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($672.58)	$1,494.73
2779146	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($770.66)	$1,396.65
2779147	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($800.67)	$1,366.64
2779148	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($756.29)	$1,411.02
2779149	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($664.03)	$1,503.28
2779150	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($683.40)	$1,483.91
2779151	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($807.61)	$1,359.70
2779152	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($674.15)	$1,493.16
2779153	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($712.31)	$1,454.99
2779154	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($700.44)	$1,466.87
2779155	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($689.73)	$1,477.57
2779156	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($705.12)	$1,462.18
2779157	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($466.20)	$1,701.10
2779158	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($996.35)	$1,604.41
2779159	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($921.73)	$1,679.03
2779160	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($821.94)	$1,778.83
2779161	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($173.40)	$2,427.36
2779162	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($467.96)	$2,132.81
2779163	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($136.00)	$2,464.77
2779164	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($143.83)	$2,456.94
2779165	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,015.55)	$1,585.22
2779166	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,080.26)	$1,520.51
2779167	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,166.71)	$1,434.06
2779168	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($930.11)	$1,670.65
2779169	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($1,099.83)	$1,500.94
2779170	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($739.76)	$1,861.01
2779171	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($596.02)	$2,004.75
2779172	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($946.75)	$1,654.02
2779173	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($603.86)	$1,996.90
2779174	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($971.57)	$1,629.20
2779175	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($698.84)	$1,901.93
2779176	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($971.30)	$1,629.47
2779177	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($143.83)	$2,456.94
2779178	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($790.70)	$1,810.06
2779179	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($862.35)	$1,738.42
2779180	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($897.65)	$1,703.11
2779181[1]	60'	1.00	0.57	$19,504	$372.06	$1,141.94	$65.56	$192.31	($859.71)	$912.15
2779182	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($136.00)	$2,464.77
2779183	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($797.80)	$1,802.97
2779184	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($188.55)	$2,412.22
2779185	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($697.98)	$1,469.33
2779186	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($730.49)	$1,436.82
2779187	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($669.51)	$1,497.80
2779188	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($639.08)	$1,528.23
2779189	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($649.16)	$1,518.15
2779190	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($890.22)	$1,277.08
2779191	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($369.98)	$1,797.33
2779192	50'	0.55	0.55	$16,208	$302.74	$958.45	$63.46	$105.77	($736.01)	$694.41
2779193	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($690.44)	$1,476.87
2779194	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($644.16)	$1,523.15
2779195	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($584.91)	$1,582.39
2779196	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($675.42)	$1,491.89
2779197	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($720.04)	$1,447.26
2779198	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($480.71)	$1,686.60
2779199	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($835.31)	$1,331.99
2779200	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($559.67)	$1,607.63
2779201	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($635.24)	$1,532.07
2779202	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($704.18)	$1,463.13
2779203	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($656.70)	$1,510.60
2779204	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($665.84)	$1,501.46
2779205	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($911.25)	$1,256.06
2779206	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($687.94)	$1,479.37
2779207	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($694.85)	$1,472.45
2779208	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($616.67)	$1,550.63
2779209	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($679.55)	$1,487.75
2779210	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($104.36)	$2,496.41
2779211	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($102.79)	$2,064.52
2779212	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	($102.79)	$2,064.52
2779213	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($104.36)	$2,496.41
2779214	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($104.36)	$2,496.41
2779215	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($959.43)	$1,641.33

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix D-1
Ownsby Farms Public Improvement District
Phase 1 Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2779216	50'	0.83	0.83	$24,557	$458.69	$1,452.20	$96.15	$160.26	$0.00	$2,167.31
2779217	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($849.50)	$1,751.27
2779218	60'	1.00	1.00	$29,469	$550.43	$1,742.64	$115.38	$192.31	($110.69)	$2,490.08
2803348	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2822984	50'	0.28	0.28	$8,349	$155.96	$493.75	$32.69	$54.49	($243.17)	$493.72
2846013	50'	0.42	0.42	$12,279	$229.35	$726.10	$48.08	$80.13	($370.07)	$713.59
TOTAL		**182.00**	**181.57**	**$5,353,312**	**$100,000.00**	**$316,560.61**	**$20,950.00**	**$35,000.00**	**($129,541.10)**	**$342,969.50**

1 - The Outstanding Assessment for Parcel 2779181 has been corrected to accurately reflect the appropriate Outstanding Assessment after the partial prepayment.

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

APPENDIX D-2
PHASE #1 TIRZ CREDIT CALCULATION – 2022-23

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix D-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2778744	$82.38	$475.43	$393.05	($136.00)	($136.00)
2778747	$68.65	$2,104.76	$2,036.11	($704.49)	($704.49)
2778753	$0.00	$0.00	$0.00	$0.00	$0.00
2778872	$0.00	$0.00	$0.00	$0.00	$0.00
2778873	$0.00	$0.00	$0.00	$0.00	$0.00
2778874	$0.00	$0.00	$0.00	$0.00	$0.00
2778875	$0.00	$0.00	$0.00	$0.00	$0.00
2778876	$0.00	$0.00	$0.00	$0.00	$0.00
2778877	$0.00	$0.00	$0.00	$0.00	$0.00
2778878	$0.00	$0.00	$0.00	$0.00	$0.00
2778879	$0.00	$0.00	$0.00	$0.00	$0.00
2778880	$0.00	$0.00	$0.00	$0.00	$0.00
2778881	$0.00	$0.00	$0.00	$0.00	$0.00
2779015	$68.65	$2,070.60	$2,001.95	($692.68)	($692.68)
2779016	$68.65	$1,933.82	$1,865.17	($645.35)	($645.35)
2779017	$68.65	$2,441.19	$2,372.54	($820.90)	($820.90)
2779018	$68.65	$1,929.76	$1,861.11	($643.94)	($643.94)
2779019	$68.65	$1,001.23	$932.58	($322.67)	($322.67)
2779020	$68.65	$1,657.65	$1,589.00	($549.79)	($549.79)
2779021	$68.65	$2,570.35	$2,501.70	($865.59)	($865.59)
2779022	$68.65	$2,133.14	$2,064.49	($714.31)	($714.31)
2779023	$68.65	$1,575.93	$1,507.28	($521.52)	($521.52)
2779024	$68.65	$2,137.81	$2,069.16	($715.93)	($715.93)
2779025	$82.38	$498.07	$415.69	($143.83)	($143.83)
2779026	$82.38	$2,720.53	$2,638.15	($912.80)	($912.80)
2779027	$82.38	$498.07	$415.69	($143.83)	($143.83)
2779028	$68.65	$2,948.30	$2,879.65	($996.36)	($996.36)
2779029	$82.38	$384.00	$301.62	($104.36)	($104.36)
2779030	$82.38	$609.53	$527.15	($182.39)	($182.39)
2779031	$82.38	$1,973.80	$1,891.42	($654.43)	($654.43)
2779032	$82.38	$2,593.57	$2,511.19	($868.87)	($868.87)
2779033	$82.38	$1,367.74	$1,285.36	($444.74)	($444.74)
2779034	$82.38	$1,070.49	$988.11	($341.89)	($341.89)
2779035	$82.38	$2,513.76	$2,431.38	($841.26)	($841.26)
2779037	$82.38	$3,040.18	$2,957.80	($1,023.40)	($1,023.40)
2779038	$82.38	$2,594.86	$2,512.48	($869.32)	($869.32)
2779039	$82.38	$2,921.68	$2,839.30	($982.40)	($982.40)
2779040	$82.38	$3,510.57	$3,428.19	($1,186.15)	($1,186.15)
2779041	$82.38	$324.68	$242.30	($83.84)	($83.84)
2779042	$82.38	$3,174.27	$3,091.89	($1,069.79)	($1,069.79)
2779043	$82.38	$656.75	$574.37	($198.73)	($198.73)
2779044	$82.38	$3,364.72	$3,282.34	($1,135.69)	($1,135.69)
2779045	$82.38	$3,034.30	$2,951.92	($1,021.36)	($1,021.36)
2779046	$82.38	$2,264.28	$2,181.90	($754.94)	($754.94)
2779047	$82.38	$1,825.73	$1,743.35	($603.20)	($603.20)

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix D-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2779048	$82.38	$475.43	$393.05	($136.00)	($136.00)
2779049	$82.38	$498.07	$415.69	($143.83)	($143.83)
2779050	$82.38	$2,383.90	$2,301.52	($796.33)	($796.33)
2779051	$82.38	$2,096.23	$2,013.85	($696.79)	($696.79)
2779052	$68.65	$2,105.22	$2,036.57	($704.65)	($704.65)
2779053	$68.65	$1,979.87	$1,911.22	($661.28)	($661.28)
2779054	$68.65	$2,559.81	$2,491.16	($861.94)	($861.94)
2779055	$68.65	$1,657.65	$1,589.00	($549.79)	($549.79)
2779056	$68.65	$979.25	$910.60	($315.07)	($315.07)
2779057	$68.65	$991.35	$922.70	($319.25)	($319.25)
2779058	$68.65	$800.59	$731.94	($253.25)	($253.25)
2779059	$68.65	$2,005.14	$1,936.49	($670.03)	($670.03)
2779060	$68.65	$1,250.44	$1,181.79	($408.90)	($408.90)
2779061	$68.65	$2,122.50	$2,053.85	($710.63)	($710.63)
2779062	$68.65	$0.00	$0.00	$0.00	$0.00
2779063	$68.65	$1,831.16	$1,762.51	($609.83)	($609.83)
2779064	$68.65	$2,151.51	$2,082.86	($720.67)	($720.67)
2779065	$68.65	$2,004.05	$1,935.40	($669.65)	($669.65)
2779066	$68.65	$2,071.74	$2,003.09	($693.07)	($693.07)
2779067	$68.65	$1,878.86	$1,810.21	($626.33)	($626.33)
2779068	$68.65	$2,088.57	$2,019.92	($698.89)	($698.89)
2779069	$68.65	$2,004.05	$1,935.40	($669.65)	($669.65)
2779070	$68.65	$513.99	$445.34	($154.09)	($154.09)
2779071	$68.65	$1,988.43	$1,919.78	($664.24)	($664.24)
2779072	$68.65	$2,278.26	$2,209.61	($764.53)	($764.53)
2779073	$68.65	$711.38	$642.73	($222.38)	($222.38)
2779074	$68.65	$1,986.32	$1,917.67	($663.51)	($663.51)
2779075	$68.65	$2,547.08	$2,478.43	($857.54)	($857.54)
2779076	$68.65	$1,929.76	$1,861.11	($643.94)	($643.94)
2779077	$68.65	$1,864.05	$1,795.40	($621.21)	($621.21)
2779078	$68.65	$2,103.49	$2,034.84	($704.06)	($704.06)
2779079	$68.65	$2,148.73	$2,080.08	($719.71)	($719.71)
2779080	$68.65	$1,986.32	$1,917.67	($663.51)	($663.51)
2779081	$68.65	$2,005.95	$1,937.30	($670.31)	($670.31)
2779082	$68.65	$2,333.41	$2,264.76	($783.61)	($783.61)
2779083	$68.65	$1,935.00	$1,866.35	($645.76)	($645.76)
2779084	$68.65	$1,087.42	$1,018.77	($352.49)	($352.49)
2779085	$68.65	$2,016.58	$1,947.93	($673.98)	($673.98)
2779086	$68.65	$1,929.18	$1,860.53	($643.74)	($643.74)
2779087	$68.65	$653.29	$584.64	($202.29)	($202.29)
2779088	$68.65	$1,974.40	$1,905.75	($659.39)	($659.39)
2779089	$68.65	$2,141.73	$2,073.08	($717.29)	($717.29)
2779090	$68.65	$1,952.03	$1,883.38	($651.65)	($651.65)
2779091	$68.65	$2,142.08	$2,073.43	($717.41)	($717.41)
2779092	$68.65	$2,207.31	$2,138.66	($739.98)	($739.98)

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix D-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2779093	$68.65	$1,976.18	$1,907.53	($660.01)	($660.01)
2779094	$68.65	$2,915.53	$2,846.88	($985.02)	($985.02)
2779095	$68.65	$2,972.29	$2,903.64	($1,004.66)	($1,004.66)
2779096	$68.65	$1,935.00	$1,866.35	($645.76)	($645.76)
2779097	$68.65	$2,157.82	$2,089.17	($722.85)	($722.85)
2779098	$68.65	$2,287.51	$2,218.86	($767.73)	($767.73)
2779099	$68.65	$1,504.76	$1,436.11	($496.89)	($496.89)
2779100	$68.65	$2,004.05	$1,935.40	($669.65)	($669.65)
2779101	$68.65	$452.79	$384.14	($132.91)	($132.91)
2779102	$68.65	$2,129.80	$2,061.15	($713.16)	($713.16)
2779103	$68.65	$1,997.01	$1,928.36	($667.21)	($667.21)
2779104	$68.65	$452.79	$384.14	($132.91)	($132.91)
2779105	$68.65	$1,955.76	$1,887.11	($652.94)	($652.94)
2779106	$68.65	$1,954.87	$1,886.22	($652.63)	($652.63)
2779107	$68.65	$1,929.18	$1,860.53	($643.74)	($643.74)
2779108	$68.65	$2,016.58	$1,947.93	($673.98)	($673.98)
2779109	$68.65	$2,287.51	$2,218.86	($767.73)	($767.73)
2779110	$68.65	$2,843.77	$2,775.12	($960.19)	($960.19)
2779111	$68.65	$1,924.53	$1,855.88	($642.13)	($642.13)
2779112	$68.65	$1,657.65	$1,589.00	($549.79)	($549.79)
2779113	$68.65	$2,149.70	$2,081.05	($720.04)	($720.04)
2779114	$68.65	$1,958.78	$1,890.13	($653.99)	($653.99)
2779115	$68.65	$2,284.36	$2,215.71	($766.64)	($766.64)
2779116	$68.65	$2,032.37	$1,963.72	($679.45)	($679.45)
2779117	$68.65	$1,928.55	$1,859.90	($643.53)	($643.53)
2779118	$68.65	$2,118.43	$2,049.78	($709.22)	($709.22)
2779119	$68.65	$1,940.19	$1,871.54	($647.55)	($647.55)
2779120	$68.65	$1,773.20	$1,704.55	($589.77)	($589.77)
2779121	$68.65	$1,657.65	$1,589.00	($549.79)	($549.79)
2779122	$68.65	$2,149.70	$2,081.05	($720.04)	($720.04)
2779123	$68.65	$2,460.48	$2,391.83	($827.57)	($827.57)
2779124	$68.65	$936.43	$867.78	($300.25)	($300.25)
2779125	$68.65	$2,732.43	$2,663.78	($921.67)	($921.67)
2779126	$82.38	$498.07	$415.69	($143.83)	($143.83)
2779127	$82.38	$2,762.88	$2,680.50	($927.45)	($927.45)
2779128	$82.38	$2,307.32	$2,224.94	($769.83)	($769.83)
2779129	$82.38	$498.07	$415.69	($143.83)	($143.83)
2779130	$82.38	$498.07	$415.69	($143.83)	($143.83)
2779131	$82.38	$556.78	$474.40	($164.14)	($164.14)
2779132	$82.38	$3,157.38	$3,075.00	($1,063.95)	($1,063.95)
2779133	$82.38	$3,331.00	$3,248.62	($1,124.02)	($1,124.02)
2779134	$68.65	$2,092.52	$2,023.87	($700.26)	($700.26)
2779135	$68.65	$1,977.73	$1,909.08	($660.54)	($660.54)
2779136	$68.65	$1,886.28	$1,817.63	($628.90)	($628.90)
2779137	$68.65	$1,657.65	$1,589.00	($549.79)	($549.79)

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Appendix D-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2779138	$68.65	$2,014.25	$1,945.60	($673.18)	($673.18)
2779139	$68.65	$2,169.28	$2,100.63	($726.82)	($726.82)
2779140	$68.65	$2,164.03	$2,095.38	($725.00)	($725.00)
2779141	$68.65	$2,110.83	$2,042.18	($706.59)	($706.59)
2779142	$68.65	$2,004.05	$1,935.40	($669.65)	($669.65)
2779143	$68.65	$1,103.88	$1,035.23	($358.19)	($358.19)
2779144	$34.32	$2,064.00	$2,029.68	($702.27)	($702.27)
2779145	$68.65	$2,012.52	$1,943.87	($672.58)	($672.58)
2779146	$68.65	$2,295.98	$2,227.33	($770.66)	($770.66)
2779147	$68.65	$2,382.71	$2,314.06	($800.67)	($800.67)
2779148	$68.65	$2,254.45	$2,185.80	($756.29)	($756.29)
2779149	$68.65	$1,987.81	$1,919.16	($664.03)	($664.03)
2779150	$68.65	$2,043.79	$1,975.14	($683.40)	($683.40)
2779151	$68.65	$2,402.77	$2,334.12	($807.61)	($807.61)
2779152	$68.65	$2,017.06	$1,948.41	($674.15)	($674.15)
2779153	$68.65	$2,127.36	$2,058.71	($712.31)	($712.31)
2779154	$68.65	$2,093.04	$2,024.39	($700.44)	($700.44)
2779155	$68.65	$2,062.10	$1,993.45	($689.73)	($689.73)
2779156	$68.65	$2,106.58	$2,037.93	($705.12)	($705.12)
2779157	$68.65	$1,416.05	$1,347.40	($466.20)	($466.20)
2779158	$82.38	$2,962.01	$2,879.63	($996.35)	($996.35)
2779159	$82.38	$2,746.35	$2,663.97	($921.73)	($921.73)
2779160	$82.38	$2,457.93	$2,375.55	($821.94)	($821.94)
2779161	$82.38	$583.54	$501.16	($173.40)	($173.40)
2779162	$82.38	$1,434.85	$1,352.47	($467.96)	($467.96)
2779163	$82.38	$475.43	$393.05	($136.00)	($136.00)
2779164	$82.38	$498.07	$415.69	($143.83)	($143.83)
2779165	$82.38	$3,017.49	$2,935.11	($1,015.55)	($1,015.55)
2779166	$82.38	$3,204.51	$3,122.13	($1,080.26)	($1,080.26)
2779167	$82.38	$3,454.37	$3,371.99	($1,166.71)	($1,166.71)
2779168	$82.38	$2,770.57	$2,688.19	($930.11)	($930.11)
2779169	$82.38	$3,261.07	$3,178.69	($1,099.83)	($1,099.83)
2779170	$82.38	$2,220.41	$2,138.03	($739.76)	($739.76)
2779171	$82.38	$1,804.98	$1,722.60	($596.02)	($596.02)
2779172	$82.38	$2,818.65	$2,736.27	($946.75)	($946.75)
2779173	$82.38	$1,827.65	$1,745.27	($603.86)	($603.86)
2779174	$82.38	$2,890.37	$2,807.99	($971.57)	($971.57)
2779175	$82.38	$2,102.15	$2,019.77	($698.84)	($698.84)
2779176	$82.38	$2,889.60	$2,807.22	($971.30)	($971.30)
2779177	$82.38	$498.07	$415.69	($143.83)	($143.83)
2779178	$82.38	$2,367.65	$2,285.27	($790.70)	($790.70)
2779179	$82.38	$2,574.72	$2,492.34	($862.35)	($862.35)
2779180	$82.38	$2,676.75	$2,594.37	($897.65)	($897.65)
2779181	$82.38	$2,567.10	$2,484.72	($859.71)	($859.71)
2779182	$82.38	$475.43	$393.05	($136.00)	($136.00)

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix D-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2779183	$82.38	$2,388.16	$2,305.78	($797.80)	($797.80)
2779184	$82.38	$627.31	$544.93	($188.55)	($188.55)
2779185	$68.65	$2,085.93	$2,017.28	($697.98)	($697.98)
2779186	$68.65	$2,179.89	$2,111.24	($730.49)	($730.49)
2779187	$68.65	$2,003.64	$1,934.99	($669.51)	($669.51)
2779188	$68.65	$1,915.70	$1,847.05	($639.08)	($639.08)
2779189	$68.65	$1,944.82	$1,876.17	($649.16)	($649.16)
2779190	$68.65	$2,641.55	$2,572.90	($890.22)	($890.22)
2779191	$68.65	$1,137.95	$1,069.30	($369.98)	($369.98)
2779192	$45.31	$2,172.51	$2,127.20	($736.01)	($736.01)
2779193	$68.65	$2,064.14	$1,995.49	($690.44)	($690.44)
2779194	$68.65	$1,930.38	$1,861.73	($644.16)	($644.16)
2779195	$68.65	$1,759.15	$1,690.50	($584.91)	($584.91)
2779196	$68.65	$2,020.73	$1,952.08	($675.42)	($675.42)
2779197	$68.65	$2,149.70	$2,081.05	($720.04)	($720.04)
2779198	$68.65	$1,457.98	$1,389.33	($480.71)	($480.71)
2779199	$68.65	$2,482.85	$2,414.20	($835.31)	($835.31)
2779200	$68.65	$1,686.20	$1,617.55	($559.67)	($559.67)
2779201	$68.65	$1,904.59	$1,835.94	($635.24)	($635.24)
2779202	$68.65	$2,103.85	$2,035.20	($704.18)	($704.18)
2779203	$68.65	$1,966.63	$1,897.98	($656.70)	($656.70)
2779204	$68.65	$1,993.05	$1,924.40	($665.84)	($665.84)
2779205	$68.65	$2,702.31	$2,633.66	($911.25)	($911.25)
2779206	$68.65	$2,056.91	$1,988.26	($687.94)	($687.94)
2779207	$68.65	$2,076.90	$2,008.25	($694.85)	($694.85)
2779208	$68.65	$1,850.94	$1,782.29	($616.67)	($616.67)
2779209	$68.65	$2,032.67	$1,964.02	($679.55)	($679.55)
2779210	$82.38	$384.00	$301.62	($104.36)	($104.36)
2779211	$68.65	$365.72	$297.07	($102.79)	($102.79)
2779212	$68.65	$365.72	$297.07	($102.79)	($102.79)
2779213	$82.38	$384.00	$301.62	($104.36)	($104.36)
2779214	$82.38	$384.00	$301.62	($104.36)	($104.36)
2779215	$82.38	$2,855.31	$2,772.93	($959.43)	($959.43)
2779216	$68.65	$0.00	$0.00	$0.00	$0.00
2779217	$82.38	$2,537.58	$2,455.20	($849.50)	($849.50)
2779218	$82.38	$402.29	$319.91	($110.69)	($110.69)
2803348	$0.00	$0.00	$0.00	$0.00	$0.00
2822984	$23.34	$726.13	$702.79	($243.17)	($243.17)
2846013	$34.32	$1,103.88	$1,069.56	($370.07)	($370.07)
Totals	**$14,992.90**	**$389,251.86**	**$374,396.25**	**($129,541.10)**	**($129,541.10)**

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

APPENDIX E-1
PHASE #2 MAJOR IMPROVEMENT ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-1
Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Iniitial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825204	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825205	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825206	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825207	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825208	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825209	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825210	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825211	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825212	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($105.85)	$930.14
2825213	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825214	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825215	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825216	50'	0.55	0.55	$6,372	$130.80	$390.29	$31.86	$130.80	($61.51)	$622.24
2825217	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825218	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825219	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825220	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825221	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825222	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825223	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825224	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825225	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825226	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825227	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($99.53)	$936.47
2825228	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($99.53)	$936.47
2825230	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825231	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825232	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825233	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825234	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825235	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825236	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825237	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825238	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($105.85)	$930.14
2825239	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($105.85)	$930.14
2825240	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825241	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825242	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825243	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825244	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825245	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825246	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825247	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825248	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825249	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825250	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825251	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825252	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825253	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825254	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825255	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825256	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825257	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825258	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825259	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825260	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825261	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($105.85)	$930.14
2825262	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($99.53)	$936.47
2825263	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825264	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($112.18)	$923.81
2825265	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($99.53)	$936.47
2825266	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825267	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825268	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825269	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($111.48)	$924.51
2825270	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825271	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825272	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825273	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($112.18)	$1,131.01
2825274	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($112.18)	$1,131.01

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-1
Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Iniitial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825275	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($112.18)	$1,131.01
2825276	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825277	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825278	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($118.51)	$1,124.68
2825279	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825280	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825281	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825282	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825283	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825284	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825285	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($118.51)	$1,124.68
2825286	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825287	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825288	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825289	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825290	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825291	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($105.85)	$930.14
2825292	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($86.87)	$949.12
2825293	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825294	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825295	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825296	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825297	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825298	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825299	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825300	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825301	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825302	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825303	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825304	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825305	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($86.87)	$949.12
2825306	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($118.51)	$917.48
2825307	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($135.21)	$900.78
2825308	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825309	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825310	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825311	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825312	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($114.14)	$921.85
2825313	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($99.53)	$936.47
2825314	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825315	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825316	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825317	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825318	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($99.53)	$936.47
2825319	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825322	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825323	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825324	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($112.18)	$1,131.01
2825325	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825326	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825327	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825328	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825329	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825330	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825331	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825332	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($112.18)	$1,131.01
2825333	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($114.14)	$921.85
2825334	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825335	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825336	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825337	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($114.14)	$921.85
2825338	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825339	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825340	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825341	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825342	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825343	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825344	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($112.18)	$1,131.01
2825345	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($118.51)	$1,124.68

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-1
Ownsby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Iniitial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825346	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($118.51)	$1,124.68
2825347	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825348	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825349	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825350	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825351	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($99.53)	$1,143.67
2825352	60'	1.00	1.00	$11,586	$237.83	$709.61	$57.93	$237.83	($105.85)	$1,137.34
2825353	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825354	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825355	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825356	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825357	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825358	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825359	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825360	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825361	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825362	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($104.59)	$931.40
2825363	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($99.53)	$936.47
2825364	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825365	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825366	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($99.53)	$936.47
2825367	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825368	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825369	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825370	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825371	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($93.20)	$942.79
2825372	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825373	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825374	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($107.12)	$928.87
2825375	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	$0.00	$1,035.99
2825376	50'	0.83	0.83	$9,655	$198.19	$591.34	$48.27	$198.19	($99.53)	$936.47
2825377	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825378	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2856031	50'	0.28	0.28	$3,283	$67.38	$201.06	$16.41	$67.38	($31.69)	$320.55
TOTAL		**147.17**	**147.17**	**$1,705,000**	**$35,000.00**	**$104,431.26**	**$8,525.00**	**$35,000.00**	**($14,552.86)**	**$168,403.40**

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

APPENDIX E-2
PHASE #2 MAJOR IMPROVEMENT TIRZ CREDIT CALCULATION – 2022-23

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2825204	$96.35	$0.00	$0.00	$0.00	$0.00
2825205	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825206	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825207	$96.35	$0.00	$0.00	$0.00	$0.00
2825208	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825209	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825210	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825211	$96.35	$0.00	$0.00	$0.00	$0.00
2825212	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825213	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825214	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825215	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825216	$63.59	$241.38	$177.78	($61.51)	($61.51)
2825217	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825218	$96.35	$0.00	$0.00	$0.00	$0.00
2825219	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825220	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825221	$96.35	$0.00	$0.00	$0.00	$0.00
2825222	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825223	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825224	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825225	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825226	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825227	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825228	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825230	$96.35	$0.00	$0.00	$0.00	$0.00
2825231	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825232	$96.35	$0.00	$0.00	$0.00	$0.00
2825233	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825234	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825235	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825236	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825237	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825238	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825239	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825240	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825241	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825242	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825243	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825244	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825245	$96.35	$365.72	$269.37	($93.20)	($93.20)

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2825246	$96.35	$0.00	$0.00	$0.00	$0.00
2825247	$96.35	$0.00	$0.00	$0.00	$0.00
2825248	$96.35	$0.00	$0.00	$0.00	$0.00
2825249	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825250	$96.35	$0.00	$0.00	$0.00	$0.00
2825251	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825252	$96.35	$0.00	$0.00	$0.00	$0.00
2825253	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825254	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825255	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825256	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825257	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825258	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825259	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825260	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825261	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825262	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825263	$96.35	$0.00	$0.00	$0.00	$0.00
2825264	$96.35	$420.57	$324.22	($112.18)	($112.18)
2825265	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825266	$96.35	$0.00	$0.00	$0.00	$0.00
2825267	$96.35	$0.00	$0.00	$0.00	$0.00
2825268	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825269	$96.35	$418.56	$322.21	($111.48)	($111.48)
2825270	$96.35	$0.00	$0.00	$0.00	$0.00
2825271	$96.35	$0.00	$0.00	$0.00	$0.00
2825272	$96.35	$0.00	$0.00	$0.00	$0.00
2825273	$96.35	$420.57	$324.22	($112.18)	($112.18)
2825274	$96.35	$420.57	$324.22	($112.18)	($112.18)
2825275	$96.35	$420.57	$324.22	($112.18)	($112.18)
2825276	$0.00	$0.00	$0.00	$0.00	$0.00
2825277	$0.00	$0.00	$0.00	$0.00	$0.00
2825278	$96.35	$438.86	$342.51	($118.51)	($118.51)
2825279	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825280	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825281	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825282	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825283	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825284	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825285	$96.35	$438.86	$342.51	($118.51)	($118.51)
2825286	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825287	$96.35	$384.00	$287.65	($99.53)	($99.53)

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2825288	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825289	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825290	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825291	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825292	$96.35	$347.43	$251.08	($86.87)	($86.87)
2825293	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825294	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825295	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825296	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825297	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825298	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825299	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825300	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825301	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825302	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825303	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825304	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825305	$96.35	$347.43	$251.08	($86.87)	($86.87)
2825306	$96.35	$438.86	$342.51	($118.51)	($118.51)
2825307	$96.35	$487.14	$390.79	($135.21)	($135.21)
2825308	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825309	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825310	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825311	$96.35	$0.00	$0.00	$0.00	$0.00
2825312	$96.35	$426.24	$329.89	($114.14)	($114.14)
2825313	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825314	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825315	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825316	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825317	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825318	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825319	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825322	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825323	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825324	$96.35	$420.57	$324.22	($112.18)	($112.18)
2825325	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825326	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825327	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825328	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825329	$96.35	$384.00	$287.65	($99.53)	($99.53)

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2825330	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825331	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825332	$96.35	$420.57	$324.22	($112.18)	($112.18)
2825333	$96.35	$426.24	$329.89	($114.14)	($114.14)
2825334	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825335	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825336	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825337	$96.35	$426.24	$329.89	($114.14)	($114.14)
2825338	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825339	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825340	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825341	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825342	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825343	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825344	$96.35	$420.57	$324.22	($112.18)	($112.18)
2825345	$96.35	$438.86	$342.51	($118.51)	($118.51)
2825346	$96.35	$438.86	$342.51	($118.51)	($118.51)
2825347	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825348	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825349	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825350	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825351	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825352	$96.35	$402.29	$305.94	($105.85)	($105.85)
2825353	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825354	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825355	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825356	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825357	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825358	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825359	$96.35	$0.00	$0.00	$0.00	$0.00
2825360	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825361	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825362	$96.35	$398.63	$302.28	($104.59)	($104.59)
2825363	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825364	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825365	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825366	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825367	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825368	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825369	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825370	$96.35	$365.72	$269.37	($93.20)	($93.20)
2825371	$96.35	$365.72	$269.37	($93.20)	($93.20)

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-2
Ownsby Farms Public Improvement District
Phase 2 Major Improvement TIRZ Credit - 2022-23

Property ID	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
2825372	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825373	$96.35	$0.00	$0.00	$0.00	$0.00
2825374	$96.35	$405.95	$309.60	($107.12)	($107.12)
2825375	$96.35	$0.00	$0.00	$0.00	$0.00
2825376	$96.35	$384.00	$287.65	($99.53)	($99.53)
2825377	$0.00	$0.00	$0.00	$0.00	$0.00
2825378	$0.00	$0.00	$0.00	$0.00	$0.00
2856031	$32.76	$124.34	$91.58	($31.69)	($31.69)
Total	**$16,187.30**	**$56,127.83**	**$42,060.30**	**($14,552.86)**	**($14,552.86)**

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

APPENDIX E-3
PHASE #2 DIRECT IMPROVEMENT ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-3
Ownsby Farms Public Improvement District
Phase 2 Direct Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Iniitial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2825204	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825205	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825206	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825207	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825208	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825209	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825210	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825211	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825212	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825213	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825214	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825215	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825216	50	0.55	0.55	$10,502	$149.49	$453.35	$52.51	$97.17	$752.52
2825217	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825218	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825219	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825220	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825221	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825222	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825223	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825224	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825225	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825226	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825227	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825228	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825230	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825231	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825232	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825233	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825234	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825235	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825236	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825237	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825238	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825239	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825240	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825241	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825242	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825243	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825244	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825245	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825246	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825247	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825248	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825249	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825250	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825251	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825252	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825253	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825254	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825255	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825256	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825257	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825258	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825259	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825260	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825261	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825262	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825263	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825264	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825265	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825266	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-3
Ownsby Farms Public Improvement District
Phase 2 Direct Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Iniitial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2825267	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825268	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825269	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825270	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825271	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825272	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825273	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825274	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825275	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825276	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825277	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825278	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825279	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825280	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825281	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825282	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825283	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825284	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825285	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825286	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825287	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825288	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825289	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825290	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825291	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825292	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825293	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825294	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825295	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825296	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825297	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825298	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825299	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825300	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825301	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825302	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825303	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825304	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825305	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825306	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825307	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825308	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825309	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825310	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825311	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825312	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825313	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825314	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825315	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825316	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825317	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825318	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825319	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825322	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825323	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825324	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825325	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825326	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825327	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825328	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825329	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

Appendix E-3
Ownsby Farms Public Improvement District
Phase 2 Direct Annual Assessment Roll Summary - 2022-23

Parcel	Lot Size	Iniitial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2825330	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825331	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825332	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825333	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825334	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825335	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825336	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825337	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825338	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825339	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825340	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825341	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825342	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825343	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825344	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825345	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825346	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825347	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825348	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825349	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825350	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825351	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825352	60	1.00	1.00	$19,094	$271.80	$824.28	$95.47	$176.67	$1,368.22
2825353	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825354	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825355	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825356	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825357	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825358	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825359	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825360	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825361	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825362	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825363	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825364	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825365	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825366	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825367	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825368	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825369	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825370	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825371	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825372	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825373	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825374	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825375	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825376	50	0.83	0.83	$15,912	$226.50	$686.90	$79.56	$147.23	$1,140.18
2825377	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825378	Common	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2856031	50	0.28	0.28	$5,410	$77.01	$233.55	$27.05	$50.06	$387.66
TOTAL		**147.17**	**147.17**	**$2,810,000**	**$40,000.00**	**$121,306.26**	**$14,050.00**	**$26,000.00**	**$201,356.26**

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

APPENDIX F
PID ASSESSMENT NOTICE

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Ownsby Farms Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Ownsby Farms PID - Annual Service Plan - 2022-23 v2.2 (SAP Update - Ownsby Farms PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 9, 2015, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2015-26R establishing the Ownsby Farms Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2017-06 which ordinance also approved the Ownsby Farms Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of January 17, 2017 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phase #2 Major Improvement Area of the PID, pursuant to Ordinance No. 2017-07 which ordinance also approved the Ownsby Farms Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phase #2 Major Improvement Area, dated as of January 17, 2017 (the "Service and Assessment Plan and Phase #2 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2020-98 which ordinance also approved the Ownsby Farms Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phase #2 Direct Improvements, dated as of November 10, 2020 (the "Updated Service and Assessment Plan and Phase #2 Direct Assessment Roll") [and, together with the Service and Assessment Plan and the Phase #1 and Phase #2 Major Improvement Area Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1, Phase #2 Major Improvement Area, and Phase #2 Direct Assessment Rolls attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

Attachment: PID - SAP Update Ordinance Ownsby Farms (SAP Update - Ownsby Farms PID)

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Ownsby Farms Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1, Phase #2 Major Improvement Area, and Phase #2 Direct Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST: APPROVED:

_____ _____

City Secretary Mayor

Attachment: PID - SAP Update Ordinance Ownsby Farms (SAP Update - Ownsby Farms PID)

APPROVED AS TO FORM:

_____

City Attorney

Attachment: PID - SAP Update Ordinance Ownsby Farms (SAP Update - Ownsby Farms 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 9, 2022
Re: Parks at Wilson Creek PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Parks at Wilson Creek Public Improvement District and providing an effective date. (Stovall)

Background Information:
The Parks at Wilson Creek PID was created by the City Council pursuant to the PID Act and a resolution approved on August 10, 2021. The PID is located approximately 2.5 miles east of Preston Road and approximately 5.5 miles north of US 380. The PID is anticipated to contain an estimated 2,164 residential units on approximately 646.967 acres within nine phases. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 -8/31/23)

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APPENDIX E - PID ASSESSMENT NOTICE

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

I. INTRODUCTION

The Parks at Wilson Creek Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on August 10, 2021 to finance certain public improvement projects for the benefit of the property in the PID. The City issued the City of Celina (The Parks at Wilson Creek Public Improvement District Phase #1 Project) Special Assessment Revenue Bonds, Series 2021 in the aggregate amount of $7,373,000 pursuant to the Act, Ordinance 2021-105 adopted by the City Council on November 9, 2021 and an Indenture of Trust dated as of December 1, 2021 between the City, and U.S. Bank, N.A. as trustee (the "Phase #1 Bonds") to finance Phase #1's share of the Initial Major Improvements costs. Pursuant to an ordinance adopted by the City Council on November 9, 2021, the City also approved a reimbursement agreement (the "Reimbursement Agreement"), of which a portion of the Reimbursement Agreement balance in the amount of $4,541,017 is to finance the remaining costs of the Phase #1 Improvements and a portion of the Reimbursement Agreement balance in the amount of $2,327,050 is to Phase #1's share of the Additional Major Improvements, as shown in Schedule I of the Reimbursement Agreement.

The City also issued the City of Celina (The Parks at Wilson Creek Public Improvement District Major Improvement Project) Special Assessment Revenue Bonds, Series 2021 in the aggregate amount of $12,604,000 pursuant to the Act, Ordinance 2021-104 adopted by the City Council on November 9, 2021 and an Indenture of Trust dated as of December 1, 2021 between the City, and U.S. Bank, N.A. as trustee (the "Major Improvement Bonds") to finance the Initial Major Improvement costs. The City also approved a Reimbursement Agreement in the proportional amount of $12,780,092 pursuant to an ordinance adopted by the City Council on November 9, 2021 to finance the remaining costs of the Initial Major Improvements and the Additional Major Improvements. Pursuant to an ordinance adopted by the City Council on November 9, 2021, the City also approved a reimbursement agreement (the "Reimbursement Agreement"), of which a portion of the Reimbursement Agreement balance in the amount of $12,780,092 is to finance the remaining costs of the Additional Major Improvements, as shown in Schedule I of the Reimbursement Agreement.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Authorized Improvement 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 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 2022-23 (the "Annual Service Plan Update").

The City also adopted an assessment roll (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 Annual Installments of Assessments to be collected for 2022-23.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

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

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

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(Remainder of this page left intentionally blank.)

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

II. UPDATE OF THE SERVICE PLAN

A. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on November 9, 2021, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Initial Major Improvement and Additional Major Improvement costs, were equal to $12,771,612. According to Requisition #4 approved by the City in June 2022, the actual costs of the Authorized Improvements spent to date are equal to $3,398,265. There have been no significant changes to the aggregate budget totals for the Phase 1 Improvements, Phase #1's share of the Initial Major Improvements, or Phase #1's share of the Additional Major Improvements.

Appendix B-1 summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements and the proportional share of the Initial Major Improvement and Additional Major Improvement costs (2) establish the PID, and (3) issue the Phase #1 Bonds.

Phase #1 Cost Variances

As shown in Appendix B-1, there are no significant cost variances for the aggregate Phase #1 budget according to Requisition #4 approved by the City in June 2022.

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on November 9, 2021, the initial total estimated costs of the Major Improvements and Additional Major Improvements were equal to $25,384,092. According to Requisition #4 approved by the City in June 2022, the actual costs of the Major Improvements and Additional Major Improvements spent to date are equal to $8,516,894. There have been no significant changes to the aggregate budget totals for the Major Improvement Area Initial Major Improvements or Additional Major Improvements.

Appendix B-2 summarizes the updated sources and uses of funds required to (1) construct the Major Improvements and Additional Major Improvements, (2) establish the PID, and (3) issue the Major Improvement Bonds.

Major Improvement Area Cost Variances

As shown in Appendix B-2, there are no significant cost variances for the aggregate Major Improvement Area budget according to Requisition #4 approved by the City in June 2022.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

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 described in Section II.A of this report, and the indebtedness expected to be incurred for these costs is shown in Table II-B-1 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
Assessment Years 2022 through 2028

Assessment Year Ending 09/01[1]	Phase #1 Improvements and Initial Major Improvements Projected Annual Installments[2]	Phase #1 Additional Major Improvements	Initial Major Improvement Projected Annual Installments	Additional Major Improvement Projected Annual Installments
2022	$0	$0	$0	$0
2023	$375,168	$166,975	$93,620	$829,996
2024	$804,078	$166,234	$874,680	$829,995
2025	$803,897	$166,452	$874,784	$829,537
2026	$804,418	$166,583	$874,540	$829,620
2027	$803,611	$166,628	$874,950	$829,199
2028	$804,656	$166,586	$874,642	$829,274
Total	**$4,395,828**	**$999,457**	**$4,467,216**	**$4,977,622**

1- Assessment years ending 2022 and 2023 reflects actual Annual Installments and are net of applicable reserve fund income, capitalized interest and other applicable credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.
2 – Debt service on the Phase #1 Bonds were funded by capitalized interest during assessment year ending 2022. In addition, administrative expenses for assessment year ending 2022 were funded with Phase #1 Bond proceeds at Phase #1 Bond closing.

C. Status of Development

According to the City, 0 building permits have been issued for the PID as of June 30, 2022. As of the same date, 0 certificates of occupancy have been issued for the PID.

See Table II-C-1 below for the status of completed homes within the PID as of June 30, 2022.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Table II-C-1
Completed Homes

Status	Cumulative as of June 30, 2021[1]	Cumulative as of June 30, 2022[1]
Completed Homes	0	0

[1]According to the City report of Certificates of Occupancy issued as of June 30, 2022.

D. Annual Budget – Phase #1 Improvements and Initial Major Improvements

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-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 3.66 percent and the interest rate applicable to the Phase #1 Reimbursement Agreement is 4.64 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 (3.66 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Phase #1 Annual Installments to be Collected for 2022-23

The budget for the Phase #1 Improvements and Phase #1 Initial Major Improvements will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-D-1 below.

Table II-D-1
Budget for the Phase #1 Improvements and Phase #1 Initial Major Improvements Annual Installments to be Collected for 2022-23

Descriptions	Phase #1 Bonds	Reimbursement Agreement – Phase #1 Improvements	Total
Interest payment on March 1, 2023	$134,901	$105,352	$240,253
Interest payment on September 1, 2023	$134,901	$105,352	$240,253
Principal payment on September 1, 2023	$0	$82,000	$82,000
Subtotal debt service	*$269,803*	*$292,703*	*$562,506*
Administrative expenses	$28,220	$17,380	$45,600
Excess interest for prepayment and delinquency reserves	$36,865	$0	$36,865
Subtotal Expenses	*$334,887*	*$310,084*	*$644,971*
Available reserve fund income	$0	$0	$0
Available capitalized interest account	($269,803)	$0	($269,803)
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($269,803)*	*$0*	*($269,803)*
Annual Installments	**$65,085**	**$310,084**	**$375,168**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Bonds include interest due on March 1, 2023 in the amount of $134,901 and on September 1, 2023 in the amount of $134,901, which equal interest on the outstanding Assessments balance of $7,373,000 for six months each and an effective interest rate of 3.66 percent. There is no principal due on the Phase #1 Bonds on September 1, 2023. As a result, total principal and interest due on the Phase #1 Bonds in 2022-23 is estimated to be equal to $269,803.

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the share of the Phase #1 Improvements includes interest due on March 1, 2023 in the amount of $105,352 and on September 1, 2023 in the amount of $105,352, which equal interest on the outstanding Reimbursement Agreement balance for the Phase #1 Improvements of $4,541,017 for six months each and an effective interest rate of 4.64 percent. Annual Installments to be collected on the Reimbursement Agreement balance for the share of the Phase #1 Improvements includes a principal amount of $82,000 due on September 1, 2023. As a result, total

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for Phase #1 in 2022-23 is estimated to be equal to $292,703.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, auditor expenses and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2022-23 are estimated to be $45,600.

Table II-D-2
Phase #1 Improvements and Phase #1 Initial Major Improvements
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$2,500
PID Administrator	$32,000
Trustee	$3,500
Auditor	$1,000
Dissemination Agent	$3,000
Contingency	$3,600
Total	**$45,600**

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $440,960, which includes the Bond Reserve Requirement of $441,237 and investment income of $277. As a result, there is not a significant excess balance to give a credit to reduce the Phase #1 Improvements and Phase #1 Initial Major Improvement 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the balance in the Capitalized Interest Account was $404,959. According to Section 6.4 (c) of the Trust Indenture, $269,803 will be transferred to the Principal & Interest Account to fund the interest payment due March 1, 2023 in the amount of $134,901 and the interest payment due September 1, 2023 in the amount of $134,901.

Available Administrative Expense Account

As of June 30, 2022, there are $24,948 in available funds to pay Phase #1 administrative expenses. Approximately $24,948 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 Improvements and Phase #1 Initial Major Improvements 2022-23 Annual Installment.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

E. Annual Installments Per Unit – Phase #1 Improvements and Phase #1 Initial Major Improvements

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 of the PID.

According to the Developer, 358 single family units are estimated to be built within Phase #1 of the PID, representing 274.00 Equivalent Units. Accordingly, the principal and interest portion of the Phase #1 Improvements and Phase #1 Initial Major Improvements Annual Installment to be collected from each unit will be $1,202.80 (i.e. ($269,803 + $36,865 - $269,803) ÷ 274.00 = $1,202.80) and the Administrative Expenses to be collected from each unit will be $166.42 (i.e. $45,600 ÷ 274.00 = $166.42). As a result, the total Phase #1 Improvements and Initial Major Improvements Annual Installment to be collected from each unit within Phase #1 will be $1,369.23 (i.e. $1,202.80 + $166.42 = $1,369.23). The Phase #1 Improvements and Phase #1 Initial Major Improvements Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each unit of $1,369.23 by the total estimated equivalent units for each Parcel in Phase #1 as shown in Appendix C-1.

The Phase #1 Improvements and Phase #1 Initial Major Improvements Annual Installment due to be collected from each Land Use Class in Phase #1 for 2022-23 is shown in Table II-E-below.

Table II-E-1
Annual Installment Per Unit
Phase #1 Improvements and Phase #1 Initial Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
60 Ft Lots	$1,369.23	0.88	$1,204.92
50 Ft Lots	$1,369.23	0.76	$1,040.61
40 Ft Lots	$1,369.23	0.68	$931.07

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the Phase #1 Improvements and Phase #1 Initial Major Improvements Assessment, the Annual Assessment, the Administrative Expenses and the Phase #1 Improvements and Initial Major Improvements Annual Installment to be collected for 2022-23 are shown in the Phase #1 Improvements and Phase #1 Initial Major Improvements Assessment Roll summary attached hereto as Appendix C-1.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

F. Annual Budget – Phase #1's Share of Additional Major Improvements

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-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Additional Major Improvements Reimbursement Agreement. The effective interest rate on the Additional Major Improvements Reimbursement Agreement is 4.64 percent per annum. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 Phase #1's share of the Additional Major Improvements 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.

Phase #1's Share of the Additional Major Improvements Annual Installments to be Collected for 2022-23

The budget for Phase #1's share of the Additional Major Improvements will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-F-1 on the following page.

(Remainder of this page left intentionally blank.)

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Table II-F-1
Budget for Phase #1's Share of the Additional Major Improvements Annual Installments to be Collected for 2022-23

Descriptions	Reimbursement Agreement – Phase #1 Additional Major Improvements
Interest payment on March 1, 2023	$53,988
Interest payment on September 1, 2023	$53,988
Principal payment on September 1, 2023	$44,000
Subtotal debt service	*$151,975*
Administrative expenses	$15,000
Subtotal Expenses	*$166,975*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$166,975**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for Phase #1's share of the Additional Major Improvements include interest due on March 1, 2023 in the amount of $53,988 and on September 1, 2023 in the amount of $53,988, which equal interest on the outstanding Reimbursement Agreement balance for the Phase #1 share of the Additional Major Improvements of $2,327,050 for six months each and an effective interest rate of 4.64 percent. Annual Installments to be collected on the Reimbursement Agreement balance for Phase #1's share of the Additional Major Improvements include a principal amount of $44,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 for the Reimbursement Agreement balance for Phase #1's share of the Additional Major Improvements is estimated to be equal to $151,975.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor expenses and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $15,000.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Table II-F-2
Phase #1's Share of Additional Major Improvements
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$2,500
PID Administrator	$10,000
Auditor	$1,000
Contingency	$1,500
Total	**$15,000**

Available Administrative Expense Account

As of June 30, 2022, there are $24,948 in available funds to pay Phase #1 administrative expenses. Approximately $24,948 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce Phase #1's share of the Additional Major Improvements 2022-23 Annual Installment.

G. Annual Installments Per Unit – Phase #1's Share of the Additional Major Improvements

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on Phase #1's share of the Additional Major Improvement Reimbursement Agreement and (iii) to cover Administrative Expenses of Phase #1 of the PID.

According to the Developer, 358 single family units are estimated to be built within Phase #1 of the PID, representing 274.00 Equivalent Units. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $554.65 (i.e. $151,975 ÷ 274.00 = $554.65) and the Administrative Expenses to be collected from each unit will be $54.74 (i.e. $15,000 ÷ 274.00 = $54.74). As a result, the total Phase #1 share of the Additional Major Improvements Annual Installment to be collected from each unit within Phase #1 will be $609.40 (i.e. $554.65 + $54.74 = $609.40). Phase #1's share of the Additional Major Improvements Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each unit of $609.40 by the total estimated equivalent units for each Parcel in Phase #1 as shown in Appendix C-2.

The Phase #1 Additional Major Improvements Annual Installment due to be collected from each Land Use Class in Phase #1 for 2022-23 is shown in Table II-G-1 on the following page.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Table II-G-1
Annual Installment Per Unit
Phase #1's Share of the Additional Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
60 Ft Lots	$609.40	0.88	$536.27
50 Ft Lots	$609.40	0.76	$463.14
40 Ft Lots	$609.40	0.68	$414.39

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 Phase #1 share of the Additional Major Improvements Assessment, the Annual Assessment, the Administrative Expenses and Phase #1's share of Additional Major Improvements Annual Installment to be collected for 2022-23 are shown in the Phase #1 Additional Improvements Assessment Roll summary attached hereto as Appendix C-2.

H. Annual Budget – Major Improvement Area Initial Major Improvements

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 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 Major Improvement Bonds commencing with the issuance of the Major Improvement Bonds. The effective interest rate on the Major Improvement Bonds is 4.30 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 Major Improvement Bonds (4.30 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the 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.

Major Improvement Area Initial Major Improvements Annual Installments to be Collected for 2022-23

The budget for the Major Improvement Area Initial Major Improvements will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-H-1 below.

Table II-H-1
Budget for the Major Improvement Area Initial Major Improvements Annual Installments to be Collected for 2022-23

Descriptions	Major Improvement Area Initial Major Improvement Bonds
Interest payment on March 1, 2023	$271,224
Interest payment on September 1, 2023	$271,224
Principal payment on September 1, 2023	$0
Subtotal debt service on bonds	*$542,448*
Administrative expenses	$30,600
Excess interest for prepayment and delinquency reserves	$63,020
Subtotal Expenses	*$636,068*
Available reserve fund income	$0
Available capitalized interest account	($542,448)
Available Administrative Expense account	$0
Subtotal funds available	*($542,448)*
Annual Installments	**$93,620**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Major Improvement Bonds include interest due on March 1, 2023 in the amount of $271,224 and on September 1, 2023 in the amount of $271,224, which equal interest on the outstanding Assessments balance of $12,604,000 for six months each and an effective interest rate of 4.30 percent. There is no principal due on the Major Improvement Bonds on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $542,448.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, auditor expenses and contingency fees. As shown in Table II-H-2 below, the total administrative expenses to be collected for 2022-23 are estimated to be $30,600.

Table II-H-2
Major Improvement Area Initial Major Improvements
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$2,500
PID Administrator	$19,000
Trustee	$3,500
Auditor	$1,000
Dissemination Agent	$3,000
Contingency	$1,600
Total	**$30,600**

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Account was $817,703, which includes the Bond Reserve Requirement of $817,190 and investment income of $513. As a result, there is not a significant excess balance to give a credit to reduce the Major Improvement Area Initial Major Improvement 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the balance in the Capitalized Interest Account was $814,185. According to Section 6.4 (c) of the Trust Indenture, $542,448 will be transferred to the Principal & Interest Account to fund the interest payment due March 1, 2023 in the amount of $271,224 and the interest payment due September 1, 2023 in the amount of $271,224.

Available Administrative Expense Account

As of June 30, 2022, there are $25,756 in available funds to pay Major Improvement administrative expenses. Approximately $25,756 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Major Improvement Area Initial Major Improvements 2022-23 Annual Installment.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

I. Annual Installments Per Unit – Major Improvement Area Initial Major Improvements

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 Major Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Major Improvement Area of the PID.

According to the Developer, 1,806 single family units are estimated to be built within the Major Improvement Area of the PID, representing 1,504.80 Equivalent Units. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $41.88 (i.e. ($542,448 + $63,020 - $542,448) ÷ 1,504.80 = $41.88) and the Administrative Expenses to be collected from each unit will be $20.33 (i.e. $30,600 ÷ 1,504.80 = $20.33). As a result, the total Major Improvement Area Initial Major Improvement Annual Installment to be collected from each unit within the Major Improvement Area will be $62.21 (i.e. $41.88 + $20.33 = $62.21). The Major Improvement Area Initial Major Improvement Annual Installment to be collected from each Parcel within the Major Improvement Area is calculated by multiplying the Annual Installment for each unit of $61.21 by the total estimated equivalent units for each Parcel in the Major Improvement Area as shown in Appendix D-1.

The Major Improvement Area Initial Major Improvement Annual Installment due to be collected from each Land Use Class in the Major Improvement Area for 2022-23 is shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Unit
Major Improvement Area Initial Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
74 Ft Lots	$62.21	1.00	$62.21
60 Ft Lots	$62.21	0.88	$54.75
50 Ft Lots	$62.21	0.76	$47.28
40 Ft Lots	$62.21	0.68	$42.31

The list of Parcels within the Major Improvement of the PID, the estimated number of units to be developed on the current residential Parcels, the total Major Improvement Area Initial Major Improvement Assessment, the Annual Assessment, the Administrative Expenses and the Major Improvement Area Initial Major Improvement Annual Installment to be collected for 2022-23 are shown in the Major Improvement Area Initial Major Improvement Assessment Roll summary attached hereto as Appendix D-1.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

J. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS

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 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 Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements. The effective interest rate on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements is 4.64 percent per annum. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements 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.

Major Improvement Area Additional Major Improvements Annual Installments to be Collected for 2022-23

The budget for the Major Improvement Area Additional Major Improvements will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-J-1 on the following page.

(Remainder of this page left intentionally blank.)

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Table II-J-1
Budget for the Major Improvement Area Additional Major Improvements Annual Installments to be Collected for 2022-23

Descriptions	Reimbursement Agreement – Major Improvement Area Additional Major Improvements
Interest payment on March 1, 2023	$296,498
Interest payment on September 1, 2023	$296,498
Principal payment on September 1, 2023	$222,000
Subtotal debt service on bonds	*$814,996*
Administrative expenses	$15,000
Subtotal Expenses	*$829,996*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$829,996**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements include interest due on March 1, 2023 in the amount of $296,498 and on September 1, 2023 in the amount of $296,498, which equal interest on the outstanding Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements of $12,780,092 for six months each and an effective interest rate of 4.64 percent. Annual Installments to be collected on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements include a principal amount of $222,000 due on September 1, 2023. As a result, total Major Improvement Area Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements in 2022-23 is estimated to be equal to $814,996.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor expenses and contingency fees. As shown in Table II-J-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $15,000.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Table II-J-2
Major Improvement Area Additional Major Improvements
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$2,500
PID Administrator	$10,000
Auditor	$1,000
Contingency	$1,500
Total	**$15,000**

Available Administrative Expense Account

As of June 30, 2022, there have been no Annual Installment collections on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Major Improvement Area Additional Major Improvements 2022-23 Annual Installment.

K. Annual Installments Per Unit – Major Improvement Area Additional Major Improvements

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 Major Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Major Improvement Area of the PID.

According to the Developer, 1,806 single family units are estimated to be built within the Major Improvement Area of the PID, representing 1,504.80 Equivalent Units. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be $541.60 (i.e. $814,996 ÷ 1,504.80 = $541.60) and the Administrative Expenses to be collected from each unit will be $9.97 (i.e. $15,000 ÷ 1,504.80 = $9.97). As a result, the total Major Improvement Area Additional Major Improvement Annual Installment to be collected from each unit within the Major Improvement Area will be $551.57 (i.e. $541.60 + $9.97 = $551.57). The Major Improvement Area Additional Major Improvement Annual Installment to be collected from each Parcel within the Major Improvement Area is calculated by multiplying the Annual Installment for each unit of $551.57 by the total estimated equivalent units for each Parcel in the Major Improvement Area as shown in Appendix D-2.

The Major Improvement Area Additional Major Improvement Annual Installment due to be collected from each Land Use Class in the Major Improvement Area for 2022-23 is shown in Table II-K-1 on the following page.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Table II-K-1
Annual Installment Per Unit
Major Improvement Area Additional Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
74 Ft Lots	$551.57	1.00	$551.57
60 Ft Lots	$551.57	0.88	$485.38
50 Ft Lots	$551.57	0.76	$419.19
40 Ft Lots	$551.57	0.68	$375.06

The list of Parcels within the Major Improvement of the PID, the estimated number of units to be developed on the current residential Parcels, the total Major Improvement Area Additional Major Improvements Assessment, the Annual Assessment, the Administrative Expenses and the Major Improvement Area Additional Major Improvement Annual Installment to be collected for 2022-23 are shown in the Major Improvement Area Additional Major Improvement Assessment Roll summary attached hereto as Appendix D-2.

L. Bond Redemption Related Updates

Phase #1 Bonds

The Phase #1 Bonds were issued in 2021. Pursuant to Section 4.3 (a) of each respective Indenture, the City reserves the right and option to redeem the Phase #1 Bonds maturing on or after September 1, 2041, before their respective scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, 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 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.

Major Improvement Bonds

The Major Improvement Bonds were issued in 2021. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Major Improvement Bonds, the City reserves the right and option to redeem the Major Improvement Bonds maturing on or after September 1, 2041, before their respective scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, 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 Phase #2 Major Improvement

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

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.

(Remainder of this page left intentionally blank.)

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson 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.

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.

(Remainder of this page left intentionally blank.)

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the 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.H of this Service and Assessment Plan.

The summary Assessment Rolls for Phase #1 Parcels are shown in Appendix B-1 and B-2. The summary Assessment Rolls for the Major Improvement Area are shown in Appendix C-1 and C-2. 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

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated 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 Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent 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 Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to Collin Central Appraisal District records, there have been no Parcel subdivisions in the PID applicable for the Annual Installments to be collected in 2022-23.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

B. Prepayment of Assessments

There have been no Assessment prepayments as of July 15, 2022.

The complete Assessment Roll is available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

APPENDIX A
MAP OF THE PID

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 24x36

PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY
PID BOUNDARY

COIT ROAD

DR HUNN ADDITION
VOL 9 PG 55
P.R.C.C.T.

FUTURE SUNSET BOULEVARD

FUTURE
CITY OF CELINA
PUBLIC PARK

CITY OF CELINA
DOC# 20150918001191130
D.R.C.C.T.

CITY OF CELINA
DOC# 20130830001229430
D.R.C.C.T.

MULLANEY REVOCABLE TRUST
DOC# 20151116001442810
D.R.C.C.T.
(NO DESCRIPTION FOUND)

EXISTING COUNTRY ROAD 92

FUTURE SUNSET BOULEVARD

EXISTING COUNTY ROAD 92

OPAL MCKNIGHT
NO RECORDING
INFORMATION FOUND

A.J. MCKNIGHT
VOL 5554 PG 1022
D.R.C.C.T.

MAJOR IMPROVEMENT AREA (537.754 AC)

ROSELAND PARKWAY

AMENITY CENTER

PHASE ONE

PHASE 1 (109.213 AC)

TRACT 4
BILINDA COX MATUSEK SPECIAL TRUST
DOC# 20120724000891520
D.R.C.C.T.
DESCRIBED IN
VOL 1102 PG 767

CELINA/COIT ROAD, LLC
DOC# 20080206000145430
D.R.C.C.T.

PHASE ONE
PHASE ONE
PHASE ONE
PHASE ONE

ROSELAND PARWAY

EXISTING OUTER LOOP ROW

PLANNED IMPROVEMENT DISTRICT EXHIBIT

November 2021
Celina, Texas

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

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

DWG NAME K:\FRI_CIVIL\063234200-PARKS AT WILSON CREEK\CAD\EXHIBITS\PLANSHEETS\PAVING-OVERALL.DWG
LAST SAVED 11/1/2021 10:50 AM

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

APPENDIX B-1
PHASE #1 UPDATED SOURCES AND USES

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Appendix B-1
Updated Sources and Uses – Phase #1

Sources of Funds	Phase #1 Bonds	Phase #1 Reimbursement Agreement (Phase #1)	Phase #1 Reimbursement Agreement (MI)	Total[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded
Par Amount	$7,373,000	$0	$0	$7,373,000	$0	$7,373,000	$4,945,116	$2,427,884
Bond Premium	$77,396	$0	$0	$77,396	$0	$77,396	$77,396	$0
Assessments	$0	$4,541,017	$2,327,050	$6,868,067	$0	$6,868,067	$0	$6,868,067
Other Funding Sources	$0	$0	$0	$0	$0	$0	$0	$0
Total Sources	**$7,450,396**	**$4,541,017**	**$2,327,050**	**$14,318,463**	**$0**	**$14,318,463**	**$5,022,511**	**$9,295,952**
Uses of Funds								
Major Improvements:								
Road Improvements	$1,237,893	$0	$0	$1,237,893	($161,778)	$1,076,115	$756,111	$320,004
Water Improvements	$80,249	$0	$0	$80,249	$43,243	$123,492	$47,824	$75,668
Sanitary Sewer Improvements	$91,910	$0	$0	$91,910	$71,089	$162,999	$52,499	$110,500
Storm Drainage Improvements	$214,348	$0	$0	$214,348	$64,624	$278,972	$49,918	$229,054
Other Soft and Miscellaneous Costs	$165,926	$0	$0	$165,926	($17,178)	$148,749	$139,777	$8,971
Subtotal	*$1,790,326*	*$0*	*$0*	*$1,790,326*	*($0)*	*$1,790,326*	*$1,046,129*	*$744,196*
Additional Major Improvements:								
Road Improvements	$0	$0	$1,348,642	$1,348,642	$0	$1,348,642	$0	$1,348,642
Water Improvements	$0	$0	$128,107	$128,107	$0	$128,107	$0	$128,107
Sanitary Sewer Improvements	$0	$0	$67,371	$67,371	$0	$67,371	$0	$67,371
Storm Drainage Improvements	$0	$0	$489,221	$489,221	$0	$489,221	$0	$489,221
Other Soft and Miscellaneous Costs	$0	$0	$293,709	$293,709	$0	$293,709	$0	$293,709
Subtotal	*$0*	*$0*	*$2,327,050*	*$2,327,050*	*$0*	*$2,327,050*	*$0*	*$2,327,050*
Phase #1 Improvements:								
Road Improvements	$1,791,434	$1,977,754	$0	$3,769,188	($81,081)	$3,688,107	$129,348	$3,558,759
Water Improvements	$619,462	$683,890	$0	$1,303,352	$43,243	$1,346,595	$956,202	$390,393
Sanitary Sewer Improvements	$465,487	$513,900	$0	$979,387	$71,089	$1,050,476	$526,935	$523,541
Storm Drainage Improvements	$485,618	$536,124	$0	$1,021,742	$64,624	$1,086,366	$201,641	$884,726
Other Soft and Miscellaneous Costs	$751,218	$829,349	$0	$1,580,567	($97,875)	$1,482,692	$538,010	$944,682
Subtotal	*$4,113,219*	*$4,541,017*	*$0*	*$8,654,236*	*($0)*	*$8,654,236*	*$2,352,136*	*$6,302,100*
Bond Issuance Costs:								
Cost of Issuance	*$387,043*	*$0*	$0	$387,043	$0	$387,043	$387,043	$0
Capitalized Interest	$467,658	$0	$0	$467,658	$0	$467,658	$467,658	$0
Reserve Fund	$440,960	$0	$0	$440,960	$0	$440,960	$440,960	$0
Administrative Expense	$30,000	$0	$0	$30,000	$0	$30,000	$30,000	$0
Underwriters Discount	$221,190	$0	$0	$221,190	$0	$221,190	$221,190	$0
Subtotal	*$1,546,851*	*$0*	*$0*	*$1,546,851*	*$0*	*$1,546,851*	*$1,546,851*	*$0*
Total Uses	**$7,450,396**	**$4,541,017**	**$2,327,050**	**$14,318,463**	**($0)**	**$14,318,463**	**$4,945,116**	**$9,373,347**

1 - According to the Service and Assessment Plan approved by City Council on November 9, 2021.
2 - According to Requisition #4 approved by the City in June 2022.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek

APPENDIX B-2
MAJOR IMPROVEMENT UPDATED SOURCES AND USES

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Appendix B-2
Updated Sources and Uses – Major Improvement Area

Sources of Funds	Major Improvement Area Bonds	MIA Reimbursement Agreement	Total Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget[2]	Spent to Date[2]	Remaining to be Funded
Par Amount	$12,604,000	$0	$12,604,000	$0	$12,604,000	$8,516,894	$4,087,106
Assessments	$0	$12,780,092	$12,780,092	$0	$12,780,092	$0	$12,780,092
Other Funding Sources	$0	$0	$0	$0	$0	$0	$0
Total Sources	**$12,604,000**	**$12,780,092**	**$25,384,092**	**$0**	**$25,384,092**	**$8,516,894**	**$16,867,198**
Uses of Funds							
Major Improvements:							
Road Improvements	$6,798,472	$0	$6,798,472	($888,483)	$5,909,989	$4,152,539	$1,757,450
Water Improvements	$440,725	$0	$440,725	$237,489	$678,214	$262,648	$415,566
Sanitary Sewer Improvements	$504,765	$0	$504,765	$390,421	$895,186	$288,320	$606,865
Storm Drainage Improvements	$1,177,192	$0	$1,177,192	$354,916	$1,532,108	$274,150	$1,257,957
Other Soft and Miscellaneous Costs	$911,263	$0	$911,263	($94,343)	$816,920	$767,654	$49,267
Subtotal	*$9,832,417*	*$0*	*$9,832,417*	*$0*	*$9,832,417*	*$5,745,311*	*$4,087,106*
Additional Major Improvements:							
Road Improvements	$0	$7,406,701	$7,406,701	$0	$7,406,701	$0	$7,406,701
Water Improvements	$0	$703,561	$703,561	$0	$703,561	$0	$703,561
Sanitary Sewer Improvements	$0	$369,998	$369,998	$0	$369,998	$0	$369,998
Storm Drainage Improvements	$0	$2,686,789	$2,686,789	$0	$2,686,789	$0	$2,686,789
Other Soft and Miscellaneous Costs	$0	$1,613,043	$1,613,043	$0	$1,613,043	$0	$1,613,043
Subtotal	*$0*	*$12,780,092*	*$12,780,092*	*$0*	*$12,780,092*	*$0*	*$12,780,092*
Bond Issuance Costs:							
Cost of Issuance	$606,031	$0	$606,031	$0	$606,031	$606,031	$0
Capitalized Interest	$940,242	$0	$940,242	$0	$940,242	$940,242	$0
Reserve Fund	$817,190	$0	$817,190	$0	$817,190	$817,190	$0
Administrative Expense	$30,000	$0	$30,000	$0	$30,000	$30,000	$0
Underwriters Discount	$378,120	$0	$378,120	$0	$378,120	$378,120	$0
Subtotal	*$2,771,583*	*$0*	*$2,771,583*	*$0*	*$2,771,583*	*$2,771,583*	*$0*
Total Uses	**$12,604,000**	**$12,780,092**	**$25,384,092**	**$0**	**$25,384,092**	**$8,516,894**	**$16,867,198**

1 - According to the Service and Assessment Plan approved by City Council on November 9, 2021.

2 - According to Requisition #4 approved by the City in June 2022.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek

APPENDIX C-1
PHASE #1 IMPROVEMENTS AND INITIAL MAJOR IMPROVEMENTS
ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Appendix C-1
Phase #1 Improvements and Phase #1 Initial Major Improvements
2022-23 Assessment Roll

Parcel[1]	Outstanding Assessment	2022-23 Principal	2022-23 Interest	2022-23 Excess Interest	2022-23 Admininstrative Expenses	Total 2022-23 Annual Installment
2122461	$11,914,017	$82,000	$210,703	$36,865	$45,600	$375,168
Total	**$11,914,017**	**$82,000**	**$210,703**	**$36,865**	**$45,600**	**$375,168**

1 - Assessments and Annual Installments have been allocated proportionally based on acreage for Parcels within PID boundaries.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

APPENDIX C-2
PHASE #1'S SHARE OF THE ADDITIONAL MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Appendix C-2
Phase #1 Additional Major Improvements
2022-23 Assessment Roll

Parcel[1]	Outstanding Assessment	2022-23 Principal	2022-23 Interest	2022-23 Admininstrative Expenses	Total 2022-23 Annual Installment
2122461	$2,327,050	$44,000	$107,975	$15,000	$166,975
Total	**$2,327,050**	**$44,000**	**$107,975**	**$15,000**	**$166,975**

1 - Assessments and Annual Installments have been allocated proportionally based on acreage for Parcels within PID boundaries.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

APPENDIX D-1
MAJOR IMPROVEMENT AREA INITIAL MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Appendix D-1
Major Improvement Area Initial Major Improvements
2022-23 Assessment Roll

Parcel[1]	Outstanding Assessment	2022-23 Principal	2022-23 Interest	2022-23 Excess Interest	2022-23 Admininstrative Expenses	Total 2022-23 Annual Installment
2122461	$1,598,317	$0	$0	$7,991.59	$3,880	$11,872
1013600	$1,694,983	$0	$0	$8,474.92	$4,115	$12,590
1005334	$3,041,819	$0	$0	$15,209.09	$7,385	$22,594
2696795	$1,854,572	$0	$0	$9,272.86	$4,503	$13,775
2696794	$1,972,678	$0	$0	$9,863.39	$4,789	$14,653
2696793	$2,441,630	$0	$0	$12,208.15	$5,928	$18,136
Total	**$12,604,000**	**$0**	**$0**	**$63,020.00**	**$30,600**	**$93,620**

1 - Assessments and Annual Installments have been allocated proportionally based on acreage for Parcels within PID boundaries.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

APPENDIX D-2
MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS
ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Appendix D-2
Major Improvement Area Initial Major Improvements
2022-23 Assessment Roll

Parcel[1]	Outstanding Assessment	2022-23 Principal	2022-23 Interest	2022-23 Admininstrative Expenses	Total 2022-23 Annual Installment
2122461	$1,620,648	$28,152	$75,198	$1,902	$105,252
1013600	$1,718,664	$29,855	$79,746	$2,017	$111,618
1005334	$3,084,316	$53,577	$143,112	$3,620	$200,309
2696795	$1,880,483	$32,665	$87,254	$2,207	$122,127
2696794	$2,000,238	$34,746	$92,811	$2,348	$129,904
2696793	$2,475,743	$43,006	$114,874	$2,906	$160,786
Total	**$12,780,092**	**$222,000**	**$592,996**	**$15,000**	**$829,996**

1 - Assessments and Annual Installments have been allocated proportionally based on acreage for Parcels within PID boundaries.

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

Appendix E

Form of Homebuyer Disclosure

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Parks at Wilson Creek Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ Signature of Purchaser

_____ Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: PAWC PID - Annual Service Plan Update - 2022-23 v3.0 (SAP Update - Parks at Wilson Creek PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on August 10, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-58R establishing the Parks at Wilson Creek Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2021-99 which ordinance also approved the Parks at Wilson Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of November 9, 2021 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2021-101 which ordinance also approved the Parks at Wilson Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of November 9, 2021 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, the "Service and Assessment Plan and Assessment Rolls"] ; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 and the Major Improvement Area Assessment Rolls attached thereto, update the Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

Attachment: PID - SAP Update Ordinance PAWC (SAP Update - Parks at Wilson Creek PID)

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Parks at Wilson Creek Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 and the Major Improvement Area Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance PAWC (SAP Update - Parks at Wilson Creek PID)



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 9, 2022
Re: Sutton Fields II PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Sutton Fields II Public Improvement District and providing an effective date. (Stovall)

Background Information:
The Sutton Fields PID was created by the City Council pursuant to the PID Act and a resolution approved on October 13, 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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on October 13, 2015, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2015-51R establishing the Sutton Fields II Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Neighborhood Improvement Area #1 of the PID, pursuant to Ordinance No. 2015-54 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of November 10, 2015, (the "Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Neighborhood Improvement Areas #2-5 Major Improvement Area of the PID, pursuant to Ordinance No. 2015-56 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to the Neighborhood Improvement Areas #2-5 Major Improvement Area, dated as of November 10, 2015 (the "Service and Assessment Plan and Neighborhood Improvement Areas #2-5 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #2 of the PID, pursuant to Ordinance No. 2018-46 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of August 28, 2018 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #3 of the PID, pursuant to Ordinance No. 2019-21 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of June 11, 2019 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #3 Assessment Roll"); and

Attachment: PID - SAP Update Ordinance Sutton Fields (SAP Update - Sutton Fields II PID)

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #4 of the PID, pursuant to Ordinance No. 2020-51 which ordinance also approved the Sutton Fields Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of July 14, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #4 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #5A of the PID, pursuant to Ordinance No. 2021-56 which ordinance also approved the Sutton Fields II Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5A, dated as of July 13, 2021 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #5A Assessment Roll"); [and, together with the Service and Assessment Plan and Neighborhood Improvement Area #1, Neighborhood Improvement Areas #2-5 Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Neighborhood Improvement Area #1, Neighborhood Improvement Areas #2-5 Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, and Neighborhood Improvement Area #5A Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Sutton Fields II Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

Attachment: PID - SAP Update Ordinance Sutton Fields (SAP Update - Sutton Fields II PID)

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Sutton Fields (SAP Update - Sutton Fields II PID)

SUTTON FIELDS II
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

SUTTON FIELDS II
PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

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APPENDIX K - PID ASSESSMENT NOTICE

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (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; 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"); and updated on December 14, 2021 to issue the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #5 Projects) (the "NIA #5 Bonds") to repay the reimbursement obligations for NIA #5A in the aggregate principal amount of $7,300,000 and finance the direct public improvement costs for NIA #5B in the aggregate principal amount of $13,484,000 (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 2022-23 (the "Annual Service Plan Update").

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

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 2022-23.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix K and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

(remainder of page left intentionally blank)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (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.

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (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 - 2022-23 v2.1 (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 - 2022-23 v2.1 (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.

(remainder of page left intentionally blank)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (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.

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (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.

Refer to Table II-A-6 on the following page for actual costs of the NIA #5A Improvements.

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table II-A-6
Actual Sources and Uses – NIA #5A Improvements

Sources of Funds	Estimated Budget	Actual Amount	Variance
Gross Bond Amount	$7,300,000	$7,300,000	$0
Bond Premium	$110,134	$110,134	$0
Other funding sources (a)	$4,372,779	$4,372,779	$0
Total Sources	**$11,782,913**	**$11,782,913**	**$0**
Uses of Funds			
NIA #5A Authorized Improvements			
Road Improvements	$3,325,589	$3,325,589	$0
Water Improvements	$970,144	$970,144	$0
Sanitary Sewer Improvements	$959,493	$959,493	$0
Storm Drainage Improvements	$1,107,463	$1,107,463	$0
Other Soft Costs and Misc.	$4,072,657	$4,072,657	$0
Subtotal	*$10,435,347*	*$10,435,347*	*$0*
Estimated Bond issue costs	$1,347,566	$1,347,566	$0
Total Uses	**$11,782,913**	**$11,782,913**	**$0**

1 – According to the Updated Service and Assessment Plan.

NIA #5A Improvement Area Cost Variances

As shown in Table II-A-6 above, there are no significant variances to the estimated costs for the NIA #5A Improvements.

NIA #5B Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the NIA #5B Improvements were equal to $19,535,280, excluding NIA #5 Bond issuance costs. According to draw request #6 approved by the City on July 18, 2022, there have been no budget revisions to the estimated costs of the NIA #5B Improvements.

Refer to Table II-A-7 on the following page for the updated budget and amounts spent to date for the NIA #5B Improvements.

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table II-A-7
Updated Sources and Uses – NIA #5B Improvements

Sources of Funds	Estimated Budget	Budget Changes	Revised Budget	Funded to Date	Remaining Balance to be Funded
Gross Bond Amount	$13,484,000	$0	$13,484,000	$5,212,929	$8,271,071
Bond Premium	$200,760	$0	$200,760	$200,760	$0
Other funding sources (a)	$8,322,457	$0	$8,322,457	$0	$8,322,457
Total Sources	**$22,007,217**	**$0**	**$22,007,217**	**$5,413,690**	**$16,593,527**
Uses of Funds					
NIA #5B Authorized Improvements					
Road Improvements	$7,264,899	$0	$7,264,899	$8,146	$7,256,753
Water Improvements	$2,288,145	$0	$2,288,145	$397,888	$1,890,257
Sanitary Sewer Improvements	$2,273,106	$0	$2,273,106	$637,508	$1,635,598
Storm Drainage Improvements	$3,234,758	$0	$3,234,758	$180,135	$3,054,623
Landscaping, irrigation and other improvements	$795,820	$0	$795,820	$0	$795,820
Other Soft and Misc	$3,678,552	$0	$3,678,552	$1,718,076	$1,960,476
Subtotal	*$19,535,280*	*$0*	*$19,535,280*	*$2,941,753*	*$16,593,527*
Estimated Bond issue costs	$2,471,937	$0	$2,471,937	$2,471,937	$0
Total Uses	**$22,007,217**	**$0**	**$22,007,217**	**$5,413,690**	**$16,593,527**

1 – According to draw request #6 approved by the City on July 18, 2022.

NIA #5B Improvement Area Cost Variances

As shown in Table II-A-7 above, there are no significant variances to the estimated costs for the NIA #5B Improvements.

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 for each respective neighborhood improvement area, refer to 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 - 2022-23 v2.1 (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]	NIA #5B Projected Annual Installments[1]
2016-2022	$5,385,429	$9,782,704	$570,378	$275,897	$225,000	$0	$0
2023	$915,277	$1,721,745	$107,293	$250,093	$225,469	$405,599	$767,387
2024	$1,079,321	$1,758,612	$122,265	$251,667	$225,952	$406,460	$763,987
2025	$1,074,398	$1,762,003	$122,585	$251,515	$226,449	$406,267	$768,096
2026	$1,073,726	$1,757,002	$122,917	$251,373	$226,960	$407,055	$764,576
2027	$1,076,920	$1,758,994	$123,260	$251,242	$227,487	$406,790	$768,568
2028	$1,073,592	$1,757,152	$123,615	$251,123	$228,028	$407,507	$764,931
Total	**$11,678,661**	**$20,298,213**	**$1,292,313**	**$1,782,909**	**$1,585,344**	**$2,439,677**	**$4,597,546**

1 – Projected Annual Installments for Assessment Years ending 2016-2023 include available credits, if any. Projected Annual Installments for Assessment Years ending 2024-2028 represent do not include applicable credits, if any, and will be updated in future annual service plan updates.

C. Status of Development

NIA #1 Completed Homes

According to the City and Denton County records, five hundred five (505) building permits have been issued for NIA #1 of the PID as of June 30, 2022, representing 98.1 percent of the total building permits expected to be issued within NIA #1.

See Table II-C-1 below for the status of completed homes within NIA #1 as of June 30, 2022.

Table II-C-1
NIA #1 Completed Homes

Status	As of June 30, 2020	As of June 30, 2021[1]	As of June 30, 2022[2]
NIA #1 Completed Homes	375	455	492

1 – According to the number of certificates of occupancy issued as of June 30, 2021 as reported by the City.
2 – According to the number of certificates of occupancy issued as of June 30, 2022 as reported by the City and Denton County records.

NIA #2 Completed Homes

According to the City, one hundred fifty-nine (159) building permits have been issued for NIA #2 of the PID as of June 30, 2022, representing 98.1 percent of the total building permits expected to be issued within NIA #2.

See Table II-C-2 on the following page for the status of completed homes within NIA #2 as of June 30, 2022.

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table II-C-2
NIA #2 Completed Homes

Status	As of June 30, 2020	As of June 30, 2021[1]	As of June 30, 2022[2]
NIA #2 Completed Homes	145	157	159

1 – According to the number of certificates of occupancy issued as of June 30, 2021 as reported by the City.
2 – According to the number of certificates of occupancy issued as of June 30, 2022 as reported by the City and Denton County records.

NIA #3 Completed Homes

According to the City, three hundred fifty-eight (358) building permits have been issued for NIA #3 of the PID as of June 30, 2022, representing 97.3 percent of the total building permits expected to be issued within NIA #3.

See Table II-C-3 below for the status of completed homes within NIA #3 as of June 30, 2022.

Table II-C-3
NIA #3 Completed Homes

Status	As of June 30, 2020	As of June 30, 2021[1]	As of June 30, 2022[2]
NIA #3 Completed Homes	56	190	312

1 – According to the number of certificates of occupancy issued as of June 30, 2021 as reported by the City.
2 – According to the number of certificates of occupancy issued as of June 30, 2022 as reported by the City and Denton County records.

NIA #4 Completed Homes

According to the City, two hundred ninety-six (296) building permits have been issued for NIA #4 of the PID as of June 30, 2022, representing 97.0 percent of the total building permits expected to be issued within NIA #4.

See Table II-C-4 below for the status of completed homes within NIA #4 as of June 30, 2022.

Table II-C-4
NIA #4 Completed Homes

Status	As of June 30, 2020	As of June 30, 2021[1]	As of June 30, 2022[2]
NIA #4 Completed Homes	0	30	257

1 – According to the number of certificates of occupancy issued as of June 30, 2021 as reported by the City.
2 – According to the number of certificates of occupancy issued as of June 30, 2021 as reported by the City and Denton County records.

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NIA #5A Completed Homes

According to the City, one hundred thirty-seven (137) building permits have been issued for NIA #5A of the PID as of June 30, 2022, representing 38.2 percent of the total building permits expected to be issued within NIA #5A.

See Table II-C-5 below for the status of completed homes within NIA #5A as of June 30, 2022.

Table II-C-5
NIA #5A Completed Homes

Status	As of June 30, 2020	As of June 30, 2021	As of June 30, 2022[1]
NIA #5A Completed Homes	0	0	0

1 – According to the number of certificates of occupancy issued as of June 30, 2022 as reported by the City.

NIA #5B Completed Homes

According to the City, no building permits have been issued for NIA #5B of the PID as of June 30, 2022.

See Table II-C-6 below for the status of completed homes within NIA #5B as of June 30, 2022.

Table II-C-6
NIA #5B Completed Homes

Status	As of June 30, 2020	As of June 30, 2021	As of June 30, 2022[1]
NIA #5B Completed Homes	0	0	0

1 – According to the number of certificates of occupancy issued as of June 30, 2022 as reported by the City.

See Appendix C for 2022 preliminary assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – NIA #1

NIA #1 - Annual Installments – 2022-23

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-three (23) 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 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 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 2022-23

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-D-1 on the following page.

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table II-D-1
Budget for the NIA #1 Annual Installments
to be Collected for 2022-23

	NIA #1 Bonds
Interest payment on March 1, 2023	$381,280
Interest payment on September 1, 2023	$381,280
Principal payment on September 1, 2023	$195,000
Subtotal debt service on bonds	*$957,559*
Administrative expenses	$40,000
Excess interest for prepayment and delinquency reserves	$52,590
Subtotal Expenses	$1,050,149
Available TIRZ Revenues	($129,873)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($5,000)
Subtotal funds available	*($134,873)*
Annual Installments	**$915,277**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $381,280 and on September 1, 2023 in the amount of $381,280, which equal interest on the outstanding NIA #1 Assessments balance of $10,518,058 for six months each and an effective interest rate of 7.25 percent. Annual Installments to be collected include a principal amount of $195,000 due on September 1, 2023. As a result, total principal and interest amounts due for the NIA #1 Bonds in 2022-23 is estimated to be equal to $957,559.

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 2022-23 are estimated to be $40,000.

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Table II-D-2
Administrative Budget Breakdown
NIA #1

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$25,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$2,000
Contingency	$4,500
Total	**$40,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $52,590, which equals 0.5 percent interest on the outstanding NIA #1 Assessments balance of $10,518,058.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2021 in the total amount of $129,873 that are available to be used as TIRZ Credit in 2022-23 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 2021 as shown in Appendix D-2.

Available Reserve Fund Income

As of June 30, 2022, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #1 Bonds debt service for 2022-23.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $54,308. Of the current balance, $49,308 is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there is $5,000 in available administrative expense funds to reduce the NIA #1 2022-23 Annual Installment.

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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 2022-23 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 2022-23 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit[2]
50'	$1,045,149	0.19%	$1,967.29
60'	$1,045,149	0.21%	$2,158.49
70'	$1,045,149	0.23%	$2,414.42
HOA	$0	0.00%	$0.00

1 – Allocation percentage for each lot size is calculated as each lot's respective estimated buildout value as a percent of the total estimated buildout value for NIA #1.
2 – 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 2022-23 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 2022-23. 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

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 2022-23

The budget for NIA #2-5 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-F-1 on the following page.

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table II-F-1
Budget for the NIA #2-5 Major Improvement Area
Annual Installments to be Collected for 2022-23

	NIA #2-5 Major Improvement Bonds
Interest payment on March 1, 2023	$637,538
Interest payment on September 1, 2023	$637,538
Principal payment on September 1, 2023	$405,000
Subtotal debt service on bonds	*$1,680,076*
Administrative expenses	$35,000
Excess interest for debt service reserve fund	$77,277
Subtotal Expenses	*$1,792,353*
Available TIRZ Credit	($65,608)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($5,000)
Subtotal funds available	*($70,608)*
Annual Installments	**$1,721,745**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $637,538 and on September 1, 2023 in the amount of $637,538, which equal interest on the outstanding NIA #2-5 Major Improvement Assessments balance of $15,455,464 for six months each and an effective interest rate of 8.25 percent. Annual Installments to be collected include a principal amount of $405,000 due on September 1, 2023. As a result, total principal and interest due for the NIA #2-5 Major Improvement Assessments in 2022-23 is estimated to be equal to $1,680,076.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total NIA #2-5 Major Improvement administrative expenses to be collected for 2022-23 are estimated to be $35,000.

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Table II-F-2
Administrative Budget Breakdown
NIA #2-5 Major Improvement Area

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$20,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$2,000
Contingency	$4,500
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 $77,277, which equals 0.5 percent interest on the outstanding NIA #2-5 Major Improvement Assessments balance of $15,455,464.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2021 in the total amount of $65,608 that are available to be used as TIRZ Credit in 2022-23 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 2021 as shown in Appendix E-2.

Available Reserve Fund Income

As of June 30, 2022, 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 2022-23.

Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the Administrative Expense Fund was $50,662. Approximately $45,662 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are $5,000 anticipated to be

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

available in the Administrative Expense Fund to reduce the NIA #2-5 Major Improvement Area 2022-23 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 2022-23 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 2022-23 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit[2]
50'	$1,787,353	0.06%	$984.74
60'	$1,787,353	0.06%	$984.74
70'	$1,787,353	0.06%	$984.74
HOA	$0	0.00%	$0.00

1 – Allocation percentage for each lot size is calculated as each lot's respective estimated buildout value as a percent of the total estimated buildout value for NIA #2-5.
2 – Annual Installment per unit does not include applicable TIRZ Credit, if any. Excludes Parcels subdivided from parent Parcel 134236.

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 2022-23 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-seven (27) Annual Installments remain outstanding for NIA #2 Parcels.

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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 2022-23. 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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.

NIA #2 Annual Installments to be Collected for 2022-23

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-H-1 on the following page.

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table II-H-1
Budget for the NIA #2
Annual Installments to be Collected for 2022-23

	NIA #2 Proportional Share of NIA #2-3 Bonds
Interest payment on March 1, 2023	$40,209
Interest payment on September 1, 2023	$40,209
Principal payment on September 1, 2023	$5,000
Subtotal debt service on bonds	*$85,419*
Administrative expenses	$15,399
Excess interest for prepayment and delinquency reserves	$9,475
Subtotal Expenses	$110,293
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($3,000)
Subtotal funds available	*($3,000)*
Annual Installments	**$107,293**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $40,209 and on September 1, 2023 in the amount of $40,209, which equal interest on the outstanding NIA #2 Assessments balance of $1,895,000 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, 2023. As a result, total principal and interest due for the NIA #2 Assessments in 2022-23 is estimated to be equal to $85,419.

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 2022-23 are estimated to be $15,399.

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table II-H-2
Administrative Budget Breakdown
NIA #2

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$1,540
PID Administrator	$10,789
Trustee	$770
Auditor	$308
Dissemination Agent	$616
Contingency	$1,386
Total	**$15,399**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $9,475, which equals 0.5 percent interest on the outstanding NIA #2 Assessments balance of $1,895,000.

Available Reserve Fund Income

As of June 30, 2022, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #2-3 Bonds debt service for 2022-23.

Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the NIA #2-3 Administrative Expense Fund was $69,733. Approximately $59,733 of the current balance is anticipated to be used for the payment of current year administrative expenses for NIA #2-3 through January 31, 2023. As a result, there are $3,000 anticipated to be available in the Administrative Expense Fund to reduce NIA #2's portion of the 2022-23 Annual Installment.

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (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 2022-23 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 2022-23 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$107,293	0.60%	$641.26
60'	$107,293	0.66%	$703.24
HOA	$0	0.00%	$0.00

1 – Allocation percentage for each lot size is calculated as each lot's respective estimated buildout value as a percent of the total estimated buildout value for NIA #2.

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 2022-23 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-seven (27) 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 2022-23. 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

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calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 2022-23

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-J-1 below.

Table II-J-1
Budget for the NIA #3
Annual Installments to be Collected for 2022-23

	NIA #3 Proportional Share of NIA #2-3 Bonds
Interest payment on March 1, 2023	$92,806
Interest payment on September 1, 2023	$92,806
Principal payment on September 1, 2023	$15,000
Subtotal debt service on bonds	*$200,613*
Administrative expenses	$34,601
Excess interest for prepayment and delinquency reserves	$21,879
Subtotal Expenses	$257,093
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($7,000)
Subtotal funds available	*($7,000)*
Annual Installments	**$250,093**

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Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $92,806 and on September 1, 2023 in the amount of $92,806, which equal interest on the outstanding NIA #3 Assessments balance of $4,375,779 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, 2023. As a result, total principal and interest due for NIA #3 Assessments in 2022-23 is estimated to be equal to $200,613.

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 2022-23 are estimated to be $34,601.

Table II-J-2
Administrative Budget Breakdown
NIA #3

Description	2022-23 Estimated Budget (9/1/21-8/31/22)
City	$3,460
PID Administrator	$24,221
Trustee	$1,730
Auditor	$692
Dissemination Agent	$1,384
Contingency	$3,114
Total	**$34,601**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $21,879, which equals 0.5 percent interest on the outstanding NIA #3 Assessments balance of $4,375,779.

Available Reserve Fund Income

As of June 30, 2022, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #2-3 Bonds debt service for 2022-23.

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Available Capitalized Interest Account

As of June 30, 2022, 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 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the NIA #2-3 Administrative Expense Fund was $69,733. Approximately $59,733 of the current balance is anticipated to be used for the payment of current year administrative expenses for NIA #2-3 through January 31, 2023. As a result, there are $7,000 anticipated to be available in the Administrative Expense Fund to reduce NIA #3's portion of the 2022-23 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 2022-23 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 2022-23 Annual Installment	Allocation Percentage	Annual Installment Per Unit
50'	$250,093	0.26%	$658.15
60'	$250,093	0.29%	$721.78
70'	$250,093	0.32%	$808.63
HOA	$0	0.00%	$0.00

1 – Allocation percentage for each lot size is calculated as each lot's respective estimated buildout value as a percent of the total estimated buildout value for NIA #3.

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 2022-23 are shown in the assessment roll summary attached hereto as Appendix G.

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

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 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-eight (28) 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 2022-23. 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 2022-23

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-L-1 on the following page.

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table II-L-1
Budget for the NIA #4
Annual Installments to be Collected for 2022-23

	NIA #4 Bonds
Interest payment on March 1, 2023	$82,397
Interest payment on September 1, 2023	$82,397
Principal payment on September 1, 2023	$5,000
Subtotal debt service on bonds	*$169,794*
Administrative expenses	$35,700
Excess interest for prepayment and delinquency reserves	$19,975
Subtotal Expenses	$225,469
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$225,469**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $82,397 and on September 1, 2023 in the amount of $82,397, which equal interest on the outstanding NIA #4 Assessments balance of $3,995,000 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, 2023. As a result, total principal and interest due for NIA #4 Assessments in 2022-23 is estimated to be equal to $169,794.

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 2022-23 are estimated to be $35,700.

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table II-L-2
Administrative Budget Breakdown
NIA #4

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$20,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$2,000
Contingency	$5,200
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 $19,975, which equals 0.5 percent interest on the outstanding NIA #4 Assessments balance of $3,995,000.

Available Reserve Fund Income

As of June 30, 2022, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #4 Bonds debt service for 2022-23.

Available Capitalized Interest Account

As of June 30, 2022, 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 2022-23 Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the NIA #2-3 Administrative Expense Fund was $18,488. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no available administrative expense funds to reduce the NIA #4 2022-23 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.

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The Annual Installment for 2022-23 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 2022-23 Annual Installment	Allocation Percentage	Annual Installment Per Unit
50'	$225,469	0.31%	$705.80
60'	$225,469	0.34%	$774.26
70’	$225,469	0.00%	$0.00
HOA	$0	0.00%	$0.00

1 – Allocation percentage for each lot size is calculated as each lot’s respective estimated buildout value as a percent of the total estimated buildout value for NIA #4.

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 2022-23 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 NIA #5A Assessment shall be payable in thirty annual installments of principal and interest beginning with the issuance of the Neighborhood Improvement Area #5 Bonds (the “NIA #5 Bonds”) and will be assessed annually thereafter. Therefore, collection of the first Annual Installment is due no later than January 31, 2023. As a result, twenty-nine (29) Annual Installments remain outstanding for NIA #5A Parcels.

Pursuant to the Updated Service and Assessment Plan, each 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 3.81 percent for 2022-23. 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 #5 Bonds (3.81 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 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 #5 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 #5A Annual Installments to be Collected for 2022-23

The budget for NIA #5A of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-N-1 below.

Table II-N-1
Budget for the NIA #5A
Annual Installments to be Collected for 2022-23

	NIA #5A Proportional Share of the NIA #5 Bonds
Interest payment on March 1, 2023	$139,137
Interest payment on September 1, 2023	$139,137
Principal payment on September 1, 2023	$55,000
Subtotal debt service on bonds	*$333,274*
Administrative expenses	$35,826
Excess interest for prepayment and delinquency reserves	$36,500
Subtotal Expenses	$405,599
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$405,599**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $139,137 and on September 1, 2023 in the amount of $139,137, which equal interest on the outstanding NIA #5A Assessments balance of $7,300,000 for six months each and an effective interest rate of 3.81 percent. Annual Installments to be collected include a principal amount of $55,000 due on September 1, 2023. As a result, total principal and interest due for the NIA #5A Assessments in 2022-23 is estimated to be equal to $333,274.

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Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-N-2 below, the total NIA #5A administrative expenses to be collected for 2022-23 are estimated to be $35,826.

Table II-N-2
Administrative Budget Breakdown
NIA #5A

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$23,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$2,000
Contingency	$2,326
Total	**$35,826**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $36,500, which equals 0.5 percent interest on the outstanding NIA #5A Assessments balance of $7,300,000.

Available Reserve Fund Income

As of June 30, 2022, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #5 Bonds debt service for 2022-23.

Available Capitalized Interest Account

According to Section 6.4 of the Indenture of Trust, the Capitalized Interest Fund is anticipated to be fully expended following the September 1, 2022 debt service payment. As a result, there is no capitalized interest account credit available to reduce the Annual Installment for 2022-23.

Available Administrative Expense Account

As of June 30, 2022, the balance in the NIA #5 Administrative Expense Fund was $96,342. The current balance is anticipated to be used for the payment of current year administrative expenses for NIA #5A and NIA #5B through January 31, 2023. As a result, there are no administrative funds anticipated to be available in the Administrative Expense Fund to reduce NIA #5A's portion of the 2022-23 Annual Installment.

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O. Annual Installments Per Unit - NIA #5A

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 the NIA #5A area.

The Annual Installment for 2022-23 will only be collected from the Assessed Property within NIA #5A that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #5A is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-O-1 below.

Table II-O-1
Annual Installment Per Unit – NIA #5A

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage	Annual Installment Per Unit
50'	$405,599	0.26%	$1,061.53
60'	$405,599	0.31%	$1,254.53
70’	$405,599	0.00%	$0.00
HOA	$0	0.00%	$0.00

1 – Allocation percentage for each lot size is calculated as each lot’s respective estimated buildout value as a percent of the total estimated buildout value for NIA #5A.

The list of Parcels within the NIA #5A 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 2022-23 are shown in the assessment roll summary attached hereto as Appendix I.

P. Annual Budget – NIA #5B

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the NIA #5B Assessment shall be payable in thirty annual installments of principal and interest beginning with the issuance of the NIA #5 Bonds and will be assessed annually thereafter. Therefore, collection of the first Annual Installment is due no later than January 31, 2023. As a result, twenty-nine (29) Annual Installments remain outstanding for NIA #5B Parcels.

Pursuant to the Updated Service and Assessment Plan, each 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 3.81 percent for 2022-23. 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 #5 Bonds (3.81 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 2022 and will be delinquent on February 1, 2023.

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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 2022-23 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 #5 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 #5B Annual Installments to be Collected for 2022-23

The budget for NIA #5B of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-P-1 below.

Table II-P-1
Budget for the NIA #5B
Annual Installments to be Collected for 2022-23

	NIA #5B Proportional Share of the NIA #5 Bonds
Interest payment on March 1, 2023	$256,539
Interest payment on September 1, 2023	$256,539
Principal payment on September 1, 2023	$108,000
Subtotal debt service on bonds	*$621,078*
Administrative expenses	$78,890
Excess interest for prepayment and delinquency reserves	$67,420
Subtotal Expenses	$767,387
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$767,387**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $256,539 and on September 1, 2023 in the amount of $256,539, which equal interest on the outstanding NIA #5B Assessments balance of $13,484,000 for six months each and

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an effective interest rate of 3.81 percent. Annual Installments to be collected include a principal amount of $108,000 due on September 1, 2023. As a result, total principal and interest due for the NIA #5B Assessments in 2022-23 is estimated to be equal to $621,078.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-P-2 below, the total NIA #5B administrative expenses to be collected for 2022-23 are estimated to be $78,890.

Table II-P-2
Administrative Budget Breakdown
NIA #5B

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$50,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$2,000
Contingency	$18,390
Total	**$78,890**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $67,420, which equals 0.5 percent interest on the outstanding NIA #5B Assessments balance of $13,484,000.

Available Reserve Fund Income

As of June 30, 2022, there are no excess Reserve Fund income anticipated to be available to pay a portion of the NIA #5 Bonds debt service for 2022-23.

Available Capitalized Interest Account

According to Section 6.4 of the Indenture of Trust, the Capitalized Interest Fund is anticipated to be fully expended following the September 1, 2022 debt service payment. As a result, there is no capitalized interest account credit available to reduce the Annual Installment for 2022-23.

Available Administrative Expense Account

As of June 30, 2022, the balance in the NIA #5 Administrative Expense Fund was $96,342. The current balance is anticipated to be used for the payment of current year administrative expenses

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for NIA #5A and NIA #5B through January 31, 2023. As a result, there are no administrative funds anticipated to be available in the Administrative Expense Fund to reduce NIA #5B's portion of the 2022-23 Annual Installment.

Q. Annual Installments Per Unit - NIA #5B

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 the NIA #5B area.

The Annual Installment for 2022-23 will only be collected from the Assessed Property within NIA #5B that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #5B is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-Q-1 below.

Table II-Q-1
Annual Installment Per Unit – NIA #5B

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage	Annual Installment Per Unit
50'	$767,387	0.14%	$1,070.46
60'	$767,387	0.16%	$1,265.08
70'	$767,387	0.18%	$1,394.84
HOA	$0	0.00%	$0.00

1 – Allocation percentage for each lot size is calculated as each lot's respective estimated buildout value as a percent of the total estimated buildout value for NIA #5A.

The list of Parcels within the NIA #5B 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 2022-23 are shown in the assessment roll summary attached hereto as Appendix J.

R. 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

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preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

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 Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

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

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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 #5 Bonds

The NIA #5 Bonds were issued in January 2022. Pursuant to Section 4.3 of the NIA #5 Bonds' Trust Indenture, the City reserves the right and option to redeem the NIA #5 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 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.

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Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (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 - 2022-23 v2.1 (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, Appendix H, Appendix I, and Appendix J 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.

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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 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 and the Denton Central Appraisal District records, NIA #5A of the PID was completely subdivided and final plats recorded. As a result, the NIA #5A Assessments were allocated proportionally to each Lot Type and officially recognized in the Denton County roll for 2022.

According to the Developer, the estimated number of units to be constructed in NIAs #2-5 is 1,835, which is an increase by approximately two (2) units from the NIAs #2-5 Lots assessed in 2021-22.

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 359 NIA #5A Parcels.

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Table IV-A-1
NIA #2-5 Major Improvement Assessment Reallocation
Prior to & After Subdivision of NIA #5A 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]**	**2022-23 Annual Installments[3]**
52680 122875 52751 52810 52744	1,000	$8,382,548	NIA #5A (Various)	359	$3,009,335	19.47%	$348,016
52760 52721 751235 660188 751236 134236			NIA #5B (52810, 52744, 134236, 660188, 751235, 751236)	641	$5,373,213	34.77%	$621,387
Total	**1,000**	**$8,382,548**		**1,000**	**$8,382,548**	**54.24%**	**$969,403**

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 #5A 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, 359 NIA #5A Parcels were subdivided from the respective parent Parcels shown in Table IV-A-1 above with a current outstanding NIA #2-5 Major Improvement Assessment balance of $8,383 per Parcel.

The NIA #5A Assessments allocated to each Parcel are shown in Appendix I of this report.

B. Prepayment of Assessments

As of July 31, 2022, eleven (11) Parcels have prepaid their NIA #1 Assessment in full and four (4) Parcels have prepaid their NIA #3 Assessment and respective NIA #2-5 Assessment in full.

Refer to Appendix B of this report for additional details regarding prepaid Assessments within the PID.

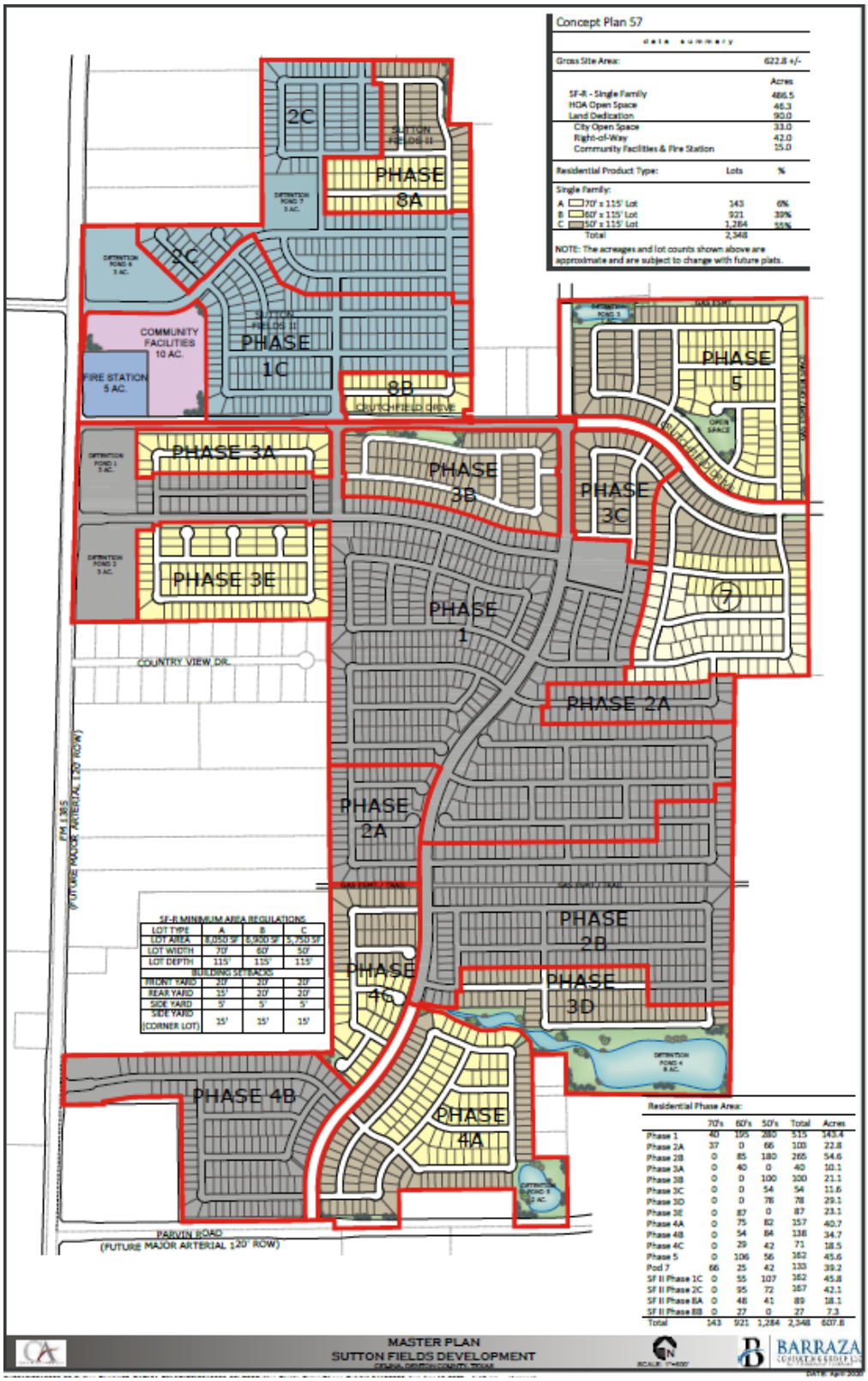
The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX A
PID MAP

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX A
Updated Concept Plan



Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX B
PREPAID PARCELS

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (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
757489	NIA #3	Full
757468	NIA #3	Full
769662	NIA #3	Full
757473	NIA #3	Full
757489	NIA #2-5	Full
757468	NIA #2-5	Full
769662	NIA #2-5	Full
757473	NIA #2-5	Full

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Appendix C
Sutton Fields II PID
2022 Assessed Value per Phase

Phase	Parcels	2022 Assessed Value[7]
NIA #1[1]	530	$243,557,428
NIA #2[2]	171	$68,791,464
NIA #3[3]	374	$140,622,447
NIA #4[4]	319	$90,332,260
NIA #5A[5]	379	$21,498,544
NIA #2-5[6]	6	$4,589,227
Total	**1779**	**$569,391,370**

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 369 residential lots and ten open space lots.

6 - Parcels include six (6) parent parcels and excludes previously subdivided Parcels in NIA #2, NIA #3, NIA #4, and NIA #5A.

7 - Parcel assessed values reflect 2022 values in accordance with Denton Central Appraisal District online records.

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX D-1
NIA #1 ASSESSMENT ROLL – 2022-23

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2022-23

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2022-23 Annual Installments
715978	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($242.94)	$1,724.34
715979	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($243.06)	$1,724.23
715980	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($248.73)	$1,718.56
715981	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($260.55)	$1,706.74
715982	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($214.06)	$1,753.23
715983	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($235.47)	$1,731.82
715984	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($215.64)	$1,751.64
715985	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($242.51)	$1,724.78
715986	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($281.89)	$1,685.40
715987	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($227.90)	$1,739.39
715988	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($266.09)	$1,701.20
715989	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($243.77)	$1,723.52
715990	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($270.92)	$1,696.37
715991	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($288.81)	$1,678.48
715992	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($252.68)	$1,714.60
715993	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($309.43)	$1,657.86
715994	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($282.89)	$1,684.40
715995	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($241.88)	$1,725.41
715996	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($227.66)	$1,739.62
715997	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($241.87)	$1,725.41
715998	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($255.20)	$1,712.09
715999	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($278.95)	$1,688.34
716000	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($309.96)	$1,657.33
716001	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($294.14)	$1,673.15
716002	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($246.85)	$1,720.44
716003	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($248.38)	$1,718.91
716004	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($307.14)	$1,660.15
716005	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($254.83)	$1,712.46
716006	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($243.40)	$1,723.88
716007	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716008	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716009	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($50.60)	$2,107.88
716010	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($275.64)	$1,882.84
716011	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($201.96)	$1,956.53
716012	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($48.54)	$2,109.94
716013	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716048	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716049	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($266.62)	$1,891.87
716050	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($314.62)	$1,843.87
716051	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($388.78)	$1,769.71
716052	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($259.61)	$1,898.88
716053	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716054	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($50.36)	$2,108.12
716055	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($293.07)	$1,865.42
716056	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($243.05)	$1,915.43
716057	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($381.59)	$1,776.89
716058	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($299.11)	$1,859.38
716059	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($255.01)	$1,903.48
716060	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($50.44)	$2,108.05
716061	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($257.17)	$1,901.32
716062	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($341.79)	$1,816.70
716063	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($50.60)	$2,107.89
716064	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($254.99)	$1,903.49
716065	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($354.66)	$1,803.82
716066	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($307.23)	$1,851.25
716067	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($307.37)	$1,851.11
716068	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($341.55)	$1,816.93
716069	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716101	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($222.10)	$1,936.39
716102	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($317.08)	$1,841.41
716103	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($268.23)	$1,890.25

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2022-23

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2022-23 Annual Installments
716104	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($50.44)	$2,108.05
716105	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($227.59)	$1,930.90
716106	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($210.71)	$1,947.78
716107	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($50.44)	$2,108.05
716108	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($50.44)	$2,108.05
716109	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($50.60)	$2,107.89
716110	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($50.60)	$2,107.89
716111	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($130.03)	$2,028.46
716112	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($332.90)	$1,825.58
716113	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($229.67)	$1,928.81
716114	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($339.69)	$1,818.80
716115	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($255.77)	$1,902.72
716116	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($298.20)	$1,669.09
716117	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($249.92)	$1,717.37
716118	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($198.05)	$1,769.24
716119	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($305.43)	$1,661.86
716120	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($246.60)	$1,720.69
716121	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($309.08)	$1,658.21
716122	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($288.99)	$1,678.30
716123	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($244.78)	$1,722.51
716124	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($325.92)	$1,641.36
716125	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($246.73)	$1,720.56
716126	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($276.59)	$1,690.69
716127	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716157	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($260.85)	$1,706.44
716158	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($214.60)	$1,752.69
716159	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($288.60)	$1,678.69
716160	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($331.75)	$1,635.54
716161	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($243.14)	$1,724.15
716162	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($312.31)	$1,654.98
716163	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($265.83)	$1,701.46
716164	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($228.58)	$1,738.70
716165	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($301.84)	$1,665.45
716166	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($249.02)	$1,718.26
716167	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($314.12)	$1,653.17
716168	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($269.12)	$1,698.17
716169	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($293.25)	$1,674.04
716170	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($212.02)	$1,755.27
716171	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($276.63)	$1,690.66
716172	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($225.86)	$1,741.43
716173	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($237.68)	$1,729.61
716174	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($261.27)	$1,706.02
716175	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($238.51)	$1,728.78
716176	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($290.03)	$1,677.26
716177	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($241.44)	$1,725.84
716178	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($231.35)	$1,735.93
716179	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($292.24)	$1,675.04
716205	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($268.57)	$1,698.72
716206	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($299.36)	$1,667.93
716207	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($229.44)	$1,737.85
716208	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($320.18)	$1,647.11
716209	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($239.33)	$1,727.96
716210	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($279.41)	$1,687.88
716211	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($218.05)	$1,749.24
716212	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($236.83)	$1,730.45
716213	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	$0.00	$1,967.29
716214	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($244.34)	$1,722.95
716215	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($226.74)	$1,740.55
716216	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($219.07)	$1,748.22
716217	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($272.79)	$1,694.50
716218	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($305.87)	$1,661.41

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2022-23 Annual Installments
716219	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($246.58)	$1,720.71
716220	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($267.78)	$1,699.51
716221	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($248.49)	$1,718.79
716222	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($238.05)	$1,729.24
716223	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($260.17)	$1,707.12
716224	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($232.71)	$1,734.58
716225	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($249.09)	$1,718.20
716226	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($254.04)	$1,713.25
716227	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($235.02)	$1,732.27
716228	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716229	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($342.40)	$1,624.89
716230	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
716231	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($280.28)	$1,687.01
716232	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($242.72)	$1,724.57
716233	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($233.11)	$1,734.18
716234	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($260.70)	$1,706.59
716235	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($264.36)	$1,702.93
716236	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($316.28)	$1,651.01
716237	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($263.78)	$1,703.51
716238	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($284.45)	$1,682.84
716239	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
716240	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($211.14)	$1,756.15
716241	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($246.74)	$1,720.54
716242	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($225.19)	$1,742.09
716243	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($289.56)	$1,677.73
716244	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($263.32)	$1,703.97
716245	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($304.24)	$1,663.05
716246	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($196.05)	$1,771.24
716247	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($243.30)	$1,723.98
716248	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
716249	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($293.99)	$1,673.30
716250	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($310.67)	$1,656.62
716272	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($369.87)	$1,597.42
716273	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($231.46)	$1,735.83
716274	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($242.96)	$1,724.33
716275	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($232.33)	$1,734.96
716276	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($260.62)	$1,706.67
716277	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($287.11)	$1,680.17
716278	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($314.75)	$1,652.53
716279	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($339.96)	$1,627.33
716280	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($244.64)	$1,722.64
716281	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($217.36)	$1,749.93
716282	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($274.53)	$1,692.75
716304	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($241.24)	$1,726.05
716305	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($298.21)	$1,669.08
716306	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($226.03)	$1,741.26
716307	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($240.82)	$1,726.47
716308	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($248.21)	$1,719.08
716309	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($226.71)	$1,740.58
716310	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($217.31)	$1,749.98
716311	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($245.38)	$1,721.91
716312	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($265.13)	$1,702.15
716313	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($224.18)	$1,743.10
716314	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($225.89)	$1,741.40
716315	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($233.56)	$1,733.72
716316	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
716317	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($230.55)	$1,736.73
716318	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($234.42)	$1,732.87
716319	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($234.42)	$1,732.87
716320	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($250.25)	$1,717.04
716321	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($233.48)	$1,733.81

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Sutton Fields PID II
NIA #1 Assessment Roll
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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2022-23 Annual Installments
716322	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($240.57)	$1,726.71
716323	50	$9,899	0.09%	$183.52	$717.68	$32.94	$49.50	($117.43)	$866.21
754877	50	$9,899	0.09%	$183.52	$717.68	$32.94	$49.50	($104.64)	$879.00
716324	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($274.97)	$1,692.32
716325	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($323.30)	$1,643.99
716326	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($298.22)	$1,669.06
716327	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($289.03)	$1,678.25
716328	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($228.19)	$1,739.10
716329	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($276.34)	$1,690.95
716330	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($318.78)	$1,648.51
716331	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
716332	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($280.48)	$1,686.81
716333	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($280.36)	$1,686.92
716334	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($217.69)	$1,749.59
716335	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($242.58)	$1,724.71
716336	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($238.15)	$1,729.14
716337	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($227.44)	$1,739.85
716338	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($300.90)	$1,666.39
716339	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($254.03)	$1,713.26
716340	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($320.59)	$1,646.69
716341	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($307.76)	$1,659.53
716342	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($295.80)	$1,671.49
716343	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($322.89)	$1,644.40
716344	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($313.74)	$1,653.55
716345	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($314.79)	$1,652.50
716346	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($310.25)	$1,657.03
716347	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($257.95)	$1,709.34
716348	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	$0.00	$1,967.29
716349	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($281.20)	$1,686.09
716351	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($245.73)	$1,721.56
716352	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($253.27)	$1,714.02
716353	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($26.91)	$1,940.38
716354	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($296.66)	$1,670.63
716355	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($233.50)	$1,733.79
716376	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($256.38)	$1,710.91
716377	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($314.07)	$1,653.22
716378	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($295.13)	$1,672.16
716379	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($231.44)	$1,735.85
716380	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($247.08)	$1,720.21
716381	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($252.10)	$1,715.19
716382	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($309.96)	$1,657.33
716383	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($221.97)	$1,745.32
716384	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($302.06)	$1,665.23
716385	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($272.38)	$1,694.91
716386	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($244.32)	$1,722.97
716387	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($209.09)	$1,758.20
716388	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($316.86)	$1,650.43
716409	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($299.22)	$1,668.07
716410	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($322.05)	$1,645.24
716411	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($252.76)	$1,714.53
716412	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($253.93)	$1,713.36
716413	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($185.63)	$1,781.66
716414	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($270.02)	$1,697.27
716415	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($312.86)	$1,654.42
716436	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($303.43)	$1,663.86
716437	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($238.36)	$1,728.93
716438	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($214.73)	$1,752.56
716439	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($302.02)	$1,665.27
716440	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($233.30)	$1,733.98
716441	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($300.34)	$1,666.95
716442	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($261.25)	$1,706.04

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2022-23

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2022-23 Annual Installments
716443	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($291.55)	$1,675.74
716444	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($323.52)	$1,643.76
716445	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($287.34)	$1,679.95
716446	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($299.60)	$1,667.68
716447	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($250.42)	$1,716.87
716448	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($307.86)	$1,659.43
716449	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($288.43)	$1,678.85
716450	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($239.55)	$1,727.74
716451	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($26.97)	$1,940.32
716452	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($230.37)	$1,736.92
716453	50	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3659896	50	$9,899	0.09%	$183.52	$717.68	$32.94	$49.50	($96.08)	$887.56
8464132	50	$9,899	0.09%	$183.52	$717.68	$32.94	$49.50	($140.91)	$842.73
716454	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($237.14)	$1,730.14
716455	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($240.18)	$1,727.10
716456	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($237.14)	$1,730.14
716457	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($260.97)	$1,706.32
716458	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($3.89)	$1,963.40
716459	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($245.93)	$1,721.36
716460	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($287.12)	$1,680.16
716461	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($298.47)	$1,668.82
716462	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($345.37)	$1,621.91
716463	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($215.29)	$1,751.99
716464	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($244.41)	$1,722.88
716465	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($311.39)	$1,655.90
716466	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($245.52)	$1,721.77
716467	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($281.16)	$1,686.13
716487	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($253.29)	$1,714.00
716488	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($247.39)	$1,719.90
716489	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($293.47)	$1,673.82
716490	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($236.05)	$1,731.24
716491	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($257.53)	$1,709.76
716492	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($293.24)	$1,674.05
716493	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($225.89)	$1,741.40
716494	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($284.82)	$1,682.47
716495	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($253.79)	$1,713.50
716496	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($241.41)	$1,725.88
716497	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($237.03)	$1,730.25
716498	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($209.74)	$1,757.55
716499	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($258.56)	$1,708.73
716500	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($311.96)	$1,655.33
716501	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($258.63)	$1,708.66
716502	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($244.00)	$1,723.29
716503	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
716504	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($321.77)	$1,645.52
716505	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($221.63)	$1,745.66
716506	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($284.26)	$1,683.03
716507	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($262.42)	$1,704.87
716508	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($298.47)	$1,668.82
716509	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($236.38)	$1,730.91
716510	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($214.73)	$1,752.56
716511	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($238.30)	$1,728.98
716512	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($241.23)	$1,726.05
716513	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
716514	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($41.11)	$1,926.18
716515	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
716533	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($264.18)	$1,703.11
716534	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($234.42)	$1,732.87
716535	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($232.05)	$1,735.24
716536	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($258.29)	$1,709.00
716537	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2022-23

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2022-23 Annual Installments
716553	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($331.07)	$1,636.22
716554	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($230.52)	$1,736.77
716555	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($299.52)	$1,667.77
716556	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($261.32)	$1,705.97
716557	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($242.13)	$1,725.16
716558	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($301.95)	$1,665.33
716559	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($239.90)	$1,727.39
716560	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($262.42)	$1,704.86
716561	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($244.41)	$1,722.88
716562	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($229.95)	$1,737.34
716563	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($244.40)	$1,722.88
716564	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($290.80)	$1,676.48
716565	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($321.51)	$1,645.77
716566	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($48.44)	$1,918.85
716567	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($41.11)	$1,926.18
716568	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($344.90)	$1,622.39
716569	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($260.82)	$1,706.46
716570	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($213.25)	$1,754.04
716571	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($244.34)	$1,722.95
716572	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($236.38)	$1,730.91
716573	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($298.47)	$1,668.82
716574	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($236.25)	$1,731.04
716575	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($281.27)	$1,686.01
716576	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($341.00)	$1,626.29
716577	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($363.98)	$1,603.31
716578	50	$19,798	0.19%	$367.05	$1,435.37	$65.88	$98.99	($250.20)	$1,717.08
723226	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($420.89)	$1,737.60
723227	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	$0.00	$2,158.49
723228	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($348.70)	$1,809.78
723229	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($353.79)	$1,804.70
723230	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($324.23)	$1,834.26
723231	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($255.70)	$1,902.79
723232	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($244.75)	$1,913.74
723233	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($320.71)	$1,837.78
723234	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($356.55)	$1,801.93
723235	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($321.03)	$1,837.46
723236	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($286.57)	$1,871.92
723237	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($290.08)	$1,868.40
723238	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($309.79)	$1,848.70
723239	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($325.06)	$1,833.43
723240	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($320.83)	$1,837.66
723241	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($125.40)	$2,033.09
723242	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($311.02)	$1,847.46
723243	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($327.03)	$1,831.46
723244	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($349.84)	$1,808.64
723245	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($263.59)	$1,894.90
723246	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($269.24)	$1,889.24
723247	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($356.36)	$1,802.13
723248	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($327.22)	$1,831.27
723249	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($332.65)	$1,825.84
723250	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($372.39)	$1,786.09
723251	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($325.76)	$1,832.72
723252	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	$0.00	$2,158.49
723253	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($362.90)	$1,795.59
723254	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($299.30)	$1,859.19
723255	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($335.01)	$1,823.47
723256	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($328.50)	$1,829.99
723257	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($83.54)	$2,074.94
723258	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($250.29)	$1,908.20
723259	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723260	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($323.80)	$1,834.68

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2022-23

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2022-23 Annual Installments
723261	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($323.26)	$1,835.23
723262	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($35.83)	$2,122.65
723263	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
723264	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($260.05)	$1,898.44
723265	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($364.06)	$1,794.43
723266	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($132.86)	$2,025.62
723267	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($354.42)	$1,804.06
723268	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($379.39)	$2,035.02
723269	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($349.85)	$2,064.57
723270	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($342.16)	$2,072.26
723271	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($281.02)	$1,877.47
723272	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($281.64)	$1,876.84
723273	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($361.86)	$1,796.62
723274	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($328.21)	$1,830.27
723275	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($124.92)	$2,033.57
723276	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($79.18)	$2,079.31
723277	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723278	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($194.29)	$1,964.20
723279	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($105.12)	$2,053.37
723280	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($138.24)	$2,020.25
723281	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($55.46)	$2,103.02
723282	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($344.04)	$1,814.45
723283	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($370.18)	$1,788.31
723284	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.83)	$2,112.66
723285	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723286	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($82.11)	$2,076.38
723287	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($290.64)	$1,867.85
723288	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
723289	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($88.59)	$2,069.90
723290	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($371.66)	$1,786.83
723291	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($319.34)	$1,839.15
723292	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($365.50)	$1,792.99
723293	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($317.99)	$1,840.49
723294	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($324.66)	$1,833.83
723295	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($326.34)	$1,832.15
723296	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($317.64)	$1,840.84
723297	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($270.17)	$1,888.32
723298	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	$0.00	$2,158.49
723299	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($269.43)	$1,889.06
723300	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($302.42)	$1,856.07
723301	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($339.38)	$1,819.11
723302	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($336.39)	$1,822.09
723303	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($325.55)	$1,832.94
723304	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($350.96)	$1,807.52
723305	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723306	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($329.02)	$1,829.47
723307	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($269.84)	$1,888.65
723308	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($247.21)	$1,911.27
723309	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($332.45)	$1,826.03
723310	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($103.07)	$2,055.42
723311	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($111.52)	$2,046.96
723312	60	$10,861	0.10%	$201.36	$787.43	$36.14	$54.31	($69.04)	$1,010.20
992893	60	$10,861	0.10%	$201.36	$787.43	$36.14	$54.31	($69.04)	$1,010.20
723313	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
723314	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($51.89)	$2,106.60
723315	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723316	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($364.44)	$1,794.05
723317	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($351.55)	$1,806.94
723318	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($360.89)	$1,797.60
723319	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	$0.00	$2,158.49
723320	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($131.44)	$2,027.05

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
2022-23

Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2022-23 Annual Installments
723321	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($234.42)	$1,924.07
723322	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($319.83)	$1,838.65
723323	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($331.66)	$1,826.83
723324	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($375.84)	$1,782.65
723325	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($49.64)	$2,108.84
723326	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($332.14)	$1,826.35
723327	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($341.90)	$1,816.59
723328	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($121.32)	$2,037.17
723329	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723330	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($132.15)	$2,026.33
723331	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($127.12)	$2,031.37
723332	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($325.74)	$1,832.75
723333	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($340.58)	$1,817.91
723334	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($318.28)	$1,840.21
723335	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($328.09)	$1,830.40
723336	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723337	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($103.77)	$2,054.72
723338	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723339	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723340	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($315.13)	$1,843.36
723341	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723342	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($49.64)	$2,108.84
723343	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($381.65)	$1,776.83
723344	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($407.20)	$1,751.29
723345	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($298.94)	$1,859.55
723346	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($325.55)	$1,832.94
723347	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($327.37)	$1,831.12
723348	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($375.82)	$1,782.67
723349	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($301.64)	$1,856.84
723350	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($335.25)	$1,823.24
723351	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($374.76)	$1,783.72
723352	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($289.76)	$1,868.72
723353	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($337.35)	$1,821.13
723354	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($289.30)	$1,869.19
723355	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($350.86)	$1,807.62
723356	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($51.89)	$2,106.60
723357	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($351.43)	$1,807.06
723358	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($156.17)	$2,002.32
723359	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($319.52)	$1,838.97
723360	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($331.41)	$1,827.08
723361	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($327.01)	$1,831.48
723362	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($337.11)	$1,821.38
723363	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723364	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($322.13)	$1,836.35
723365	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723366	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($344.34)	$1,814.14
723367	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($51.63)	$2,106.86
723368	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($316.57)	$1,841.92
723369	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($45.82)	$2,112.67
723370	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($327.08)	$1,831.41
723371	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($338.83)	$1,819.66
723372	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($250.70)	$1,907.78
723373	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($359.57)	$1,798.91
723374	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($317.54)	$1,840.94
723375	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($263.51)	$1,894.97
723376	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($337.38)	$1,821.11
723377	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($140.39)	$2,018.10
723378	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($316.13)	$1,842.36
723379	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	$0.00	$2,158.49
723380	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($330.79)	$1,827.70
723381	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($336.74)	$1,821.75

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 Assessment Roll
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Parcel ID	Lot Type	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Applicable TIRZ Credit	2022-23 Annual Installments
723382	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($290.15)	$1,868.34
723383	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($302.99)	$1,855.50
723384	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($332.29)	$1,826.20
723385	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($327.01)	$1,831.48
723386	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($337.53)	$1,820.95
723387	60	$21,722	0.21%	$402.72	$1,574.87	$72.28	$108.61	($335.03)	$1,823.45
723388	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($339.12)	$2,075.30
723389	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($339.87)	$2,074.54
723390	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
723391	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($304.30)	$2,110.12
723392	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($328.80)	$2,085.62
723393	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($362.09)	$2,052.33
723394	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	$0.00	$2,414.42
723395	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($358.25)	$2,056.16
723396	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($327.55)	$2,086.87
723397	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($381.39)	$2,033.03
723398	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($361.14)	$2,053.27
723399	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($352.27)	$2,062.14
723400	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($333.42)	$2,081.00
723401	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($355.06)	$2,059.35
723402	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	$0.00	$2,414.42
723403	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($327.70)	$2,086.72
723404	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($402.67)	$2,011.75
723405	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($356.35)	$2,058.06
723406	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
723407	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($337.59)	$2,076.83
723408	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($387.58)	$2,026.84
723409	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($367.86)	$2,046.56
723410	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($344.56)	$2,069.86
723411	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($374.47)	$2,039.95
723412	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($391.79)	$2,022.63
723413	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($334.18)	$2,080.24
723414	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($407.22)	$2,007.20
723415	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($355.32)	$2,059.09
723416	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($326.11)	$2,088.31
723417	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($356.30)	$2,058.11
723418	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($285.58)	$2,128.84
723419	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($377.56)	$2,036.86
723420	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($307.76)	$2,106.65
723421	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($363.28)	$2,051.14
723422	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
723423	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
723424	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
723425	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($309.91)	$2,104.50
723426	70	$24,298	0.23%	$450.47	$1,761.60	$80.85	$121.49	($305.75)	$2,108.67
723427	N/A	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**$10,518,057.54**	**100.00%**	**$195,000.00**	**$762,559.17**	**$35,000.00**	**$52,590.29**	**($129,872.54)**	**$915,276.92**

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX D-2
NIA #1 TIRZ CREDIT CALCULATION – 2022-23

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
715978	$0.56	$1,838.25	$1,837.69	($242.94)	($242.94)
715979	$0.56	$1,839.11	$1,838.55	($243.06)	($243.06)
715980	$0.56	$1,881.99	$1,881.43	($248.73)	($248.73)
715981	$0.56	$1,971.44	$1,970.88	($260.55)	($260.55)
715982	$0.56	$1,619.78	$1,619.22	($214.06)	($214.06)
715983	$0.56	$1,781.74	$1,781.18	($235.47)	($235.47)
715984	$0.56	$1,631.75	$1,631.19	($215.64)	($215.64)
715985	$0.56	$1,834.94	$1,834.38	($242.51)	($242.51)
715986	$0.56	$2,132.87	$2,132.31	($281.89)	($281.89)
715987	$0.56	$1,724.46	$1,723.90	($227.90)	($227.90)
715988	$0.56	$2,013.34	$2,012.78	($266.09)	($266.09)
715989	$0.56	$1,844.47	$1,843.91	($243.77)	($243.77)
715990	$0.56	$2,049.87	$2,049.31	($270.92)	($270.92)
715991	$0.56	$2,185.21	$2,184.65	($288.81)	($288.81)
715992	$0.56	$1,911.93	$1,911.37	($252.68)	($252.68)
715993	$0.56	$2,341.16	$2,340.60	($309.43)	($309.43)
715994	$0.56	$2,140.44	$2,139.88	($282.89)	($282.89)
715995	$0.56	$1,830.21	$1,829.65	($241.88)	($241.88)
715996	$0.56	$1,722.68	$1,722.12	($227.66)	($227.66)
715997	$0.56	$1,830.17	$1,829.61	($241.87)	($241.87)
715998	$0.56	$1,930.94	$1,930.38	($255.20)	($255.20)
715999	$0.56	$2,110.63	$2,110.07	($278.95)	($278.95)
716000	$0.56	$2,345.16	$2,344.60	($309.96)	($309.96)
716001	$0.56	$2,225.52	$2,224.96	($294.14)	($294.14)
716002	$0.56	$1,867.78	$1,867.22	($246.85)	($246.85)
716003	$0.56	$1,879.38	$1,878.82	($248.38)	($248.38)
716004	$0.56	$2,323.83	$2,323.27	($307.14)	($307.14)
716005	$0.56	$1,928.14	$1,927.58	($254.83)	($254.83)
716006	$0.56	$1,841.73	$1,841.17	($243.40)	($243.40)
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	$2,085.61	$2,085.05	($275.64)	($275.64)
716011	$0.56	$1,528.24	$1,527.68	($201.96)	($201.96)
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	$2,017.33	$2,016.77	($266.62)	($266.62)
716050	$0.56	$2,380.40	$2,379.84	($314.62)	($314.62)
716051	$0.56	$2,941.39	$2,940.83	($388.78)	($388.78)
716052	$0.56	$1,964.32	$1,963.76	($259.61)	($259.61)
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	$2,217.39	$2,216.83	($293.07)	($293.07)
716056	$0.56	$1,839.08	$1,838.52	($243.05)	($243.05)
716057	$0.56	$2,887.05	$2,886.49	($381.59)	($381.59)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
716058	$0.56	$2,263.08	$2,262.52	($299.11)	($299.11)
716059	$0.56	$1,929.53	$1,928.97	($255.01)	($255.01)
716060	$0.56	$382.08	$381.52	($50.44)	($50.44)
716061	$0.56	$1,945.85	$1,945.29	($257.17)	($257.17)
716062	$0.56	$2,585.92	$2,585.36	($341.79)	($341.79)
716063	$0.56	$383.32	$382.76	($50.60)	($50.60)
716064	$0.56	$1,929.41	$1,928.85	($254.99)	($254.99)
716065	$0.56	$2,683.34	$2,682.78	($354.66)	($354.66)
716066	$0.56	$2,324.55	$2,323.99	($307.23)	($307.23)
716067	$0.56	$2,325.61	$2,325.05	($307.37)	($307.37)
716068	$0.56	$2,584.16	$2,583.60	($341.55)	($341.55)
716069	$0.00	$0.00	$0.00	$0.00	$0.00
716101	$0.56	$1,680.57	$1,680.01	($222.10)	($222.10)
716102	$0.56	$2,399.05	$2,398.49	($317.08)	($317.08)
716103	$0.56	$2,029.56	$2,029.00	($268.23)	($268.23)
716104	$0.56	$382.08	$381.52	($50.44)	($50.44)
716105	$0.56	$1,722.08	$1,721.52	($227.59)	($227.59)
716106	$0.56	$1,594.43	$1,593.87	($210.71)	($210.71)
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	$984.13	$983.57	($130.03)	($130.03)
716112	$0.56	$2,518.73	$2,518.17	($332.90)	($332.90)
716113	$0.56	$1,737.87	$1,737.31	($229.67)	($229.67)
716114	$0.56	$2,570.05	$2,569.49	($339.69)	($339.69)
716115	$0.56	$1,935.29	$1,934.73	($255.77)	($255.77)
716116	$0.56	$2,256.21	$2,255.65	($298.20)	($298.20)
716117	$0.56	$1,891.01	$1,890.45	($249.92)	($249.92)
716118	$0.56	$1,498.65	$1,498.09	($198.05)	($198.05)
716119	$0.56	$2,310.89	$2,310.33	($305.43)	($305.43)
716120	$0.56	$1,865.88	$1,865.32	($246.60)	($246.60)
716121	$0.56	$2,338.53	$2,337.97	($309.08)	($309.08)
716122	$0.56	$2,186.54	$2,185.98	($288.99)	($288.99)
716123	$0.56	$1,852.14	$1,851.58	($244.78)	($244.78)
716124	$0.56	$2,465.94	$2,465.38	($325.92)	($325.92)
716125	$0.56	$1,866.89	$1,866.33	($246.73)	($246.73)
716126	$0.56	$2,092.79	$2,092.23	($276.59)	($276.59)
716127	$0.00	$0.00	$0.00	$0.00	$0.00
716157	$0.56	$1,973.70	$1,973.14	($260.85)	($260.85)
716158	$0.56	$1,623.86	$1,623.30	($214.60)	($214.60)
716159	$0.56	$2,183.58	$2,183.02	($288.60)	($288.60)
716160	$0.56	$2,509.99	$2,509.43	($331.75)	($331.75)
716161	$0.56	$1,839.76	$1,839.20	($243.14)	($243.14)
716162	$0.56	$2,362.98	$2,362.42	($312.31)	($312.31)
716163	$0.56	$2,011.34	$2,010.78	($265.83)	($265.83)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
716164	$0.56	$1,729.63	$1,729.07	($228.58)	($228.58)
716165	$0.56	$2,283.76	$2,283.20	($301.84)	($301.84)
716166	$0.56	$1,884.24	$1,883.68	($249.02)	($249.02)
716167	$0.56	$2,376.66	$2,376.10	($314.12)	($314.12)
716168	$0.56	$2,036.23	$2,035.67	($269.12)	($269.12)
716169	$0.56	$2,218.80	$2,218.24	($293.25)	($293.25)
716170	$0.56	$1,604.31	$1,603.75	($212.02)	($212.02)
716171	$0.56	$2,093.03	$2,092.47	($276.63)	($276.63)
716172	$0.56	$1,709.02	$1,708.46	($225.86)	($225.86)
716173	$0.56	$1,798.45	$1,797.89	($237.68)	($237.68)
716174	$0.56	$1,976.87	$1,976.31	($261.27)	($261.27)
716175	$0.56	$1,804.72	$1,804.16	($238.51)	($238.51)
716176	$0.56	$2,194.41	$2,193.85	($290.03)	($290.03)
716177	$0.56	$1,826.91	$1,826.35	($241.44)	($241.44)
716178	$0.56	$1,750.58	$1,750.02	($231.35)	($231.35)
716179	$0.56	$2,211.17	$2,210.61	($292.24)	($292.24)
716205	$0.56	$2,032.10	$2,031.54	($268.57)	($268.57)
716206	$0.56	$2,264.99	$2,264.43	($299.36)	($299.36)
716207	$0.56	$1,736.09	$1,735.53	($229.44)	($229.44)
716208	$0.56	$2,422.49	$2,421.93	($320.18)	($320.18)
716209	$0.56	$1,810.93	$1,810.37	($239.33)	($239.33)
716210	$0.56	$2,114.10	$2,113.54	($279.41)	($279.41)
716211	$0.56	$1,649.94	$1,649.38	($218.05)	($218.05)
716212	$0.56	$1,792.04	$1,791.48	($236.83)	($236.83)
716213	$0.56	$0.00	$0.00	$0.00	$0.00
716214	$0.56	$1,848.80	$1,848.24	($244.34)	($244.34)
716215	$0.56	$1,715.70	$1,715.14	($226.74)	($226.74)
716216	$0.56	$1,657.65	$1,657.09	($219.07)	($219.07)
716217	$0.56	$2,064.00	$2,063.44	($272.79)	($272.79)
716218	$0.56	$2,314.28	$2,313.72	($305.87)	($305.87)
716219	$0.56	$1,865.77	$1,865.21	($246.58)	($246.58)
716220	$0.56	$2,026.14	$2,025.58	($267.78)	($267.78)
716221	$0.56	$1,880.23	$1,879.67	($248.49)	($248.49)
716222	$0.56	$1,801.22	$1,800.66	($238.05)	($238.05)
716223	$0.56	$1,968.54	$1,967.98	($260.17)	($260.17)
716224	$0.56	$1,760.85	$1,760.29	($232.71)	($232.71)
716225	$0.56	$1,884.75	$1,884.19	($249.09)	($249.09)
716226	$0.56	$1,922.16	$1,921.60	($254.04)	($254.04)
716227	$0.56	$1,778.33	$1,777.77	($235.02)	($235.02)
716228	$0.00	$0.00	$0.00	$0.00	$0.00
716229	$0.56	$2,590.58	$2,590.02	($342.40)	($342.40)
716230	$0.56	$0.00	$0.00	$0.00	PREPAID
716231	$0.56	$2,120.68	$2,120.12	($280.28)	($280.28)
716232	$0.56	$1,836.58	$1,836.02	($242.72)	($242.72)
716233	$0.56	$1,763.88	$1,763.32	($233.11)	($233.11)
716234	$0.56	$1,972.57	$1,972.01	($260.70)	($260.70)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
716235	$0.56	$2,000.22	$1,999.66	($264.36)	($264.36)
716236	$0.56	$2,393.00	$2,392.44	($316.28)	($316.28)
716237	$0.56	$1,995.84	$1,995.28	($263.78)	($263.78)
716238	$0.56	$2,152.19	$2,151.63	($284.45)	($284.45)
716239	$0.56	$1,827.14	$1,826.58	($241.47)	PREPAID
716240	$0.56	$1,597.66	$1,597.10	($211.14)	($211.14)
716241	$0.56	$1,867.00	$1,866.44	($246.74)	($246.74)
716242	$0.56	$1,703.99	$1,703.43	($225.19)	($225.19)
716243	$0.56	$2,190.87	$2,190.31	($289.56)	($289.56)
716244	$0.56	$1,992.37	$1,991.81	($263.32)	($263.32)
716245	$0.56	$2,301.91	$2,301.35	($304.24)	($304.24)
716246	$0.56	$1,483.50	$1,482.94	($196.05)	($196.05)
716247	$0.56	$1,840.98	$1,840.42	($243.30)	($243.30)
716248	$0.56	$1,817.71	$1,817.15	($240.23)	PREPAID
716249	$0.56	$2,224.35	$2,223.79	($293.99)	($293.99)
716250	$0.56	$2,350.52	$2,349.96	($310.67)	($310.67)
716272	$0.56	$2,798.33	$2,797.77	($369.87)	($369.87)
716273	$0.56	$1,751.40	$1,750.84	($231.46)	($231.46)
716274	$0.56	$1,838.38	$1,837.82	($242.96)	($242.96)
716275	$0.56	$1,757.94	$1,757.38	($232.33)	($232.33)
716276	$0.56	$1,971.93	$1,971.37	($260.62)	($260.62)
716277	$0.56	$2,172.37	$2,171.81	($287.11)	($287.11)
716278	$0.56	$2,381.44	$2,380.88	($314.75)	($314.75)
716279	$0.56	$2,572.09	$2,571.53	($339.96)	($339.96)
716280	$0.56	$1,851.11	$1,850.55	($244.64)	($244.64)
716281	$0.56	$1,644.75	$1,644.19	($217.36)	($217.36)
716282	$0.56	$2,077.22	$2,076.66	($274.53)	($274.53)
716304	$0.56	$1,825.35	$1,824.79	($241.24)	($241.24)
716305	$0.56	$2,256.32	$2,255.76	($298.21)	($298.21)
716306	$0.56	$1,710.31	$1,709.75	($226.03)	($226.03)
716307	$0.56	$1,822.17	$1,821.61	($240.82)	($240.82)
716308	$0.56	$1,878.10	$1,877.54	($248.21)	($248.21)
716309	$0.56	$1,715.47	$1,714.91	($226.71)	($226.71)
716310	$0.56	$1,644.35	$1,643.79	($217.31)	($217.31)
716311	$0.56	$1,856.67	$1,856.11	($245.38)	($245.38)
716312	$0.56	$2,006.10	$2,005.54	($265.13)	($265.13)
716313	$0.56	$1,696.35	$1,695.79	($224.18)	($224.18)
716314	$0.56	$1,709.25	$1,708.69	($225.89)	($225.89)
716315	$0.56	$1,767.30	$1,766.74	($233.56)	($233.56)
716316	$0.56	$0.00	$0.00	$0.00	PREPAID
716317	$0.56	$1,744.53	$1,743.97	($230.55)	($230.55)
716318	$0.56	$1,773.75	$1,773.19	($234.42)	($234.42)
716319	$0.56	$1,773.75	$1,773.19	($234.42)	($234.42)
716320	$0.56	$1,893.50	$1,892.94	($250.25)	($250.25)
716321	$0.56	$1,766.66	$1,766.10	($233.48)	($233.48)
716322	$0.56	$1,820.32	$1,819.76	($240.57)	($240.57)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
716323	$0.28	$888.56	$888.28	($117.43)	($117.43)
754877	$0.28	$791.81	$791.53	($104.64)	($104.64)
716324	$0.56	$2,080.48	$2,079.92	($274.97)	($274.97)
716325	$0.56	$2,446.09	$2,445.53	($323.30)	($323.30)
716326	$0.56	$2,256.41	$2,255.85	($298.22)	($298.22)
716327	$0.56	$2,186.90	$2,186.34	($289.03)	($289.03)
716328	$0.56	$1,726.65	$1,726.09	($228.19)	($228.19)
716329	$0.56	$2,090.87	$2,090.31	($276.34)	($276.34)
716330	$0.56	$2,411.92	$2,411.36	($318.78)	($318.78)
716331	$0.00	$0.00	$0.00	$0.00	$0.00
716332	$0.56	$2,122.19	$2,121.63	($280.48)	($280.48)
716333	$0.56	$2,121.31	$2,120.75	($280.36)	($280.36)
716334	$0.56	$1,647.26	$1,646.70	($217.69)	($217.69)
716335	$0.56	$1,835.52	$1,834.96	($242.58)	($242.58)
716336	$0.56	$1,802.01	$1,801.45	($238.15)	($238.15)
716337	$0.56	$1,720.96	$1,720.40	($227.44)	($227.44)
716338	$0.56	$2,276.62	$2,276.06	($300.90)	($300.90)
716339	$0.56	$1,922.10	$1,921.54	($254.03)	($254.03)
716340	$0.56	$2,425.62	$2,425.06	($320.59)	($320.59)
716341	$0.56	$2,328.51	$2,327.95	($307.76)	($307.76)
716342	$0.56	$2,238.05	$2,237.49	($295.80)	($295.80)
716343	$0.56	$2,442.99	$2,442.43	($322.89)	($322.89)
716344	$0.56	$2,373.77	$2,373.21	($313.74)	($313.74)
716345	$0.56	$2,381.71	$2,381.15	($314.79)	($314.79)
716346	$0.56	$2,347.40	$2,346.84	($310.25)	($310.25)
716347	$0.56	$1,951.73	$1,951.17	($257.95)	($257.95)
716348	$0.56	$0.00	$0.00	$0.00	$0.00
716349	$0.56	$2,127.65	$2,127.09	($281.20)	($281.20)
716351	$0.56	$1,859.32	$1,858.76	($245.73)	($245.73)
716352	$0.56	$1,916.37	$1,915.81	($253.27)	($253.27)
716353	$0.56	$204.12	$203.56	($26.91)	($26.91)
716354	$0.56	$2,244.60	$2,244.04	($296.66)	($296.66)
716355	$0.56	$1,766.83	$1,766.27	($233.50)	($233.50)
716376	$0.56	$1,939.86	$1,939.30	($256.38)	($256.38)
716377	$0.56	$2,376.27	$2,375.71	($314.07)	($314.07)
716378	$0.56	$2,233.00	$2,232.44	($295.13)	($295.13)
716379	$0.56	$1,751.23	$1,750.67	($231.44)	($231.44)
716380	$0.56	$1,869.56	$1,869.00	($247.08)	($247.08)
716381	$0.56	$1,907.48	$1,906.92	($252.10)	($252.10)
716382	$0.56	$2,345.16	$2,344.60	($309.96)	($309.96)
716383	$0.56	$1,679.61	$1,679.05	($221.97)	($221.97)
716384	$0.56	$2,285.43	$2,284.87	($302.06)	($302.06)
716385	$0.56	$2,060.91	$2,060.35	($272.38)	($272.38)
716386	$0.56	$1,848.67	$1,848.11	($244.32)	($244.32)
716387	$0.56	$1,582.17	$1,581.61	($209.09)	($209.09)
716388	$0.56	$2,397.38	$2,396.82	($316.86)	($316.86)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
716409	$0.56	$2,263.95	$2,263.39	($299.22)	($299.22)
716410	$0.56	$2,436.61	$2,436.05	($322.05)	($322.05)
716411	$0.56	$1,912.47	$1,911.91	($252.76)	($252.76)
716412	$0.56	$1,921.35	$1,920.79	($253.93)	($253.93)
716413	$0.56	$1,404.73	$1,404.17	($185.63)	($185.63)
716414	$0.56	$2,043.05	$2,042.49	($270.02)	($270.02)
716415	$0.56	$2,367.15	$2,366.59	($312.86)	($312.86)
716436	$0.56	$2,295.78	$2,295.22	($303.43)	($303.43)
716437	$0.56	$1,803.57	$1,803.01	($238.36)	($238.36)
716438	$0.56	$1,624.85	$1,624.29	($214.73)	($214.73)
716439	$0.56	$2,285.11	$2,284.55	($302.02)	($302.02)
716440	$0.56	$1,765.33	$1,764.77	($233.30)	($233.30)
716441	$0.56	$2,272.38	$2,271.82	($300.34)	($300.34)
716442	$0.56	$1,976.74	$1,976.18	($261.25)	($261.25)
716443	$0.56	$2,205.90	$2,205.34	($291.55)	($291.55)
716444	$0.56	$2,447.78	$2,447.22	($323.52)	($323.52)
716445	$0.56	$2,174.09	$2,173.53	($287.34)	($287.34)
716446	$0.56	$2,266.85	$2,266.29	($299.60)	($299.60)
716447	$0.56	$1,894.77	$1,894.21	($250.42)	($250.42)
716448	$0.56	$2,329.31	$2,328.75	($307.86)	($307.86)
716449	$0.56	$2,182.35	$2,181.79	($288.43)	($288.43)
716450	$0.56	$1,812.60	$1,812.04	($239.55)	($239.55)
716451	$0.56	$204.56	$204.00	($26.97)	($26.97)
716452	$0.56	$1,743.13	$1,742.57	($230.37)	($230.37)
716453	$0.00	$0.00	$0.00	$0.00	$0.00
3659896	$0.28	$727.08	$726.80	($96.08)	($96.08)
8464132	$0.28	$1,066.19	$1,065.91	($140.91)	($140.91)
716454	$0.56	$1,794.38	$1,793.82	($237.14)	($237.14)
716455	$0.56	$1,817.37	$1,816.81	($240.18)	($240.18)
716456	$0.56	$1,794.39	$1,793.83	($237.14)	($237.14)
716457	$0.56	$1,974.61	$1,974.05	($260.97)	($260.97)
716458	$0.56	$30.00	$29.44	($3.89)	($3.89)
716459	$0.56	$1,860.81	$1,860.25	($245.93)	($245.93)
716460	$0.56	$2,172.45	$2,171.89	($287.12)	($287.12)
716461	$0.56	$2,258.29	$2,257.73	($298.47)	($298.47)
716462	$0.56	$2,613.06	$2,612.50	($345.37)	($345.37)
716463	$0.56	$1,629.10	$1,628.54	($215.29)	($215.29)
716464	$0.56	$1,849.35	$1,848.79	($244.41)	($244.41)
716465	$0.56	$2,356.00	$2,355.44	($311.39)	($311.39)
716466	$0.56	$1,857.76	$1,857.20	($245.52)	($245.52)
716467	$0.56	$2,127.32	$2,126.76	($281.16)	($281.16)
716487	$0.56	$1,916.48	$1,915.92	($253.29)	($253.29)
716488	$0.56	$1,871.85	$1,871.29	($247.39)	($247.39)
716489	$0.56	$2,220.44	$2,219.88	($293.47)	($293.47)
716490	$0.56	$1,786.11	$1,785.55	($236.05)	($236.05)
716491	$0.56	$1,948.56	$1,948.00	($257.53)	($257.53)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
716492	$0.56	$2,218.68	$2,218.12	($293.24)	($293.24)
716493	$0.56	$1,709.25	$1,708.69	($225.89)	($225.89)
716494	$0.56	$2,155.01	$2,154.45	($284.82)	($284.82)
716495	$0.56	$1,920.29	$1,919.73	($253.79)	($253.79)
716496	$0.56	$1,826.63	$1,826.07	($241.41)	($241.41)
716497	$0.56	$1,793.55	$1,792.99	($237.03)	($237.03)
716498	$0.56	$1,587.07	$1,586.51	($209.74)	($209.74)
716499	$0.56	$1,956.40	$1,955.84	($258.56)	($258.56)
716500	$0.56	$2,360.30	$2,359.74	($311.96)	($311.96)
716501	$0.56	$1,956.90	$1,956.34	($258.63)	($258.63)
716502	$0.56	$1,846.24	$1,845.68	($244.00)	($244.00)
716503	$0.56	$0.00	$0.00	$0.00	PREPAID
716504	$0.56	$2,434.49	$2,433.93	($321.77)	($321.77)
716505	$0.56	$1,677.00	$1,676.44	($221.63)	($221.63)
716506	$0.56	$2,150.76	$2,150.20	($284.26)	($284.26)
716507	$0.56	$1,985.58	$1,985.02	($262.42)	($262.42)
716508	$0.56	$2,258.25	$2,257.69	($298.47)	($298.47)
716509	$0.56	$1,788.62	$1,788.06	($236.38)	($236.38)
716510	$0.56	$1,624.85	$1,624.29	($214.73)	($214.73)
716511	$0.56	$1,803.16	$1,802.60	($238.30)	($238.30)
716512	$0.56	$1,825.32	$1,824.76	($241.23)	($241.23)
716513	$0.56	$1,795.90	$1,795.34	($237.34)	PREPAID
716514	$0.56	$311.54	$310.98	($41.11)	($41.11)
716515	$0.56	$0.00	$0.00	$0.00	PREPAID
716533	$0.56	$1,998.91	$1,998.35	($264.18)	($264.18)
716534	$0.56	$1,773.75	$1,773.19	($234.42)	($234.42)
716535	$0.56	$1,755.82	$1,755.26	($232.05)	($232.05)
716536	$0.56	$1,954.35	$1,953.79	($258.29)	($258.29)
716537	$0.00	$0.00	$0.00	$0.00	$0.00
716553	$0.56	$2,504.85	$2,504.29	($331.07)	($331.07)
716554	$0.56	$1,744.26	$1,743.70	($230.52)	($230.52)
716555	$0.56	$2,266.23	$2,265.67	($299.52)	($299.52)
716556	$0.56	$1,977.23	$1,976.67	($261.32)	($261.32)
716557	$0.56	$1,832.10	$1,831.54	($242.13)	($242.13)
716558	$0.56	$2,284.63	$2,284.07	($301.95)	($301.95)
716559	$0.56	$1,815.24	$1,814.68	($239.90)	($239.90)
716560	$0.56	$1,985.60	$1,985.04	($262.42)	($262.42)
716561	$0.56	$1,849.34	$1,848.78	($244.41)	($244.41)
716562	$0.56	$1,739.95	$1,739.39	($229.95)	($229.95)
716563	$0.56	$1,849.30	$1,848.74	($244.40)	($244.40)
716564	$0.56	$2,200.28	$2,199.72	($290.80)	($290.80)
716565	$0.56	$2,432.58	$2,432.02	($321.51)	($321.51)
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	$2,609.48	$2,608.92	($344.90)	($344.90)
716569	$0.56	$1,973.51	$1,972.95	($260.82)	($260.82)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
716570	$0.56	$1,613.65	$1,613.09	($213.25)	($213.25)
716571	$0.56	$1,848.80	$1,848.24	($244.34)	($244.34)
716572	$0.56	$1,788.62	$1,788.06	($236.38)	($236.38)
716573	$0.56	$2,258.25	$2,257.69	($298.47)	($298.47)
716574	$0.56	$1,787.59	$1,787.03	($236.25)	($236.25)
716575	$0.56	$2,128.19	$2,127.63	($281.27)	($281.27)
716576	$0.56	$2,579.96	$2,579.40	($341.00)	($341.00)
716577	$0.56	$2,753.81	$2,753.25	($363.98)	($363.98)
716578	$0.56	$1,893.17	$1,892.61	($250.20)	($250.20)
723226	$0.56	$3,184.27	$3,183.71	($420.89)	($420.89)
723227	$0.56	$0.00	$0.00	$0.00	$0.00
723228	$0.56	$2,638.25	$2,637.69	($348.70)	($348.70)
723229	$0.56	$2,676.73	$2,676.17	($353.79)	($353.79)
723230	$0.56	$2,453.12	$2,452.56	($324.23)	($324.23)
723231	$0.56	$1,934.72	$1,934.16	($255.70)	($255.70)
723232	$0.56	$1,851.90	$1,851.34	($244.75)	($244.75)
723233	$0.56	$2,426.49	$2,425.93	($320.71)	($320.71)
723234	$0.56	$2,697.64	$2,697.08	($356.55)	($356.55)
723235	$0.56	$2,428.93	$2,428.37	($321.03)	($321.03)
723236	$0.56	$2,168.25	$2,167.69	($286.57)	($286.57)
723237	$0.56	$2,194.84	$2,194.28	($290.08)	($290.08)
723238	$0.56	$2,343.89	$2,343.33	($309.79)	($309.79)
723239	$0.56	$2,459.38	$2,458.82	($325.06)	($325.06)
723240	$0.56	$2,427.40	$2,426.84	($320.83)	($320.83)
723241	$0.56	$949.13	$948.57	($125.40)	($125.40)
723242	$0.56	$2,353.22	$2,352.66	($311.02)	($311.02)
723243	$0.56	$2,474.32	$2,473.76	($327.03)	($327.03)
723244	$0.56	$2,646.88	$2,646.32	($349.84)	($349.84)
723245	$0.56	$1,994.40	$1,993.84	($263.59)	($263.59)
723246	$0.56	$2,037.20	$2,036.64	($269.24)	($269.24)
723247	$0.56	$2,696.15	$2,695.59	($356.36)	($356.36)
723248	$0.56	$2,475.71	$2,475.15	($327.22)	($327.22)
723249	$0.56	$2,516.80	$2,516.24	($332.65)	($332.65)
723250	$0.56	$2,817.46	$2,816.90	($372.39)	($372.39)
723251	$0.56	$2,464.73	$2,464.17	($325.76)	($325.76)
723252	$0.56	$0.00	$0.00	$0.00	$0.00
723253	$0.56	$2,745.62	$2,745.06	($362.90)	($362.90)
723254	$0.56	$2,264.54	$2,263.98	($299.30)	($299.30)
723255	$0.56	$2,534.70	$2,534.14	($335.01)	($335.01)
723256	$0.56	$2,485.39	$2,484.83	($328.50)	($328.50)
723257	$0.56	$632.51	$631.95	($83.54)	($83.54)
723258	$0.56	$1,893.80	$1,893.24	($250.29)	($250.29)
723259	$0.56	$347.14	$346.58	($45.82)	($45.82)
723260	$0.56	$2,449.89	$2,449.33	($323.80)	($323.80)
723261	$0.56	$2,445.78	$2,445.22	($323.26)	($323.26)
723262	$0.56	$271.61	$271.05	($35.83)	($35.83)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
723263	$0.00	$0.00	$0.00	$0.00	$0.00
723264	$0.56	$1,967.66	$1,967.10	($260.05)	($260.05)
723265	$0.56	$2,754.42	$2,753.86	($364.06)	($364.06)
723266	$0.56	$1,005.57	$1,005.01	($132.86)	($132.86)
723267	$0.56	$2,681.52	$2,680.96	($354.42)	($354.42)
723268	$0.56	$2,870.40	$2,869.84	($379.39)	($379.39)
723269	$0.56	$2,646.93	$2,646.37	($349.85)	($349.85)
723270	$0.56	$2,588.73	$2,588.17	($342.16)	($342.16)
723271	$0.56	$2,126.26	$2,125.70	($281.02)	($281.02)
723272	$0.56	$2,130.98	$2,130.42	($281.64)	($281.64)
723273	$0.56	$2,737.79	$2,737.23	($361.86)	($361.86)
723274	$0.56	$2,483.25	$2,482.69	($328.21)	($328.21)
723275	$0.56	$945.49	$944.93	($124.92)	($124.92)
723276	$0.56	$599.50	$598.94	($79.18)	($79.18)
723277	$0.56	$347.14	$346.58	($45.82)	($45.82)
723278	$0.56	$1,470.23	$1,469.67	($194.29)	($194.29)
723279	$0.56	$795.69	$795.13	($105.12)	($105.12)
723280	$0.56	$1,046.22	$1,045.66	($138.24)	($138.24)
723281	$0.56	$420.09	$419.53	($55.46)	($55.46)
723282	$0.56	$2,602.98	$2,602.42	($344.04)	($344.04)
723283	$0.56	$2,800.70	$2,800.14	($370.18)	($370.18)
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	$621.63	$621.07	($82.11)	($82.11)
723287	$0.56	$2,199.04	$2,198.48	($290.64)	($290.64)
723288	$0.56	$347.14	$346.58	($45.82)	PREPAID
723289	$0.56	$670.64	$670.08	($88.59)	($88.59)
723290	$0.56	$2,811.88	$2,811.32	($371.66)	($371.66)
723291	$0.56	$2,416.14	$2,415.58	($319.34)	($319.34)
723292	$0.56	$2,765.31	$2,764.75	($365.50)	($365.50)
723293	$0.56	$2,405.95	$2,405.39	($317.99)	($317.99)
723294	$0.56	$2,456.39	$2,455.83	($324.66)	($324.66)
723295	$0.56	$2,469.10	$2,468.54	($326.34)	($326.34)
723296	$0.56	$2,403.31	$2,402.75	($317.64)	($317.64)
723297	$0.56	$2,044.18	$2,043.62	($270.17)	($270.17)
723298	$0.56	$0.00	$0.00	$0.00	$0.00
723299	$0.56	$2,038.57	$2,038.01	($269.43)	($269.43)
723300	$0.56	$2,288.15	$2,287.59	($302.42)	($302.42)
723301	$0.56	$2,567.72	$2,567.16	($339.38)	($339.38)
723302	$0.56	$2,545.13	$2,544.57	($336.39)	($336.39)
723303	$0.56	$2,463.09	$2,462.53	($325.55)	($325.55)
723304	$0.56	$2,655.34	$2,654.78	($350.96)	($350.96)
723305	$0.56	$347.14	$346.58	($45.82)	($45.82)
723306	$0.56	$2,489.35	$2,488.79	($329.02)	($329.02)
723307	$0.56	$2,041.67	$2,041.11	($269.84)	($269.84)
723308	$0.56	$1,870.55	$1,869.99	($247.21)	($247.21)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
723309	$0.56	$2,515.33	$2,514.77	($332.45)	($332.45)
723310	$0.56	$780.21	$779.65	($103.07)	($103.07)
723311	$0.56	$844.15	$843.59	($111.52)	($111.52)
723312	$0.28	$1,044.75	$1,044.47	($69.04)	($69.04)
992893	$0.28	$0.00	$0.00	($69.04)	($69.04)
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	$2,757.27	$2,756.71	($364.44)	($364.44)
723317	$0.56	$2,659.76	$2,659.20	($351.55)	($351.55)
723318	$0.56	$2,730.44	$2,729.88	($360.89)	($360.89)
723319	$0.56	$0.00	$0.00	$0.00	$0.00
723320	$0.56	$994.82	$994.26	($131.44)	($131.44)
723321	$0.56	$1,773.75	$1,773.19	($234.42)	($234.42)
723322	$0.56	$2,419.87	$2,419.31	($319.83)	($319.83)
723323	$0.56	$2,509.31	$2,508.75	($331.66)	($331.66)
723324	$0.56	$2,843.50	$2,842.94	($375.84)	($375.84)
723325	$0.56	$376.07	$375.51	($49.64)	($49.64)
723326	$0.56	$2,512.95	$2,512.39	($332.14)	($332.14)
723327	$0.56	$2,586.79	$2,586.23	($341.90)	($341.90)
723328	$0.56	$918.27	$917.71	($121.32)	($121.32)
723329	$0.56	$347.14	$346.58	($45.82)	($45.82)
723330	$0.56	$1,000.21	$999.65	($132.15)	($132.15)
723331	$0.56	$962.11	$961.55	($127.12)	($127.12)
723332	$0.56	$2,464.55	$2,463.99	($325.74)	($325.74)
723333	$0.56	$2,576.81	$2,576.25	($340.58)	($340.58)
723334	$0.56	$2,408.11	$2,407.55	($318.28)	($318.28)
723335	$0.56	$2,482.29	$2,481.73	($328.09)	($328.09)
723336	$0.56	$347.14	$346.58	($45.82)	($45.82)
723337	$0.56	$785.49	$784.93	($103.77)	($103.77)
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	$2,384.30	$2,383.74	($315.13)	($315.13)
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	$2,887.49	$2,886.93	($381.65)	($381.65)
723344	$0.56	$3,080.75	$3,080.19	($407.20)	($407.20)
723345	$0.56	$2,261.82	$2,261.26	($298.94)	($298.94)
723346	$0.56	$2,463.09	$2,462.53	($325.55)	($325.55)
723347	$0.56	$2,476.89	$2,476.33	($327.37)	($327.37)
723348	$0.56	$2,843.36	$2,842.80	($375.82)	($375.82)
723349	$0.56	$2,282.27	$2,281.71	($301.64)	($301.64)
723350	$0.56	$2,536.47	$2,535.91	($335.25)	($335.25)
723351	$0.56	$2,835.37	$2,834.81	($374.76)	($374.76)
723352	$0.56	$2,192.42	$2,191.86	($289.76)	($289.76)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
723353	$0.56	$2,552.39	$2,551.83	($337.35)	($337.35)
723354	$0.56	$2,188.92	$2,188.36	($289.30)	($289.30)
723355	$0.56	$2,654.58	$2,654.02	($350.86)	($350.86)
723356	$0.56	$393.05	$392.49	($51.89)	($51.89)
723357	$0.56	$2,658.88	$2,658.32	($351.43)	($351.43)
723358	$0.56	$1,181.87	$1,181.31	($156.17)	($156.17)
723359	$0.56	$2,417.51	$2,416.95	($319.52)	($319.52)
723360	$0.56	$2,507.44	$2,506.88	($331.41)	($331.41)
723361	$0.56	$2,474.16	$2,473.60	($327.01)	($327.01)
723362	$0.56	$2,550.53	$2,549.97	($337.11)	($337.11)
723363	$0.56	$347.14	$346.58	($45.82)	($45.82)
723364	$0.56	$2,437.27	$2,436.71	($322.13)	($322.13)
723365	$0.56	$347.14	$346.58	($45.82)	($45.82)
723366	$0.56	$2,605.27	$2,604.71	($344.34)	($344.34)
723367	$0.56	$391.10	$390.54	($51.63)	($51.63)
723368	$0.56	$2,395.15	$2,394.59	($316.57)	($316.57)
723369	$0.56	$347.14	$346.58	($45.82)	($45.82)
723370	$0.56	$2,474.65	$2,474.09	($327.08)	($327.08)
723371	$0.56	$2,563.56	$2,563.00	($338.83)	($338.83)
723372	$0.56	$1,896.96	$1,896.40	($250.70)	($250.70)
723373	$0.56	$2,720.47	$2,719.91	($359.57)	($359.57)
723374	$0.56	$2,402.54	$2,401.98	($317.54)	($317.54)
723375	$0.56	$1,993.84	$1,993.28	($263.51)	($263.51)
723376	$0.56	$2,552.59	$2,552.03	($337.38)	($337.38)
723377	$0.56	$1,062.50	$1,061.94	($140.39)	($140.39)
723378	$0.56	$2,391.87	$2,391.31	($316.13)	($316.13)
723379	$0.56	$0.00	$0.00	$0.00	$0.00
723380	$0.56	$2,502.73	$2,502.17	($330.79)	($330.79)
723381	$0.56	$2,547.75	$2,547.19	($336.74)	($336.74)
723382	$0.56	$2,195.31	$2,194.75	($290.15)	($290.15)
723383	$0.56	$2,292.43	$2,291.87	($302.99)	($302.99)
723384	$0.56	$2,514.11	$2,513.55	($332.29)	($332.29)
723385	$0.56	$2,474.16	$2,473.60	($327.01)	($327.01)
723386	$0.56	$2,553.75	$2,553.19	($337.53)	($337.53)
723387	$0.56	$2,534.85	$2,534.29	($335.03)	($335.03)
723388	$0.56	$2,565.74	$2,565.18	($339.12)	($339.12)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #1 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2021-22 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
723389	$0.56	$2,571.47	$2,570.91	($339.87)	($339.87)
723390	$0.00	$0.00	$0.00	$0.00	$0.00
723391	$0.56	$2,302.35	$2,301.79	($304.30)	($304.30)
723392	$0.56	$2,487.69	$2,487.13	($328.80)	($328.80)
723393	$0.56	$2,739.48	$2,738.92	($362.09)	($362.09)
723394	$0.56	$0.00	$0.00	$0.00	$0.00
723395	$0.56	$2,710.50	$2,709.94	($358.25)	($358.25)
723396	$0.56	$2,478.22	$2,477.66	($327.55)	($327.55)
723397	$0.56	$2,885.48	$2,884.92	($381.39)	($381.39)
723398	$0.56	$2,732.35	$2,731.79	($361.14)	($361.14)
723399	$0.56	$2,665.25	$2,664.69	($352.27)	($352.27)
723400	$0.56	$2,522.63	$2,522.07	($333.42)	($333.42)
723401	$0.56	$2,686.35	$2,685.79	($355.06)	($355.06)
723402	$0.56	$0.00	$0.00	$0.00	$0.00
723403	$0.56	$2,479.35	$2,478.79	($327.70)	($327.70)
723404	$0.56	$3,046.47	$3,045.91	($402.67)	($402.67)
723405	$0.56	$2,696.11	$2,695.55	($356.35)	($356.35)
723406	$0.00	$0.00	$0.00	$0.00	$0.00
723407	$0.56	$2,554.20	$2,553.64	($337.59)	($337.59)
723408	$0.56	$2,932.33	$2,931.77	($387.58)	($387.58)
723409	$0.56	$2,783.17	$2,782.61	($367.86)	($367.86)
723410	$0.56	$2,606.90	$2,606.34	($344.56)	($344.56)
723411	$0.56	$2,833.16	$2,832.60	($374.47)	($374.47)
723412	$0.56	$2,964.15	$2,963.59	($391.79)	($391.79)
723413	$0.56	$2,528.40	$2,527.84	($334.18)	($334.18)
723414	$0.56	$3,080.90	$3,080.34	($407.22)	($407.22)
723415	$0.56	$2,688.33	$2,687.77	($355.32)	($355.32)
723416	$0.56	$2,467.32	$2,466.76	($326.11)	($326.11)
723417	$0.56	$2,695.75	$2,695.19	($356.30)	($356.30)
723418	$0.56	$2,160.75	$2,160.19	($285.58)	($285.58)
723419	$0.56	$2,856.52	$2,855.96	($377.56)	($377.56)
723420	$0.56	$2,328.58	$2,328.02	($307.76)	($307.76)
723421	$0.56	$2,748.51	$2,747.95	($363.28)	($363.28)
723422	$0.56	$0.00	$0.00	$0.00	PREPAID
723423	$0.56	$0.00	$0.00	$0.00	PREPAID
723424	$0.56	$2,779.75	$2,779.19	($367.41)	PREPAID
723425	$0.56	$2,344.83	$2,344.27	($309.91)	($309.91)
723426	$0.56	$2,313.32	$2,312.76	($305.75)	($305.75)
723427	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$286.30**	**$991,236.97**	**$990,959.29**	**($131,004.82)**	**($129,872.54)**

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX E-1
NIA #2-5 MAJOR IMPROVEMENT
ASSESSMENT ROLL – 2022-23

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
NIA #5B (52810, 52744, 134236, 660188, 751235, 751236)	641	Various	$5,373,213	35.12%	$142,226.87	$447,777.87	$10,535.32	$27,138.05	($1,639.92)	$626,038.19
740806	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($154.06)	$769.70
740807	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($124.77)	$798.99
740808	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($167.33)	$756.43
740809	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($130.74)	$793.02
740810	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($150.34)	$773.42
740811	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($123.96)	$799.80
740812	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($161.02)	$762.74
740813	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($130.59)	$793.17
740814	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($150.30)	$773.46
740815	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($125.17)	$798.59
740816	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($159.42)	$764.34
740817	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($130.67)	$793.08
740818	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($136.08)	$787.67
740819	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($154.46)	$769.30
740820	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($163.99)	$759.77
740821	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($170.09)	$753.67
740822	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($128.14)	$795.62
740823	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($111.98)	$811.78
740824	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($147.69)	$776.07
740825	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($121.56)	$802.20
740826	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	$0.00	$923.76
740827	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($163.95)	$759.81
740828	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($163.01)	$760.75
740829	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($146.57)	$777.18
740830	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($127.27)	$796.49
740831	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.97)	$789.79
740832	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($121.56)	$802.20
740833	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($147.86)	$775.90
740834	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.34)	$790.42
740835	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.34)	$790.42
740836	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($146.14)	$777.62
740837	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.94)	$789.82
740838	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($154.98)	$768.78
740839	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($144.90)	$778.86
740840	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($128.14)	$795.62
740841	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($146.14)	$777.62
740842	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.69)	$790.07
740843	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($154.98)	$768.78
740844	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($161.97)	$761.79
740845	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($164.81)	$758.95
740846	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($98.90)	$824.86
740847	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($146.14)	$777.62
740848	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($157.45)	$766.31
740849	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($120.66)	$803.09
740850	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($122.23)	$801.52
740851	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	$0.00	$923.76
740852	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($118.49)	$805.27
740853	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.69)	$790.07
740854	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($129.62)	$794.14
740855	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($162.58)	$761.18
740856	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($144.90)	$778.86
740857	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($154.98)	$768.78
740858	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.69)	$790.07
740859	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($146.14)	$777.62
740860	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($169.32)	$754.44
740861	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($138.00)	$785.76
740862	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($120.83)	$892.22
740863	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($134.36)	$878.68
740864	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($138.77)	$874.28
740865	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($146.29)	$866.75
740866	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($147.59)	$865.46
740867	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($155.48)	$857.57
740868	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($182.80)	$830.25
740869	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($172.65)	$840.40
740870	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($125.11)	$887.93
740871	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($154.92)	$858.13
740872	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($148.03)	$865.02
740873	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($152.62)	$860.42
740874	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($154.31)	$858.73
740875	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($137.64)	$875.41
740876	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($172.65)	$840.40

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
740877	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($133.36)	$879.68
740878	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($151.37)	$861.68
740879	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($137.51)	$875.54
740880	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($138.53)	$874.51
740881	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($145.15)	$867.90
740882	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($151.37)	$861.68
740883	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($148.81)	$864.24
740884	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($155.48)	$857.57
740885	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($134.66)	$878.38
740886	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($149.34)	$863.70
740887	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($138.77)	$874.28
740888	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($139.58)	$873.46
740889	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($141.68)	$871.36
740890	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($176.42)	$836.63
740891	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	$0.00	$1,013.05
740892	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($147.37)	$865.67
740893	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($189.54)	$823.50
740894	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($138.77)	$874.28
740895	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($133.99)	$879.05
740896	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($146.49)	$866.55
740897	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($159.06)	$853.98
740898	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($141.60)	$871.44
740899	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($134.36)	$878.68
740900	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($182.84)	$830.21
740901	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($152.57)	$860.48
740902	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($149.19)	$863.85
740903	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($156.97)	$856.07
740904	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($133.99)	$879.05
740905	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($152.50)	$860.54
740906	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($138.77)	$874.28
740907	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($148.03)	$865.01
740908	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($154.96)	$858.09
740909	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($153.85)	$859.20
740910	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.05)	$790.71
740911	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($135.02)	$788.73
740912	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($52.64)	$871.12
740913	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($126.57)	$797.19
740914	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.67)	$790.09
740915	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($135.11)	$788.65
740916	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($148.50)	$775.26
740917	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($121.21)	$802.55
740918	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($131.41)	$792.35
740919	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($129.31)	$794.44
740920	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($168.97)	$754.79
740921	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($136.42)	$787.34
740922	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($127.27)	$796.49
740923	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($144.82)	$778.94
740924	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($120.85)	$802.90
740925	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($145.60)	$778.15
740926	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($133.10)	$790.66
740927	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($139.93)	$783.83
740928	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($104.86)	$818.89
740929	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($151.95)	$771.81
740930	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($134.06)	$789.70
740931	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($135.87)	$787.89
740932	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($126.71)	$797.04
740933	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($159.19)	$764.57
740934	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($130.54)	$793.22
740935	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($118.85)	$804.91
740936	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($151.75)	$772.01
740937	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($126.28)	$797.47
740938	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($134.66)	$789.10
740939	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740940	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($152.19)	$771.57
740941	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($161.41)	$762.35
740942	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($127.27)	$796.49
740943	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($120.19)	$803.57
740944	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($116.68)	$807.08
740945	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($128.71)	$795.05
740946	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($127.27)	$796.49
740947	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($159.65)	$764.11
740948	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740949	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($132.72)	$791.04
740950	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($146.24)	$777.52
740951	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($113.47)	$810.29

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
740952	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($128.71)	$795.05
740953	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($120.19)	$803.57
740954	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($127.48)	$796.27
740955	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($132.92)	$790.84
740956	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($159.10)	$764.66
740957	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($171.35)	$752.41
740958	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($135.19)	$788.57
740959	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($130.17)	$793.58
740960	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($146.24)	$777.52
740961	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($144.82)	$778.94
740962	1	50	$7,908	0.05%	$209.32	$659.00	$15.50	$39.94	($157.65)	$766.11
740963	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
740964	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($152.38)	$860.66
740965	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($153.31)	$859.74
740966	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($134.83)	$878.22
740967	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($135.67)	$877.38
740968	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($140.59)	$872.45
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	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($37.29)	$975.75
740976	1	60	$8,672	0.06%	$229.55	$722.69	$17.00	$43.80	($35.55)	$977.49
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	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($226.19)	$758.29
757493	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($211.34)	$773.14
757492	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($174.48)	$810.01
757491	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($211.84)	$772.64
757490	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757489	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00	PREPAID
757488	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757487	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757486	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757485	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757484	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757483	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757482	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757481	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757480	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757479	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757478	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.63
757477	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.86)	$954.62
757476	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($30.20)	$954.29
757475	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	$0.00	$984.48
757474	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($210.21)	$774.28
757473	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00	PREPAID
757472	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($30.09)	$954.39
757471	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($30.06)	$954.42
757470	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($30.03)	$954.45
757469	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($30.01)	$954.48
757468	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00	PREPAID
757467	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.95)	$954.53
757466	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.92)	$954.56
757465	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.89)	$954.59
757464	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.87)	$954.62
757463	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.84)	$954.64
757462	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.81)	$954.67
757461	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.78)	$954.70
757460	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.76)	$954.73
757459	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($148.69)	$835.79
757458	1	70	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($31.16)	$953.33
757457	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757456	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($165.85)	$818.63
757455	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($133.93)	$850.55
757454	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($142.70)	$841.79
757453	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($137.07)	$847.42
757452	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($160.88)	$823.61
757451	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($193.87)	$790.61
757450	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($144.34)	$840.15
757449	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($200.52)	$783.97

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
757448	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($119.32)	$865.16
757447	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($121.41)	$863.07
757446	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($193.82)	$790.66
757445	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($136.70)	$847.78
757444	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($141.65)	$842.83
757443	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($137.63)	$846.85
757442	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($183.35)	$801.13
757441	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($186.73)	$797.75
757440	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($136.72)	$847.76
757439	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($105.33)	$879.16
757438	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($193.91)	$790.57
757437	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($118.02)	$866.46
757436	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($138.42)	$846.07
757435	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($137.63)	$846.85
757434	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($175.14)	$809.34
757433	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($145.89)	$838.60
757432	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($146.54)	$837.94
757431	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($141.86)	$842.62
757430	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($141.70)	$842.78
757429	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($140.03)	$844.45
757428	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($140.22)	$844.26
757427	1	50	$4,214	0.03%	$111.54	$351.16	$8.26	$21.28	($79.37)	$412.88
995222		50	$4,214	0.03%	$111.54	$351.16	$8.26	$21.28	($79.37)	$412.88
757426	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($170.01)	$814.47
757425	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($190.34)	$794.14
757424	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($174.16)	$810.32
757423	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($133.60)	$850.88
757422	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($131.57)	$852.91
757421	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($172.72)	$811.76
757420	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($137.07)	$847.41
757419	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($194.31)	$790.18
757418	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($142.35)	$842.13
757417	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($120.76)	$863.72
757416	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($195.74)	$788.74
757415	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($170.10)	$814.38
757414	1	50	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
8675879		50	$4,214	0.03%	$111.54	$351.16	$8.26	$21.28	($60.56)	$431.68
4595430		50	$4,214	0.03%	$111.54	$351.16	$8.26	$21.28	($68.07)	$424.17
757413	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($105.69)	$878.79
757412	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($178.31)	$806.18
757411	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($163.77)	$820.71
757410	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($137.57)	$846.91
757409	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($140.36)	$844.12
757408	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($139.58)	$844.90
757407	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($140.07)	$844.42
757406	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($148.25)	$836.23
757405	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($208.11)	$776.37
757404	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($162.67)	$821.81
757403	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($195.88)	$788.60
757402	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($138.61)	$845.87
757401	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($147.58)	$836.90
757400	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($129.19)	$855.30
757399	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($164.62)	$819.86
757398	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($145.90)	$838.59
757397	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($138.06)	$846.43
757396	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($147.18)	$837.30
757395	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($147.14)	$837.34
757394	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($112.07)	$872.42
757393	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($199.21)	$785.27
757392	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($110.56)	$873.92
757391	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($163.14)	$821.34
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
769764	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
769763	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($201.15)	$783.33
769762	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($145.33)	$839.16
769761	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($25.03)	$959.46
769760	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($172.79)	$811.70
769759	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($125.06)	$859.43
769758	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.73)	$955.75
769757	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($151.86)	$832.62
769756	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.99)	$954.50
769755	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.55)	$959.94

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
769754	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($90.34)	$894.14
769753	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($115.29)	$869.20
769752	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($59.11)	$925.37
769751	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($188.22)	$796.26
769750	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769749	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769748	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769747	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769746	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($77.96)	$906.52
769745	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.68)	$954.81
769744	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769743	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769742	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($63.56)	$920.92
769741	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769740	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769739	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($213.50)	$770.98
769738	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769737	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($135.86)	$848.62
769736	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($141.77)	$842.71
769735	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($138.93)	$845.55
769734	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($140.43)	$844.05
769733	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($132.31)	$852.17
769732	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($107.07)	$877.41
769731	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769730	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769729	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($139.11)	$845.37
769728	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($172.02)	$812.47
769727	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	$0.00	$984.48
769726	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($132.81)	$851.68
769725	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($138.94)	$845.55
769724	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($147.70)	$836.78
769723	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($236.17)	$748.31
769722	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($207.78)	$776.71
769721	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.84)	$955.64
769720	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.93)	$955.55
769719	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.02)	$955.46
769718	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.12)	$955.37
769717	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($79.67)	$904.81
769716	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.30)	$955.18
769715	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($187.00)	$797.48
769714	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($174.79)	$809.70
769713	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($171.75)	$812.73
769712	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769711	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769710	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($69.15)	$915.33
769709	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769708	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769707	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769706	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769704	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($141.50)	$842.98
769703	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($128.80)	$855.68
769702	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($145.81)	$838.68
769701	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($148.08)	$836.40
769700	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($166.49)	$817.99
769699	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($180.50)	$803.98
769698	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($152.08)	$832.40
769697	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($146.34)	$838.15
769696	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($156.46)	$828.03
769695	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($139.98)	$844.51
769694	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($175.59)	$808.89
769693	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769692	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769691	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769690	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769689	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769688	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769687	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769686	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769685	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769684	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769683	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769682	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769681	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769680	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769679	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
769678	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769677	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769676	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769675	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769674	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($130.46)	$854.03
769673	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($189.26)	$795.23
769672	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($69.36)	$915.13
769671	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($76.52)	$907.96
769670	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769669	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($171.72)	$812.76
769668	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($168.48)	$816.00
769667	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($123.91)	$860.57
769666	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769665	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($74.07)	$910.41
769664	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($40.22)	$944.26
769663	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769662	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00	PREPAID
769661	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($47.49)	$936.99
769660	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.68)	$954.81
769659	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769658	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769657	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769656	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769655	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769654	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769653	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769652	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769651	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769650	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769649	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769648	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769647	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769646	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.68)	$954.81
769645	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.68)	$954.81
769644	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769643	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769642	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769641	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769640	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769639	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769638	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769637	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($79.26)	$905.22
769636	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769635	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769634	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($77.96)	$906.52
769633	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769632	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($79.26)	$905.22
769631	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.47)	$956.01
769630	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.68)	$954.81
769629	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($146.55)	$837.93
769628	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($132.32)	$852.16
769627	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($149.93)	$834.55
769626	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($171.90)	$812.59
769625	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($69.25)	$915.23
769624	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769623	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769622	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($73.94)	$910.54
769621	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($64.78)	$919.70
769620	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($55.86)	$928.63
769619	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($58.07)	$926.41
769618	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($51.81)	$932.67
769617	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($167.13)	$817.35
769616	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($172.32)	$812.16
769615	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769614	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769613	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($69.25)	$915.23
769612	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($55.94)	$928.55
769611	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($59.04)	$925.44
769610	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769609	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($58.00)	$926.48
769608	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($47.49)	$936.99
769607	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($151.85)	$832.63
769606	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($206.08)	$778.40
769605	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($172.32)	$812.16
769604	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($57.90)	$926.58

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
769603	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($54.16)	$930.32
769602	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($59.15)	$925.33
769601	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($55.94)	$928.55
769600	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($58.00)	$926.48
769599	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($54.27)	$930.22
769598	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($96.43)	$888.06
769597	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($55.86)	$928.63
769596	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769595	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($96.86)	$887.62
769594	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($141.52)	$842.96
769593	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($132.81)	$851.68
769592	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($55.86)	$928.63
769591	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($71.46)	$913.03
769590	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($58.22)	$926.27
769589	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($54.27)	$930.22
769588	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($55.86)	$928.63
769587	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($122.08)	$862.40
769586	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($160.01)	$824.47
769585	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($146.00)	$838.48
769584	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($132.32)	$852.16
769583	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($81.15)	$903.33
769582	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($141.39)	$843.09
769581	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($89.73)	$894.75
769580	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($86.27)	$898.21
769579	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($65.13)	$919.35
769578	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($130.15)	$854.34
769577	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($172.53)	$811.95
769576	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($141.07)	$843.41
769575	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($132.33)	$852.15
769574	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	$0.00	$984.48
769573	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769572	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769571	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769570	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769569	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769568	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769567	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($24.11)	$960.38
769566	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($68.54)	$915.94
769565	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($144.58)	$839.90
769564	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($181.01)	$803.47
769563	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($97.89)	$886.59
769562	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($56.96)	$927.52
769561	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($115.41)	$869.07
769560	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($25.09)	$959.39
769559	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($25.17)	$959.32
769558	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($77.70)	$906.78
769557	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($115.05)	$869.43
769556	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($148.05)	$836.43
769555	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($25.48)	$959.01
769554	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($25.55)	$958.93
769553	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($25.63)	$958.85
769552	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($25.71)	$958.78
769551	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($25.78)	$958.70
769550	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($66.77)	$917.71
769549	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($179.42)	$805.06
769548	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($166.28)	$818.20
769547	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($26.10)	$958.38
769546	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($26.18)	$958.30
769545	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($26.25)	$958.23
769544	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($26.33)	$958.15
769543	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($26.41)	$958.07
769542	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	$0.00	$984.48
769541	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($44.32)	$940.16
769540	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($92.52)	$891.97
769539	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($75.50)	$908.98
769538	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($121.98)	$862.50
769537	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($26.87)	$957.61
769536	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($99.54)	$884.94
769535	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($27.03)	$957.46
769534	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($27.11)	$957.38
769533	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($27.18)	$957.30
769532	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.72)	$954.76
769531	1	50	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($96.60)	$887.88
769529	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.39)	$955.10
769528	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.79)	$955.70

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Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
769527	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.80)	$955.68
769526	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.84)	$955.64
769525	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.87)	$955.61
769524	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.90)	$955.58
769523	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.92)	$955.56
769522	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.95)	$955.53
769521	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($28.98)	$955.50
769520	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($99.15)	$885.33
769519	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.04)	$955.45
769518	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.06)	$955.42
769517	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.09)	$955.39
769516	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.12)	$955.36
769515	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.15)	$955.34
769514	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.84)	$954.64
769513	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($101.12)	$883.36
769512	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.23)	$955.25
769511	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.26)	$955.22
769510	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.29)	$955.19
769509	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.32)	$955.17
769508	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.35)	$955.14
769507	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.37)	$955.11
769506	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.40)	$955.08
769505	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.43)	$955.05
769504	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.46)	$955.03
769503	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.48)	$955.00
769502	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($29.51)	$954.97
769501	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($145.89)	$838.59
769500	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($170.60)	$813.88
769499	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($219.71)	$764.77
769498	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	($82.65)	$901.83
769497	1	60	$8,428	0.06%	$223.08	$702.32	$16.52	$42.56	$0.00	$984.48
964952	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964953	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($31.27)	$922.80
964954	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($31.27)	$922.80
964955	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($31.27)	$922.80
964956	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964957	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964958	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964959	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964960	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964961	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964962	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964963	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964964	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964965	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964966	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964967	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964968	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964969	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($37.19)	$916.88
964970	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.70)	$917.37
964971	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964972	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964973	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964974	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964975	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964976	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964977	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964978	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964979	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964980	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.01)	$926.06
964981	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.26)	$918.81
964982	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.28)	$918.80
964983	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.70)	$917.37
964984	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.47)	$918.60
964985	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($37.71)	$916.37
964986	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.50)	$917.57
964987	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.52)	$917.55
964988	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.53)	$917.54
964989	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.55)	$917.52
964990	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.54)	$917.54
964991	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.39)	$917.68
964992	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($37.67)	$916.40
964993	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.88)	$918.20
964994	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
964995	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
964996	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($37.63)	$916.44
964997	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
964998	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
964999	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965000	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	$0.00	$954.07
965001	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965002	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965003	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965004	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965005	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965006	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965007	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965008	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965009	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.82)	$918.25
965010	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($22.17)	$931.90
965011	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.96)	$917.11
965012	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.96)	$917.11
965013	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.96)	$917.11
965014	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.96)	$917.11
965015	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.96)	$917.11
965016	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.96)	$917.11
965017	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.96)	$917.11
965018	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.96)	$917.11
965019	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.96)	$917.11
965020	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($39.58)	$914.49
965021	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965023	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.66)	$917.41
965024	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($36.94)	$917.13
965025	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($37.06)	$917.01
965026	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($37.07)	$917.00
965027	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($22.77)	$931.30
965028	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	$0.00	$954.07
965029	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($37.21)	$916.86
965030	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($40.73)	$913.35
965031	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965032	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.95)	$918.12
965033	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965034	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.94)	$919.14
965035	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.97)	$918.10
965036	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965037	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.96)	$918.11
965038	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965039	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965040	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965041	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965042	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965043	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965044	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($23.21)	$930.86
965045	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($23.10)	$930.97
965046	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.84)	$918.24
965047	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.18)	$918.89
965048	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965049	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965050	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.95)	$918.12
965051	0	0	$0	0.00%	$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	$0.00
965053	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($35.82)	$918.25
965054	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965055	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.52)	$919.55
965056	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($37.17)	$916.90
965058	1	60	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($46.95)	$907.13
965059	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($33.54)	$920.53
965060	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($29.02)	$925.05
965061	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($29.10)	$924.97
965062	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($29.12)	$924.95
965063	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($31.77)	$922.30
965064	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($29.17)	$924.90
965065	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($29.20)	$924.87
965066	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($29.22)	$924.85
965067	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($29.25)	$924.82
965068	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($32.95)	$921.12
965069	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($25.23)	$928.84
965070	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($33.96)	$920.11
965071	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
965072	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965073	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965074	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965075	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965076	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965077	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965078	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($33.96)	$920.11
965079	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($24.74)	$929.33
965080	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.51)	$923.56
965081	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($31.04)	$923.03
965082	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.92)	$923.15
965083	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.81)	$923.26
965084	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.70)	$923.38
965085	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.57)	$923.50
965086	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.46)	$923.61
965087	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($48.75)	$905.32
965088	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($134.48)	$819.59
965089	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($78.25)	$875.82
965090	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.71)	$919.36
965091	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($33.96)	$920.11
965092	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965093	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965094	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965095	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965096	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965097	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965098	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965099	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($33.96)	$920.11
965100	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.76)	$919.32
965101	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965102	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965103	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965104	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965105	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965106	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965107	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965108	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.76)	$919.32
965109	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.76)	$919.32
965110	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965111	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965112	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965113	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965114	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965115	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965116	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($30.01)	$924.06
965117	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($34.76)	$919.32
965118	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($33.96)	$920.11
965119	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965120	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965121	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965122	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965123	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965124	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965125	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($28.77)	$925.30
965126	1	50	$8,167	0.05%	$216.19	$680.62	$16.01	$41.25	($33.96)	$920.11
972792	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.73)	$955.01
972793	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.53)	$956.22
972794	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.27)	$955.48
972795	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($30.61)	$954.14
972796	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($32.78)	$951.96
972797	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($32.43)	$952.31
972798	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($30.91)	$953.83
972799	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.62)	$955.12
972800	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.63)	$955.11
972801	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.64)	$955.11
972802	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.64)	$955.10
972803	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.65)	$955.09
972804	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.66)	$955.09
972805	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.66)	$955.08
972806	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.67)	$955.08
972807	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.68)	$955.07
972808	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.68)	$955.06
972809	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.69)	$955.06
972810	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.70)	$955.05
972811	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.70)	$955.04

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
972812	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.71)	$955.04
972813	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.71)	$955.03
972814	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.72)	$955.02
972815	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.73)	$955.02
972816	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($49.56)	$935.18
972817	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($51.15)	$933.59
972818	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($30.78)	$953.96
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	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.13)	$955.61
972823	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.53)	$956.22
972824	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.53)	$956.22
972825	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.53)	$956.22
972826	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($30.34)	$954.41
972827	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972828	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972829	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972830	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972831	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972832	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972833	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972834	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($40.28)	$944.46
972835	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($40.28)	$944.46
972836	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($42.33)	$942.41
972837	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($42.33)	$942.41
972838	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($42.33)	$942.41
972839	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($42.33)	$942.41
972840	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($42.33)	$942.41
972841	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($52.80)	$931.94
972842	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($36.24)	$948.50
972843	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($47.46)	$937.28
972844	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.08)	$960.66
972845	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972846	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972847	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($40.28)	$944.46
972848	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972849	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972850	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972851	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972852	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972853	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972854	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($40.28)	$944.46
972855	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($24.16)	$960.58
972856	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.52)	$956.22
972857	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972858	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($48.04)	$936.71
972859	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972860	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972861	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972862	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972863	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
972864	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972865	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972866	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972867	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972868	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972869	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972870	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.77)	$955.98
972871	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($53.44)	$931.31
972872	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($45.31)	$939.43
972873	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.90)	$940.85
972874	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972875	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	$0.00	$984.74
972876	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972877	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972878	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972879	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($43.96)	$940.79
972880	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	$0.00	$984.74
972881	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	$0.00	$984.74
972882	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($53.32)	$931.42
972883	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.16)	$955.59
972884	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($25.78)	$958.96
972885	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($25.78)	$958.96
972886	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($25.78)	$958.96
972887	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($42.98)	$941.77
972888	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($25.78)	$958.96
972889	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($25.78)	$958.96
972890	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($42.97)	$941.77
972891	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($47.96)	$936.78
972892	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972893	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($51.94)	$932.80
972894	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($46.96)	$937.78
972895	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($46.96)	$937.78
972896	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($46.96)	$937.78
972897	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	$0.00	$984.74
972898	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($46.96)	$937.78
972899	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($46.96)	$937.78
972900	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($45.10)	$939.64
972901	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($45.10)	$939.64
972902	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	$0.00	$984.74
972903	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.95)	$955.80
972904	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($27.06)	$957.69
972905	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($27.06)	$957.69
972906	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($27.06)	$957.69
972907	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($27.06)	$957.69
972908	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($27.06)	$957.69
972909	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($27.06)	$957.69
972910	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($27.06)	$957.69
972911	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($27.06)	$957.69
972912	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($27.06)	$957.69
972913	1	50	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($31.70)	$953.05
972914	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($33.59)	$951.16
972915	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.83)	$954.92
972916	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.71)	$955.03
972917	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.71)	$955.03
972918	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.71)	$955.03
972919	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.71)	$955.03
972920	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.71)	$955.03
972921	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.71)	$955.03
972922	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.71)	$955.03
972923	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.92)	$954.83
972924	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($29.92)	$954.83
972925	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.91)	$955.83
972926	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.91)	$955.83
972927	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.91)	$955.83

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
972928	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.91)	$955.83
972929	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.91)	$955.83
972930	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.91)	$955.83
972931	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.91)	$955.83
972932	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.91)	$955.83
972933	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($28.68)	$956.06
972934	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($31.28)	$953.46
972935	1	60	$8,430	0.06%	$223.14	$702.50	$16.53	$42.58	($32.56)	$952.19
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
989395	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
989355	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989356	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989357	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989358	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989359	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989360	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989361	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989362	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989363	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989364	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989365	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989366	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989367	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989368	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989369	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989370	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989371	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989372	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989373	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989374	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989375	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989376	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989377	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989378	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989379	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989380	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989381	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989382	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989383	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989384	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989385	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989386	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989387	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989388	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989389	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989390	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989391	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989392	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989393	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989394	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989912	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
989913	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
989914	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
989917	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989918	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989915	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989916	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989901	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989902	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989903	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989904	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989905	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989826	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989827	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989828	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989829	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989834	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989835	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989836	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989837	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989838	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989839	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989840	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
989844	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989845	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989848	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989849	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989850	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989851	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989852	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989857	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989858	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989859	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989860	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989865	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989866	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989867	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989868	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989874	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989875	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989876	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989887	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989888	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989880	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989881	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989882	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989895	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989896	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989897	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989898	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989877	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989878	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989879	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989861	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989862	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989863	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989864	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989853	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989854	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989855	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989856	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989819	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989820	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989821	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989822	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989841	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989842	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989843	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989830	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989831	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989832	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989833	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989871	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989872	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989873	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989909	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989910	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989911	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989919	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989920	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989921	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989906	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989907	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989908	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989823	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989824	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989825	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989846	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989847	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989869	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989870	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989899	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989900	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989883	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989884	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989885	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989886	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989889	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
989890	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989891	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989892	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989893	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
989894	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992781	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992782	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992790	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992791	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992792	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992797	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992798	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992799	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992810	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992811	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992812	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992813	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992817	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992818	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992819	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992820	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992836	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
992837	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
992834	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992835	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992827	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992828	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992829	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992830	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992800	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992793	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992794	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992795	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992796	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992821	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992822	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992823	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992824	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992825	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992826	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992787	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992788	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992789	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992807	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992808	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992809	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992832	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992833	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992814	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992815	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992816	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992783	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992784	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992785	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992786	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992801	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992802	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992803	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992804	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992805	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992806	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992709	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992710	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992711	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992712	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992720	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992721	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992722	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992723	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992729	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992730	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992731	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992732	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992702	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992738	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
992739	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992740	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992741	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992742	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992749	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992750	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992751	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992755	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992756	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992757	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992758	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992763	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992764	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992765	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992766	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992772	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992773	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992777	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
992778	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992779	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992780	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992774	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992775	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992776	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992759	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992760	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992761	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992762	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992745	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992746	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992747	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992748	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992703	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992704	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992705	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992733	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992734	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992735	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992736	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992737	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992724	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992725	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992726	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992713	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992714	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992715	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992716	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992771	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992717	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992718	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992719	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992727	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992728	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992706	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992707	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992708	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992743	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992744	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992752	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992753	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992754	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992767	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992768	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992769	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
992770	1	50	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991794	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991795	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991796	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991797	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991798	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991799	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991800	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991801	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991802	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991803	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
991804	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991805	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991806	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991807	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991808	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991809	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991810	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991811	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991812	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991813	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991814	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991815	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991816	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991817	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991818	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991819	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991820	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
991822	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991823	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991824	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991825	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991826	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991827	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991828	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991829	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991830	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
991831	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991832	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991833	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991834	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991835	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991836	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991837	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991838	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991839	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991840	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991841	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991842	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991843	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991844	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991845	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991846	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991847	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991848	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991849	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991850	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991851	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991852	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991853	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991854	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991855	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991856	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991857	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991858	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991859	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991860	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991861	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991862	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991863	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991864	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991865	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991866	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991867	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991868	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991869	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991870	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991871	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
991872	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991873	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991874	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991875	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991876	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991877	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991878	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expense	Excess Interest for Reserves	TIRZ Credit	2022-23 Annual Installments
991879	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991880	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991881	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991882	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
991883	1	60	$8,383	0.05%	$221.88	$698.56	$16.44	$42.34	($2.56)	$976.66
HOA	0	0	$154,900	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**1,831**		**$15,455,464**	**100.00%**	**$405,000.00**	**$1,275,075.80**	**$30,000.00**	**$77,277.32**	**($65,607.74)**	**$1,721,745.38**

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX E-2
NIA #2-5 MAJOR IMPROVEMENT
TIRZ CREDIT CALCULATION – 2022-23

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
NIA #5B (52810, 52744, 134236, 660188, 751235, 751236)	$4,992.74	$16,140.28	$21,133.02	($1,639.92)	($1,639.92)
740806	$0.18	$1,985.49	$1,985.31	($154.06)	($154.06)
740807	$0.18	$1,608.00	$1,607.82	($124.77)	($124.77)
740808	$0.18	$2,156.45	$2,156.27	($167.33)	($167.33)
740809	$0.18	$1,685.01	$1,684.83	($130.74)	($130.74)
740810	$0.18	$1,937.49	$1,937.31	($150.34)	($150.34)
740811	$0.18	$1,597.59	$1,597.41	($123.96)	($123.96)
740812	$0.18	$2,075.13	$2,074.95	($161.02)	($161.02)
740813	$0.18	$1,683.00	$1,682.82	($130.59)	($130.59)
740814	$0.18	$1,937.04	$1,936.86	($150.30)	($150.30)
740815	$0.18	$1,613.24	$1,613.06	($125.17)	($125.17)
740816	$0.18	$2,054.57	$2,054.39	($159.42)	($159.42)
740817	$0.18	$1,684.13	$1,683.95	($130.67)	($130.67)
740818	$0.18	$1,753.85	$1,753.67	($136.08)	($136.08)
740819	$0.18	$1,990.62	$1,990.44	($154.46)	($154.46)
740820	$0.18	$2,113.45	$2,113.27	($163.99)	($163.99)
740821	$0.18	$2,192.07	$2,191.89	($170.09)	($170.09)
740822	$0.18	$1,651.46	$1,651.28	($128.14)	($128.14)
740823	$0.18	$1,443.17	$1,442.99	($111.98)	($111.98)
740824	$0.18	$1,903.41	$1,903.23	($147.69)	($147.69)
740825	$0.18	$1,566.72	$1,566.54	($121.56)	($121.56)
740826	$0.18	$0.00	$0.00	$0.00	$0.00
740827	$0.18	$2,112.97	$2,112.79	($163.95)	($163.95)
740828	$0.18	$2,100.82	$2,100.64	($163.01)	($163.01)
740829	$0.18	$1,889.02	$1,888.84	($146.57)	($146.57)
740830	$0.18	$1,640.27	$1,640.09	($127.27)	($127.27)
740831	$0.18	$1,726.62	$1,726.44	($133.97)	($133.97)
740832	$0.18	$1,566.72	$1,566.54	($121.56)	($121.56)
740833	$0.18	$1,905.63	$1,905.45	($147.86)	($147.86)
740834	$0.18	$1,718.42	$1,718.24	($133.34)	($133.34)
740835	$0.18	$1,718.42	$1,718.24	($133.34)	($133.34)
740836	$0.18	$1,883.39	$1,883.21	($146.14)	($146.14)
740837	$0.18	$1,726.20	$1,726.02	($133.94)	($133.94)
740838	$0.18	$1,997.37	$1,997.19	($154.98)	($154.98)
740839	$0.18	$1,867.47	$1,867.29	($144.90)	($144.90)
740840	$0.18	$1,651.46	$1,651.28	($128.14)	($128.14)
740841	$0.18	$1,883.39	$1,883.21	($146.14)	($146.14)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
740842	$0.18	$1,723.02	$1,722.84	($133.69)	($133.69)
740843	$0.18	$1,997.37	$1,997.19	($154.98)	($154.98)
740844	$0.18	$2,087.46	$2,087.28	($161.97)	($161.97)
740845	$0.18	$2,123.98	$2,123.80	($164.81)	($164.81)
740846	$0.18	$1,274.64	$1,274.46	($98.90)	($98.90)
740847	$0.18	$1,883.39	$1,883.21	($146.14)	($146.14)
740848	$0.18	$2,029.17	$2,028.99	($157.45)	($157.45)
740849	$0.18	$1,555.14	$1,554.96	($120.66)	($120.66)
740850	$0.18	$1,575.36	$1,575.18	($122.23)	($122.23)
740851	$0.18	$0.00	$0.00	$0.00	$0.00
740852	$0.18	$1,527.09	$1,526.91	($118.49)	($118.49)
740853	$0.18	$1,723.02	$1,722.84	($133.69)	($133.69)
740854	$0.18	$1,670.55	$1,670.37	($129.62)	($129.62)
740855	$0.18	$2,095.25	$2,095.07	($162.58)	($162.58)
740856	$0.18	$1,867.47	$1,867.29	($144.90)	($144.90)
740857	$0.18	$1,997.37	$1,997.19	($154.98)	($154.98)
740858	$0.18	$1,723.02	$1,722.84	($133.69)	($133.69)
740859	$0.18	$1,883.39	$1,883.21	($146.14)	($146.14)
740860	$0.18	$2,182.16	$2,181.98	($169.32)	($169.32)
740861	$0.18	$1,778.54	$1,778.36	($138.00)	($138.00)
740862	$0.20	$1,557.28	$1,557.08	($120.83)	($120.83)
740863	$0.20	$1,731.68	$1,731.48	($134.36)	($134.36)
740864	$0.20	$1,788.42	$1,788.22	($138.77)	($138.77)
740865	$0.20	$1,885.39	$1,885.19	($146.29)	($146.29)
740866	$0.20	$1,902.12	$1,901.92	($147.59)	($147.59)
740867	$0.20	$2,003.76	$2,003.56	($155.48)	($155.48)
740868	$0.20	$2,355.84	$2,355.64	($182.80)	($182.80)
740869	$0.20	$2,225.02	$2,224.82	($172.65)	($172.65)
740870	$0.20	$1,612.50	$1,612.30	($125.11)	($125.11)
740871	$0.20	$1,996.58	$1,996.38	($154.92)	($154.92)
740872	$0.20	$1,907.78	$1,907.58	($148.03)	($148.03)
740873	$0.20	$1,967.01	$1,966.81	($152.62)	($152.62)
740874	$0.20	$1,988.77	$1,988.57	($154.31)	($154.31)
740875	$0.20	$1,773.85	$1,773.65	($137.64)	($137.64)
740876	$0.20	$2,225.02	$2,224.82	($172.65)	($172.65)
740877	$0.20	$1,718.81	$1,718.61	($133.36)	($133.36)
740878	$0.20	$1,950.79	$1,950.59	($151.37)	($151.37)
740879	$0.20	$1,772.20	$1,772.00	($137.51)	($137.51)
740880	$0.20	$1,785.44	$1,785.24	($138.53)	($138.53)
740881	$0.20	$1,870.68	$1,870.48	($145.15)	($145.15)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
740882	$0.20	$1,950.79	$1,950.59	($151.37)	($151.37)
740883	$0.20	$1,917.84	$1,917.64	($148.81)	($148.81)
740884	$0.20	$2,003.76	$2,003.56	($155.48)	($155.48)
740885	$0.20	$1,735.53	$1,735.33	($134.66)	($134.66)
740886	$0.20	$1,924.72	$1,924.52	($149.34)	($149.34)
740887	$0.20	$1,788.42	$1,788.22	($138.77)	($138.77)
740888	$0.20	$1,798.97	$1,798.77	($139.58)	($139.58)
740889	$0.20	$1,826.00	$1,825.80	($141.68)	($141.68)
740890	$0.20	$2,273.63	$2,273.43	($176.42)	($176.42)
740891	$0.20	$0.00	$0.00	$0.00	$0.00
740892	$0.20	$1,899.33	$1,899.13	($147.37)	($147.37)
740893	$0.20	$2,442.77	$2,442.57	($189.54)	($189.54)
740894	$0.20	$1,788.42	$1,788.22	($138.77)	($138.77)
740895	$0.20	$1,726.89	$1,726.69	($133.99)	($133.99)
740896	$0.20	$1,888.01	$1,887.81	($146.49)	($146.49)
740897	$0.20	$2,049.95	$2,049.75	($159.06)	($159.06)
740898	$0.20	$1,824.98	$1,824.78	($141.60)	($141.60)
740899	$0.20	$1,731.68	$1,731.48	($134.36)	($134.36)
740900	$0.20	$2,356.37	$2,356.17	($182.84)	($182.84)
740901	$0.20	$1,966.28	$1,966.08	($152.57)	($152.57)
740902	$0.20	$1,922.77	$1,922.57	($149.19)	($149.19)
740903	$0.20	$2,023.06	$2,022.86	($156.97)	($156.97)
740904	$0.20	$1,726.89	$1,726.69	($133.99)	($133.99)
740905	$0.20	$1,965.41	$1,965.21	($152.50)	($152.50)
740906	$0.20	$1,788.42	$1,788.22	($138.77)	($138.77)
740907	$0.20	$1,907.81	$1,907.61	($148.03)	($148.03)
740908	$0.20	$1,997.09	$1,996.89	($154.96)	($154.96)
740909	$0.20	$1,982.74	$1,982.54	($153.85)	($153.85)
740910	$0.18	$1,714.77	$1,714.59	($133.05)	($133.05)
740911	$0.18	$1,740.18	$1,740.00	($135.02)	($135.02)
740912	$0.18	$678.51	$678.33	($52.64)	($52.64)
740913	$0.18	$1,631.26	$1,631.08	($126.57)	($126.57)
740914	$0.18	$1,722.76	$1,722.58	($133.67)	($133.67)
740915	$0.18	$1,741.32	$1,741.14	($135.11)	($135.11)
740916	$0.18	$1,913.82	$1,913.64	($148.50)	($148.50)
740917	$0.18	$1,562.19	$1,562.01	($121.21)	($121.21)
740918	$0.18	$1,693.55	$1,693.37	($131.41)	($131.41)
740919	$0.18	$1,666.60	$1,666.42	($129.31)	($129.31)
740920	$0.18	$2,177.59	$2,177.41	($168.97)	($168.97)
740921	$0.18	$1,758.15	$1,757.97	($136.42)	($136.42)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
740922	$0.18	$1,640.22	$1,640.04	($127.27)	($127.27)
740923	$0.18	$1,866.46	$1,866.28	($144.82)	($144.82)
740924	$0.18	$1,557.58	$1,557.40	($120.85)	($120.85)
740925	$0.18	$1,876.52	$1,876.34	($145.60)	($145.60)
740926	$0.18	$1,715.33	$1,715.15	($133.10)	($133.10)
740927	$0.18	$1,803.43	$1,803.25	($139.93)	($139.93)
740928	$0.18	$1,351.52	$1,351.34	($104.86)	($104.86)
740929	$0.18	$1,958.30	$1,958.12	($151.95)	($151.95)
740930	$0.18	$1,727.78	$1,727.60	($134.06)	($134.06)
740931	$0.18	$1,751.12	$1,750.94	($135.87)	($135.87)
740932	$0.18	$1,633.09	$1,632.91	($126.71)	($126.71)
740933	$0.18	$2,051.64	$2,051.46	($159.19)	($159.19)
740934	$0.18	$1,682.40	$1,682.22	($130.54)	($130.54)
740935	$0.18	$1,531.74	$1,531.56	($118.85)	($118.85)
740936	$0.18	$1,955.72	$1,955.54	($151.75)	($151.75)
740937	$0.18	$1,627.55	$1,627.37	($126.28)	($126.28)
740938	$0.18	$1,735.46	$1,735.28	($134.66)	($134.66)
740939	$0.00	$0.00	$0.00	$0.00	$0.00
740940	$0.18	$1,961.41	$1,961.23	($152.19)	($152.19)
740941	$0.18	$2,080.16	$2,079.98	($161.41)	($161.41)
740942	$0.18	$1,640.22	$1,640.04	($127.27)	($127.27)
740943	$0.18	$1,548.99	$1,548.81	($120.19)	($120.19)
740944	$0.18	$1,503.82	$1,503.64	($116.68)	($116.68)
740945	$0.18	$1,658.82	$1,658.64	($128.71)	($128.71)
740946	$0.18	$1,640.27	$1,640.09	($127.27)	($127.27)
740947	$0.18	$2,057.55	$2,057.37	($159.65)	($159.65)
740948	$0.00	$0.00	$0.00	$0.00	$0.00
740949	$0.18	$1,710.44	$1,710.26	($132.72)	($132.72)
740950	$0.18	$1,884.76	$1,884.58	($146.24)	($146.24)
740951	$0.18	$1,462.36	$1,462.18	($113.47)	($113.47)
740952	$0.18	$1,658.82	$1,658.64	($128.71)	($128.71)
740953	$0.18	$1,549.06	$1,548.88	($120.19)	($120.19)
740954	$0.18	$1,643.02	$1,642.84	($127.48)	($127.48)
740955	$0.18	$1,713.07	$1,712.89	($132.92)	($132.92)
740956	$0.18	$2,050.47	$2,050.29	($159.10)	($159.10)
740957	$0.18	$2,208.27	$2,208.09	($171.35)	($171.35)
740958	$0.18	$1,742.26	$1,742.08	($135.19)	($135.19)
740959	$0.18	$1,677.69	$1,677.51	($130.17)	($130.17)
740960	$0.18	$1,884.76	$1,884.58	($146.24)	($146.24)
740961	$0.18	$1,866.46	$1,866.28	($144.82)	($144.82)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
740962	$0.18	$2,031.75	$2,031.57	($157.65)	($157.65)
740963	$0.00	$0.00	$0.00	$0.00	$0.00
740964	$0.20	$1,963.88	$1,963.68	($152.38)	($152.38)
740965	$0.20	$1,975.82	$1,975.62	($153.31)	($153.31)
740966	$0.20	$1,737.64	$1,737.44	($134.83)	($134.83)
740967	$0.20	$1,748.49	$1,748.29	($135.67)	($135.67)
740968	$0.20	$1,811.98	$1,811.78	($140.59)	($140.59)
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
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	$480.74	$480.54	($37.29)	($37.29)
740976	$0.00	$458.13	$458.13	($35.55)	($35.55)
52690	$0.00	$0.00	$0.00	$0.00	$0.00
52763	$0.00	$0.00	$0.00	$0.00	$0.00
757500	$0.00	$0.00	$0.00	$0.00	$0.00
757494	$0.90	$2,915.70	$2,914.80	($226.19)	($226.19)
757493	$0.90	$2,724.35	$2,723.45	($211.34)	($211.34)
757492	$0.90	$2,249.31	$2,248.41	($174.48)	($174.48)
757491	$0.90	$2,730.80	$2,729.90	($211.84)	($211.84)
757490	$0.90	$385.65	$384.75	($29.86)	($29.86)
757489	$0.90	$385.65	$384.75	($29.86)	$0.00
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	$385.67	$384.77	($29.86)	($29.86)
757476	$0.90	$390.01	$389.11	($30.20)	($30.20)
757475	$0.90	$0.00	$0.00	$0.00	$0.00
757474	$0.90	$2,709.74	$2,708.84	($210.21)	($210.21)
757473	$0.90	$389.00	$388.10	($30.12)	$0.00

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Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
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	$387.57	$386.67	($30.01)	($30.01)
757468	$0.90	$387.21	$386.31	($29.98)	$0.00
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)
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	$1,917.01	$1,916.11	($148.69)	($148.69)
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	$2,138.20	$2,137.30	($165.85)	($165.85)
757455	$0.90	$1,726.84	$1,725.94	($133.93)	($133.93)
757454	$0.90	$1,839.76	$1,838.86	($142.70)	($142.70)
757453	$0.90	$1,767.22	$1,766.32	($137.07)	($137.07)
757452	$0.90	$2,074.06	$2,073.16	($160.88)	($160.88)
757451	$0.90	$2,499.27	$2,498.37	($193.87)	($193.87)
757450	$0.90	$1,860.90	$1,860.00	($144.34)	($144.34)
757449	$0.90	$2,584.87	$2,583.97	($200.52)	($200.52)
757448	$0.90	$1,538.54	$1,537.64	($119.32)	($119.32)
757447	$0.90	$1,565.49	$1,564.59	($121.41)	($121.41)
757446	$0.90	$2,498.63	$2,497.73	($193.82)	($193.82)
757445	$0.90	$1,762.51	$1,761.61	($136.70)	($136.70)
757444	$0.90	$1,826.32	$1,825.42	($141.65)	($141.65)
757443	$0.90	$1,774.52	$1,773.62	($137.63)	($137.63)
757442	$0.90	$2,363.70	$2,362.80	($183.35)	($183.35)
757441	$0.90	$2,407.22	$2,406.32	($186.73)	($186.73)
757440	$0.90	$1,762.74	$1,761.84	($136.72)	($136.72)
757439	$0.90	$1,358.20	$1,357.30	($105.33)	($105.33)
757438	$0.90	$2,499.72	$2,498.82	($193.91)	($193.91)
757437	$0.90	$1,521.81	$1,520.91	($118.02)	($118.02)
757436	$0.90	$1,784.62	$1,783.72	($138.42)	($138.42)
757435	$0.90	$1,774.52	$1,773.62	($137.63)	($137.63)
757434	$0.90	$2,257.89	$2,256.99	($175.14)	($175.14)
757433	$0.90	$1,880.88	$1,879.98	($145.89)	($145.89)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
757432	$0.90	$1,889.32	$1,888.42	($146.54)	($146.54)
757431	$0.90	$1,828.99	$1,828.09	($141.86)	($141.86)
757430	$0.90	$1,826.98	$1,826.08	($141.70)	($141.70)
757429	$0.90	$1,805.44	$1,804.54	($140.03)	($140.03)
757428	$0.90	$1,807.85	$1,806.95	($140.22)	($140.22)
757427	$0.45	$1,023.20	$1,022.75	($79.37)	($79.37)
995222	$0.45	$1,023.20	$1,022.75	($79.37)	($79.37)
757426	$0.90	$2,191.81	$2,190.91	($170.01)	($170.01)
757425	$0.90	$2,453.79	$2,452.89	($190.34)	($190.34)
757424	$0.90	$2,245.21	$2,244.31	($174.16)	($174.16)
757423	$0.90	$1,722.60	$1,721.70	($133.60)	($133.60)
757422	$0.90	$1,696.43	$1,695.53	($131.57)	($131.57)
757421	$0.90	$2,226.70	$2,225.80	($172.72)	($172.72)
757420	$0.90	$1,767.30	$1,766.40	($137.07)	($137.07)
757419	$0.90	$2,504.86	$2,503.96	($194.31)	($194.31)
757418	$0.90	$1,835.30	$1,834.40	($142.35)	($142.35)
757417	$0.90	$1,557.13	$1,556.23	($120.76)	($120.76)
757416	$0.90	$2,523.36	$2,522.46	($195.74)	($195.74)
757415	$0.90	$2,192.95	$2,192.05	($170.10)	($170.10)
757414	$0.00	$0.00	$0.00	$0.00	$0.00
8675879	$0.45	$780.92	$780.47	($60.56)	($60.56)
4595430	$0.45	$877.67	$877.22	($68.07)	($68.07)
757413	$0.90	$1,362.94	$1,362.04	($105.69)	($105.69)
757412	$0.90	$2,298.66	$2,297.76	($178.31)	($178.31)
757411	$0.90	$2,111.34	$2,110.44	($163.77)	($163.77)
757410	$0.90	$1,773.75	$1,772.85	($137.57)	($137.57)
757409	$0.90	$1,809.70	$1,808.80	($140.36)	($140.36)
757408	$0.90	$1,799.60	$1,798.70	($139.58)	($139.58)
757407	$0.90	$1,805.86	$1,804.96	($140.07)	($140.07)
757406	$0.90	$1,911.37	$1,910.47	($148.25)	($148.25)
757405	$0.90	$2,682.71	$2,681.81	($208.11)	($208.11)
757404	$0.90	$2,097.17	$2,096.27	($162.67)	($162.67)
757403	$0.90	$2,525.14	$2,524.24	($195.88)	($195.88)
757402	$0.90	$1,787.13	$1,786.23	($138.61)	($138.61)
757401	$0.90	$1,902.68	$1,901.78	($147.58)	($147.58)
757400	$0.90	$1,665.67	$1,664.77	($129.19)	($129.19)
757399	$0.90	$2,122.29	$2,121.39	($164.62)	($164.62)
757398	$0.90	$1,880.99	$1,880.09	($145.90)	($145.90)
757397	$0.90	$1,779.97	$1,779.07	($138.06)	($138.06)
757396	$0.90	$1,897.53	$1,896.63	($147.18)	($147.18)

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Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
757395	$0.90	$1,897.07	$1,896.17	($147.14)	($147.14)
757394	$0.90	$1,445.05	$1,444.15	($112.07)	($112.07)
757393	$0.90	$2,568.07	$2,567.17	($199.21)	($199.21)
757392	$0.90	$1,425.65	$1,424.75	($110.56)	($110.56)
757391	$0.90	$2,103.25	$2,102.35	($163.14)	($163.14)
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	$0.00	$0.00	$0.00	$0.00
769764	$0.00	$0.00	$0.00	$0.00	$0.00
769763	$0.90	$2,593.05	$2,592.15	($201.15)	($201.15)
769762	$0.90	$1,873.65	$1,872.75	($145.33)	($145.33)
769761	$0.90	$323.40	$322.50	($25.03)	($25.03)
769760	$0.90	$2,227.53	$2,226.63	($172.79)	($172.79)
769759	$0.90	$1,612.46	$1,611.56	($125.06)	($125.06)
769758	$0.90	$371.16	$370.26	($28.73)	($28.73)
769757	$0.90	$1,957.85	$1,956.95	($151.86)	($151.86)
769756	$0.90	$387.32	$386.42	($29.99)	($29.99)
769755	$0.90	$317.22	$316.32	($24.55)	($24.55)
769754	$0.90	$1,165.13	$1,164.23	($90.34)	($90.34)
769753	$0.90	$1,486.53	$1,485.63	($115.29)	($115.29)
769752	$0.90	$762.65	$761.75	($59.11)	($59.11)
769751	$0.90	$2,426.40	$2,425.50	($188.22)	($188.22)
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	$1,005.53	$1,004.63	($77.96)	($77.96)
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	$820.03	$819.13	($63.56)	($63.56)
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	$2,752.25	$2,751.35	($213.50)	($213.50)
769738	$0.90	$311.54	$310.64	($24.11)	($24.11)
769737	$0.90	$1,751.71	$1,750.81	($135.86)	($135.86)
769736	$0.90	$1,827.82	$1,826.92	($141.77)	($141.77)
769735	$0.90	$1,791.29	$1,790.39	($138.93)	($138.93)
769734	$0.90	$1,810.62	$1,809.72	($140.43)	($140.43)
769733	$0.90	$1,705.93	$1,705.03	($132.31)	($132.31)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
769732	$0.90	$1,380.64	$1,379.74	($107.07)	($107.07)
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	$1,793.53	$1,792.63	($139.11)	($139.11)
769728	$0.90	$2,217.59	$2,216.69	($172.02)	($172.02)
769727	$0.90	$0.00	$0.00	$0.00	$0.00
769726	$0.90	$1,712.32	$1,711.42	($132.81)	($132.81)
769725	$0.90	$1,791.33	$1,790.43	($138.94)	($138.94)
769724	$0.90	$1,904.30	$1,903.40	($147.70)	($147.70)
769723	$0.90	$3,044.37	$3,043.47	($236.17)	($236.17)
769722	$0.90	$2,678.43	$2,677.53	($207.78)	($207.78)
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	$1,027.59	$1,026.69	($79.67)	($79.67)
769716	$0.90	$378.47	$377.57	($29.30)	($29.30)
769715	$0.90	$2,410.75	$2,409.85	($187.00)	($187.00)
769714	$0.90	$2,253.31	$2,252.41	($174.79)	($174.79)
769713	$0.90	$2,214.16	$2,213.26	($171.75)	($171.75)
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	$892.01	$891.11	($69.15)	($69.15)
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	$1,824.36	$1,823.46	($141.50)	($141.50)
769703	$0.90	$1,660.72	$1,659.82	($128.80)	($128.80)
769702	$0.90	$1,879.85	$1,878.95	($145.81)	($145.81)
769701	$0.90	$1,909.15	$1,908.25	($148.08)	($148.08)
769700	$0.90	$2,146.37	$2,145.47	($166.49)	($166.49)
769699	$0.90	$2,326.91	$2,326.01	($180.50)	($180.50)
769698	$0.90	$1,960.75	$1,959.85	($152.08)	($152.08)
769697	$0.90	$1,886.69	$1,885.79	($146.34)	($146.34)
769696	$0.90	$2,017.10	$2,016.20	($156.46)	($156.46)
769695	$0.90	$1,804.73	$1,803.83	($139.98)	($139.98)
769694	$0.90	$2,263.63	$2,262.73	($175.59)	($175.59)
769693	$0.90	$367.75	$366.85	($28.47)	($28.47)
769692	$0.90	$311.54	$310.64	($24.11)	($24.11)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
769691	$0.90	$311.54	$310.64	($24.11)	($24.11)
769690	$0.90	$311.54	$310.64	($24.11)	($24.11)
769689	$0.90	$311.54	$310.64	($24.11)	($24.11)
769688	$0.90	$311.54	$310.64	($24.11)	($24.11)
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)
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	$1,682.04	$1,681.14	($130.46)	($130.46)
769673	$0.90	$2,439.76	$2,438.86	($189.26)	($189.26)
769672	$0.90	$894.65	$893.75	($69.36)	($69.36)
769671	$0.90	$987.02	$986.12	($76.52)	($76.52)
769670	$0.90	$311.54	$310.64	($24.11)	($24.11)
769669	$0.90	$2,213.78	$2,212.88	($171.72)	($171.72)
769668	$0.90	$2,172.09	$2,171.19	($168.48)	($168.48)
769667	$0.90	$1,597.66	$1,596.76	($123.91)	($123.91)
769666	$0.90	$311.54	$310.64	($24.11)	($24.11)
769665	$0.90	$955.47	$954.57	($74.07)	($74.07)
769664	$0.90	$519.23	$518.33	($40.22)	($40.22)
769663	$0.90	$311.54	$310.64	($24.11)	($24.11)
769662	$0.90	$311.54	$310.64	($24.11)	$0.00
769661	$0.90	$612.91	$612.01	($47.49)	($47.49)
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)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
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)
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	$1,022.30	$1,021.40	($79.26)	($79.26)
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	$1,005.53	$1,004.63	($77.96)	($77.96)
769633	$0.90	$367.75	$366.85	($28.47)	($28.47)
769632	$0.90	$1,022.30	$1,021.40	($79.26)	($79.26)
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	$1,889.46	$1,888.56	($146.55)	($146.55)
769628	$0.90	$1,706.06	$1,705.16	($132.32)	($132.32)
769627	$0.90	$1,933.03	$1,932.13	($149.93)	($149.93)
769626	$0.90	$2,216.04	$2,215.14	($171.90)	($171.90)
769625	$0.90	$893.34	$892.44	($69.25)	($69.25)
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	$953.79	$952.89	($73.94)	($73.94)
769621	$0.90	$835.71	$834.81	($64.78)	($64.78)
769620	$0.90	$720.68	$719.78	($55.86)	($55.86)
769619	$0.90	$749.23	$748.33	($58.07)	($58.07)
769618	$0.90	$668.56	$667.66	($51.81)	($51.81)
769617	$0.90	$2,154.68	$2,153.78	($167.13)	($167.13)
769616	$0.90	$2,221.50	$2,220.60	($172.32)	($172.32)
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	$893.34	$892.44	($69.25)	($69.25)
769612	$0.90	$721.74	$720.84	($55.94)	($55.94)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
769611	$0.90	$761.75	$760.85	($59.04)	($59.04)
769610	$0.90	$311.54	$310.64	($24.11)	($24.11)
769609	$0.90	$748.29	$747.39	($58.00)	($58.00)
769608	$0.90	$612.91	$612.01	($47.49)	($47.49)
769607	$0.90	$1,957.73	$1,956.83	($151.85)	($151.85)
769606	$0.90	$2,656.56	$2,655.66	($206.08)	($206.08)
769605	$0.90	$2,221.50	$2,220.60	($172.32)	($172.32)
769604	$0.90	$747.07	$746.17	($57.90)	($57.90)
769603	$0.90	$698.90	$698.00	($54.16)	($54.16)
769602	$0.90	$763.18	$762.28	($59.15)	($59.15)
769601	$0.90	$721.74	$720.84	($55.94)	($55.94)
769600	$0.90	$748.29	$747.39	($58.00)	($58.00)
769599	$0.90	$700.22	$699.32	($54.27)	($54.27)
769598	$0.90	$1,243.50	$1,242.60	($96.43)	($96.43)
769597	$0.90	$720.68	$719.78	($55.86)	($55.86)
769596	$0.90	$311.54	$310.64	($24.11)	($24.11)
769595	$0.90	$1,249.11	$1,248.21	($96.86)	($96.86)
769594	$0.90	$1,824.66	$1,823.76	($141.52)	($141.52)
769593	$0.90	$1,712.32	$1,711.42	($132.81)	($132.81)
769592	$0.90	$720.68	$719.78	($55.86)	($55.86)
769591	$0.90	$921.74	$920.84	($71.46)	($71.46)
769590	$0.90	$751.10	$750.20	($58.22)	($58.22)
769589	$0.90	$700.22	$699.32	($54.27)	($54.27)
769588	$0.90	$720.68	$719.78	($55.86)	($55.86)
769587	$0.90	$1,574.14	$1,573.24	($122.08)	($122.08)
769586	$0.90	$2,062.88	$2,061.98	($160.01)	($160.01)
769585	$0.90	$1,882.31	$1,881.41	($146.00)	($146.00)
769584	$0.90	$1,706.06	$1,705.16	($132.32)	($132.32)
769583	$0.90	$1,046.68	$1,045.78	($81.15)	($81.15)
769582	$0.90	$1,822.91	$1,822.01	($141.39)	($141.39)
769581	$0.90	$1,157.24	$1,156.34	($89.73)	($89.73)
769580	$0.90	$1,112.64	$1,111.74	($86.27)	($86.27)
769579	$0.90	$840.25	$839.35	($65.13)	($65.13)
769578	$0.90	$1,678.05	$1,677.15	($130.15)	($130.15)
769577	$0.90	$2,224.27	$2,223.37	($172.53)	($172.53)
769576	$0.90	$1,818.85	$1,817.95	($141.07)	($141.07)
769575	$0.90	$1,706.22	$1,705.32	($132.33)	($132.33)
769574	$0.90	$0.00	$0.00	$0.00	$0.00
769573	$0.90	$311.54	$310.64	($24.11)	($24.11)
769572	$0.90	$311.54	$310.64	($24.11)	($24.11)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
769571	$0.90	$311.54	$310.64	($24.11)	($24.11)
769570	$0.90	$311.54	$310.64	($24.11)	($24.11)
769569	$0.90	$311.54	$310.64	($24.11)	($24.11)
769568	$0.90	$311.54	$310.64	($24.11)	($24.11)
769567	$0.90	$311.54	$310.64	($24.11)	($24.11)
769566	$0.90	$884.17	$883.27	($68.54)	($68.54)
769565	$0.90	$1,864.04	$1,863.14	($144.58)	($144.58)
769564	$0.90	$2,333.49	$2,332.59	($181.01)	($181.01)
769563	$0.90	$1,262.37	$1,261.47	($97.89)	($97.89)
769562	$0.90	$734.91	$734.01	($56.96)	($56.96)
769561	$0.90	$1,488.11	$1,487.21	($115.41)	($115.41)
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	$1,002.18	$1,001.28	($77.70)	($77.70)
769557	$0.90	$1,483.50	$1,482.60	($115.05)	($115.05)
769556	$0.90	$1,908.76	$1,907.86	($148.05)	($148.05)
769555	$0.90	$329.20	$328.30	($25.48)	($25.48)
769554	$0.90	$330.18	$329.28	($25.55)	($25.55)
769553	$0.90	$331.15	$330.25	($25.63)	($25.63)
769552	$0.90	$332.18	$331.28	($25.71)	($25.71)
769551	$0.90	$333.16	$332.26	($25.78)	($25.78)
769550	$0.90	$861.38	$860.48	($66.77)	($66.77)
769549	$0.90	$2,313.04	$2,312.14	($179.42)	($179.42)
769548	$0.90	$2,143.66	$2,142.76	($166.28)	($166.28)
769547	$0.90	$337.27	$336.37	($26.10)	($26.10)
769546	$0.90	$338.24	$337.34	($26.18)	($26.18)
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	$0.00	$0.00	$0.00	$0.00
769541	$0.90	$572.05	$571.15	($44.32)	($44.32)
769540	$0.90	$1,193.11	$1,192.21	($92.52)	($92.52)
769539	$0.90	$973.87	$972.97	($75.50)	($75.50)
769538	$0.90	$1,572.79	$1,571.89	($121.98)	($121.98)
769537	$0.90	$347.18	$346.28	($26.87)	($26.87)
769536	$0.90	$1,283.64	$1,282.74	($99.54)	($99.54)
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	$383.86	$382.96	($29.72)	($29.72)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
769531	$0.90	$1,245.73	$1,244.83	($96.60)	($96.60)
769529	$0.90	$379.58	$378.68	($29.39)	($29.39)
769528	$0.90	$371.86	$370.96	($28.79)	($28.79)
769527	$0.90	$372.02	$371.12	($28.80)	($28.80)
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	$1,880.94	$1,880.04	($145.89)	($145.89)
769500	$0.90	$2,199.39	$2,198.49	($170.60)	($170.60)
769499	$0.90	$2,832.27	$2,831.37	($219.71)	($219.71)
769498	$0.90	$1,065.97	$1,065.07	($82.65)	($82.65)
769497	$0.90	$0.00	$0.00	$0.00	$0.00
964952	$0.15	$454.73	$454.58	($35.28)	($35.28)
964953	$0.15	$403.13	$402.98	($31.27)	($31.27)
964954	$0.15	$403.13	$402.98	($31.27)	($31.27)
964955	$0.15	$403.13	$402.98	($31.27)	($31.27)
964956	$0.15	$454.73	$454.58	($35.28)	($35.28)
964957	$0.15	$454.73	$454.58	($35.28)	($35.28)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
964958	$0.15	$454.73	$454.58	($35.28)	($35.28)
964959	$0.15	$454.73	$454.58	($35.28)	($35.28)
964960	$0.15	$454.73	$454.58	($35.28)	($35.28)
964961	$0.15	$454.73	$454.58	($35.28)	($35.28)
964962	$0.15	$454.73	$454.58	($35.28)	($35.28)
964963	$0.15	$454.73	$454.58	($35.28)	($35.28)
964964	$0.15	$454.73	$454.58	($35.28)	($35.28)
964965	$0.15	$454.73	$454.58	($35.28)	($35.28)
964966	$0.15	$454.73	$454.58	($35.28)	($35.28)
964967	$0.15	$454.73	$454.58	($35.28)	($35.28)
964968	$0.15	$454.73	$454.58	($35.28)	($35.28)
964969	$0.15	$479.40	$479.25	($37.19)	($37.19)
964970	$0.15	$473.08	$472.93	($36.70)	($36.70)
964971	$0.15	$454.73	$454.58	($35.28)	($35.28)
964972	$0.15	$454.73	$454.58	($35.28)	($35.28)
964973	$0.15	$454.73	$454.58	($35.28)	($35.28)
964974	$0.15	$454.73	$454.58	($35.28)	($35.28)
964975	$0.15	$454.73	$454.58	($35.28)	($35.28)
964976	$0.15	$454.73	$454.58	($35.28)	($35.28)
964977	$0.15	$454.73	$454.58	($35.28)	($35.28)
964978	$0.15	$454.73	$454.58	($35.28)	($35.28)
964979	$0.15	$454.73	$454.58	($35.28)	($35.28)
964980	$0.15	$361.08	$360.93	($28.01)	($28.01)
964981	$0.15	$454.56	$454.41	($35.26)	($35.26)
964982	$0.15	$454.73	$454.58	($35.28)	($35.28)
964983	$0.15	$473.06	$472.91	($36.70)	($36.70)
964984	$0.15	$457.24	$457.09	($35.47)	($35.47)
964985	$0.15	$486.06	$485.91	($37.71)	($37.71)
964986	$0.15	$470.56	$470.41	($36.50)	($36.50)
964987	$0.15	$470.75	$470.60	($36.52)	($36.52)
964988	$0.15	$470.95	$470.80	($36.53)	($36.53)
964989	$0.15	$471.14	$470.99	($36.55)	($36.55)
964990	$0.15	$470.98	$470.83	($36.54)	($36.54)
964991	$0.15	$469.06	$468.91	($36.39)	($36.39)
964992	$0.15	$485.65	$485.50	($37.67)	($37.67)
964993	$0.15	$462.46	$462.31	($35.88)	($35.88)
964994	$0.15	$445.05	$444.90	($34.52)	($34.52)
964995	$0.15	$445.05	$444.90	($34.52)	($34.52)
964996	$0.15	$485.10	$484.95	($37.63)	($37.63)
964997	$0.15	$445.05	$444.90	($34.52)	($34.52)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
964998	$0.15	$445.05	$444.90	($34.52)	($34.52)
964999	$0.15	$445.05	$444.90	($34.52)	($34.52)
965000	$0.15	$0.00	$0.00	$0.00	$0.00
965001	$0.15	$445.05	$444.90	($34.52)	($34.52)
965002	$0.15	$445.05	$444.90	($34.52)	($34.52)
965003	$0.15	$445.05	$444.90	($34.52)	($34.52)
965004	$0.15	$445.05	$444.90	($34.52)	($34.52)
965005	$0.15	$445.05	$444.90	($34.52)	($34.52)
965006	$0.15	$445.05	$444.90	($34.52)	($34.52)
965007	$0.15	$444.99	$444.84	($34.52)	($34.52)
965008	$0.15	$0.00	$0.00	$0.00	$0.00
965009	$0.15	$461.77	$461.62	($35.82)	($35.82)
965010	$0.15	$285.90	$285.75	($22.17)	($22.17)
965011	$0.15	$476.49	$476.34	($36.96)	($36.96)
965012	$0.15	$476.49	$476.34	($36.96)	($36.96)
965013	$0.15	$476.49	$476.34	($36.96)	($36.96)
965014	$0.15	$476.49	$476.34	($36.96)	($36.96)
965015	$0.15	$476.49	$476.34	($36.96)	($36.96)
965016	$0.15	$476.49	$476.34	($36.96)	($36.96)
965017	$0.15	$476.49	$476.34	($36.96)	($36.96)
965018	$0.15	$476.49	$476.34	($36.96)	($36.96)
965019	$0.15	$476.49	$476.34	($36.96)	($36.96)
965020	$0.15	$510.25	$510.10	($39.58)	($39.58)
965021	$0.15	$0.00	$0.00	$0.00	$0.00
965023	$0.15	$472.55	$472.40	($36.66)	($36.66)
965024	$0.15	$476.24	$476.09	($36.94)	($36.94)
965025	$0.15	$477.71	$477.56	($37.06)	($37.06)
965026	$0.15	$477.85	$477.70	($37.07)	($37.07)
965027	$0.15	$293.63	$293.48	($22.77)	($22.77)
965028	$0.15	$0.00	$0.00	$0.00	$0.00
965029	$0.15	$479.71	$479.56	($37.21)	($37.21)
965030	$0.15	$524.97	$524.82	($40.73)	($40.73)
965031	$0.15	$0.00	$0.00	$0.00	$0.00
965032	$0.15	$463.45	$463.30	($35.95)	($35.95)
965033	$0.15	$445.05	$444.90	($34.52)	($34.52)
965034	$0.15	$450.36	$450.21	($34.94)	($34.94)
965035	$0.15	$463.68	$463.53	($35.97)	($35.97)
965036	$0.15	$0.00	$0.00	$0.00	$0.00
965037	$0.15	$463.59	$463.44	($35.96)	($35.96)
965038	$0.15	$445.05	$444.90	($34.52)	($34.52)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
965039	$0.15	$445.05	$444.90	($34.52)	($34.52)
965040	$0.15	$445.05	$444.90	($34.52)	($34.52)
965041	$0.15	$445.05	$444.90	($34.52)	($34.52)
965042	$0.15	$445.05	$444.90	($34.52)	($34.52)
965043	$0.15	$445.05	$444.90	($34.52)	($34.52)
965044	$0.15	$299.30	$299.15	($23.21)	($23.21)
965045	$0.15	$297.89	$297.74	($23.10)	($23.10)
965046	$0.15	$461.97	$461.82	($35.84)	($35.84)
965047	$0.15	$453.52	$453.37	($35.18)	($35.18)
965048	$0.15	$445.05	$444.90	($34.52)	($34.52)
965049	$0.15	$445.05	$444.90	($34.52)	($34.52)
965050	$0.15	$463.45	$463.30	($35.95)	($35.95)
965051	$0.15	$0.00	$0.00	$0.00	$0.00
965052	$0.15	$0.00	$0.00	$0.00	$0.00
965053	$0.15	$461.79	$461.64	($35.82)	($35.82)
965054	$0.15	$445.05	$444.90	($34.52)	($34.52)
965055	$0.15	$445.05	$444.90	($34.52)	($34.52)
965056	$0.15	$479.16	$479.01	($37.17)	($37.17)
965058	$0.15	$605.14	$604.99	($46.95)	($46.95)
965059	$0.15	$432.34	$432.19	($33.54)	($33.54)
965060	$0.15	$374.10	$373.95	($29.02)	($29.02)
965061	$0.15	$375.13	$374.98	($29.10)	($29.10)
965062	$0.15	$375.45	$375.30	($29.12)	($29.12)
965063	$0.15	$409.60	$409.45	($31.77)	($31.77)
965064	$0.15	$376.10	$375.95	($29.17)	($29.17)
965065	$0.15	$376.42	$376.27	($29.20)	($29.20)
965066	$0.15	$376.74	$376.59	($29.22)	($29.22)
965067	$0.15	$377.13	$376.98	($29.25)	($29.25)
965068	$0.15	$424.73	$424.58	($32.95)	($32.95)
965069	$0.15	$325.25	$325.10	($25.23)	($25.23)
965070	$0.15	$437.83	$437.68	($33.96)	($33.96)
965071	$0.15	$370.88	$370.73	($28.77)	($28.77)
965072	$0.15	$370.88	$370.73	($28.77)	($28.77)
965073	$0.15	$370.88	$370.73	($28.77)	($28.77)
965074	$0.15	$370.88	$370.73	($28.77)	($28.77)
965075	$0.15	$370.88	$370.73	($28.77)	($28.77)
965076	$0.15	$370.88	$370.73	($28.77)	($28.77)
965077	$0.15	$370.88	$370.73	($28.77)	($28.77)
965078	$0.15	$437.83	$437.68	($33.96)	($33.96)
965079	$0.15	$319.00	$318.85	($24.74)	($24.74)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
965080	$0.15	$393.32	$393.17	($30.51)	($30.51)
965081	$0.15	$400.16	$400.01	($31.04)	($31.04)
965082	$0.15	$398.67	$398.52	($30.92)	($30.92)
965083	$0.15	$397.19	$397.04	($30.81)	($30.81)
965084	$0.15	$395.71	$395.56	($30.70)	($30.70)
965085	$0.15	$394.16	$394.01	($30.57)	($30.57)
965086	$0.15	$392.74	$392.59	($30.46)	($30.46)
965087	$0.15	$628.37	$628.22	($48.75)	($48.75)
965088	$0.15	$1,733.17	$1,733.02	($134.48)	($134.48)
965089	$0.15	$1,008.54	$1,008.39	($78.25)	($78.25)
965090	$0.15	$447.42	$447.27	($34.71)	($34.71)
965091	$0.15	$437.83	$437.68	($33.96)	($33.96)
965092	$0.15	$370.88	$370.73	($28.77)	($28.77)
965093	$0.15	$370.88	$370.73	($28.77)	($28.77)
965094	$0.15	$370.88	$370.73	($28.77)	($28.77)
965095	$0.15	$370.88	$370.73	($28.77)	($28.77)
965096	$0.15	$370.88	$370.73	($28.77)	($28.77)
965097	$0.15	$370.88	$370.73	($28.77)	($28.77)
965098	$0.15	$370.88	$370.73	($28.77)	($28.77)
965099	$0.15	$437.83	$437.68	($33.96)	($33.96)
965100	$0.15	$448.04	$447.89	($34.76)	($34.76)
965101	$0.15	$386.87	$386.72	($30.01)	($30.01)
965102	$0.15	$386.87	$386.72	($30.01)	($30.01)
965103	$0.15	$386.87	$386.72	($30.01)	($30.01)
965104	$0.15	$386.87	$386.72	($30.01)	($30.01)
965105	$0.15	$386.87	$386.72	($30.01)	($30.01)
965106	$0.15	$386.87	$386.72	($30.01)	($30.01)
965107	$0.15	$386.87	$386.72	($30.01)	($30.01)
965108	$0.15	$448.04	$447.89	($34.76)	($34.76)
965109	$0.15	$448.04	$447.89	($34.76)	($34.76)
965110	$0.15	$386.87	$386.72	($30.01)	($30.01)
965111	$0.15	$386.87	$386.72	($30.01)	($30.01)
965112	$0.15	$386.87	$386.72	($30.01)	($30.01)
965113	$0.15	$386.87	$386.72	($30.01)	($30.01)
965114	$0.15	$386.87	$386.72	($30.01)	($30.01)
965115	$0.15	$386.87	$386.72	($30.01)	($30.01)
965116	$0.15	$386.87	$386.72	($30.01)	($30.01)
965117	$0.15	$448.04	$447.89	($34.76)	($34.76)
965118	$0.15	$437.83	$437.68	($33.96)	($33.96)
965119	$0.15	$370.88	$370.73	($28.77)	($28.77)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
965120	$0.15	$370.88	$370.73	($28.77)	($28.77)
965121	$0.15	$370.88	$370.73	($28.77)	($28.77)
965122	$0.15	$370.88	$370.73	($28.77)	($28.77)
965123	$0.15	$370.88	$370.73	($28.77)	($28.77)
965124	$0.15	$370.88	$370.73	($28.77)	($28.77)
965125	$0.15	$370.88	$370.73	($28.77)	($28.77)
965126	$0.15	$437.83	$437.68	($33.96)	($33.96)
972792	$0.15	$383.32	$383.17	($29.73)	($29.73)
972793	$0.15	$367.75	$367.60	($28.53)	($28.53)
972794	$0.15	$377.31	$377.16	($29.27)	($29.27)
972795	$0.15	$394.55	$394.40	($30.61)	($30.61)
972796	$0.15	$422.60	$422.45	($32.78)	($32.78)
972797	$0.15	$418.12	$417.97	($32.43)	($32.43)
972798	$0.15	$398.49	$398.34	($30.91)	($30.91)
972799	$0.15	$381.92	$381.77	($29.62)	($29.62)
972800	$0.15	$381.99	$381.84	($29.63)	($29.63)
972801	$0.15	$382.08	$381.93	($29.64)	($29.64)
972802	$0.15	$382.16	$382.01	($29.64)	($29.64)
972803	$0.15	$382.24	$382.09	($29.65)	($29.65)
972804	$0.15	$382.32	$382.17	($29.66)	($29.66)
972805	$0.15	$382.40	$382.25	($29.66)	($29.66)
972806	$0.15	$382.49	$382.34	($29.67)	($29.67)
972807	$0.15	$382.58	$382.43	($29.68)	($29.68)
972808	$0.15	$382.66	$382.51	($29.68)	($29.68)
972809	$0.15	$382.74	$382.59	($29.69)	($29.69)
972810	$0.15	$382.83	$382.68	($29.70)	($29.70)
972811	$0.15	$382.90	$382.75	($29.70)	($29.70)
972812	$0.15	$382.99	$382.84	($29.71)	($29.71)
972813	$0.15	$383.07	$382.92	($29.71)	($29.71)
972814	$0.15	$383.15	$383.00	($29.72)	($29.72)
972815	$0.15	$383.23	$383.08	($29.73)	($29.73)
972816	$0.15	$638.87	$638.72	($49.56)	($49.56)
972817	$0.15	$659.31	$659.16	($51.15)	($51.15)
972818	$0.15	$396.84	$396.69	($30.78)	($30.78)
972819	$0.15	$0.00	$0.00	$0.00	$0.00
972820	$0.15	$0.00	$0.00	$0.00	$0.00
972821	$0.15	$0.00	$0.00	$0.00	$0.00
972822	$0.15	$375.54	$375.39	($29.13)	($29.13)
972823	$0.15	$367.75	$367.60	($28.53)	($28.53)
972824	$0.15	$367.75	$367.60	($28.53)	($28.53)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
972825	$0.15	$367.75	$367.60	($28.53)	($28.53)
972826	$0.15	$391.12	$390.97	($30.34)	($30.34)
972827	$0.15	$0.00	$0.00	$0.00	$0.00
972828	$0.15	$311.54	$311.39	($24.16)	($24.16)
972829	$0.15	$311.54	$311.39	($24.16)	($24.16)
972830	$0.15	$311.54	$311.39	($24.16)	($24.16)
972831	$0.15	$311.54	$311.39	($24.16)	($24.16)
972832	$0.15	$311.54	$311.39	($24.16)	($24.16)
972833	$0.15	$311.54	$311.39	($24.16)	($24.16)
972834	$0.15	$519.23	$519.08	($40.28)	($40.28)
972835	$0.15	$519.23	$519.08	($40.28)	($40.28)
972836	$0.15	$545.68	$545.53	($42.33)	($42.33)
972837	$0.15	$545.68	$545.53	($42.33)	($42.33)
972838	$0.15	$545.68	$545.53	($42.33)	($42.33)
972839	$0.15	$545.68	$545.53	($42.33)	($42.33)
972840	$0.15	$545.68	$545.53	($42.33)	($42.33)
972841	$0.15	$680.59	$680.44	($52.80)	($52.80)
972842	$0.15	$467.22	$467.07	($36.24)	($36.24)
972843	$0.15	$611.76	$611.61	($47.46)	($47.46)
972844	$0.15	$310.50	$310.35	($24.08)	($24.08)
972845	$0.15	$311.54	$311.39	($24.16)	($24.16)
972846	$0.15	$311.54	$311.39	($24.16)	($24.16)
972847	$0.15	$519.23	$519.08	($40.28)	($40.28)
972848	$0.15	$311.54	$311.39	($24.16)	($24.16)
972849	$0.15	$311.54	$311.39	($24.16)	($24.16)
972850	$0.15	$311.54	$311.39	($24.16)	($24.16)
972851	$0.15	$311.54	$311.39	($24.16)	($24.16)
972852	$0.15	$311.54	$311.39	($24.16)	($24.16)
972853	$0.15	$311.54	$311.39	($24.16)	($24.16)
972854	$0.15	$519.23	$519.08	($40.28)	($40.28)
972855	$0.15	$311.54	$311.39	($24.16)	($24.16)
972856	$0.15	$367.72	$367.57	($28.52)	($28.52)
972857	$0.15	$0.00	$0.00	$0.00	$0.00
972858	$0.15	$619.21	$619.06	($48.04)	($48.04)
972859	$0.15	$566.63	$566.48	($43.96)	($43.96)
972860	$0.15	$566.63	$566.48	($43.96)	($43.96)
972861	$0.15	$566.63	$566.48	($43.96)	($43.96)
972862	$0.15	$566.63	$566.48	($43.96)	($43.96)
972863	$0.15	$566.63	$566.48	($43.96)	($43.96)
972864	$0.15	$566.63	$566.48	($43.96)	($43.96)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
972865	$0.15	$566.63	$566.48	($43.96)	($43.96)
972866	$0.15	$566.63	$566.48	($43.96)	($43.96)
972867	$0.15	$566.63	$566.48	($43.96)	($43.96)
972868	$0.15	$566.63	$566.48	($43.96)	($43.96)
972869	$0.15	$566.63	$566.48	($43.96)	($43.96)
972870	$0.15	$370.85	$370.70	($28.77)	($28.77)
972871	$0.15	$688.79	$688.64	($53.44)	($53.44)
972872	$0.15	$584.06	$583.91	($45.31)	($45.31)
972873	$0.15	$565.82	$565.67	($43.90)	($43.90)
972874	$0.15	$566.63	$566.48	($43.96)	($43.96)
972875	$0.15	$0.00	$0.00	$0.00	$0.00
972876	$0.15	$566.63	$566.48	($43.96)	($43.96)
972877	$0.15	$566.63	$566.48	($43.96)	($43.96)
972878	$0.15	$566.63	$566.48	($43.96)	($43.96)
972879	$0.15	$566.63	$566.48	($43.96)	($43.96)
972880	$0.15	$0.00	$0.00	$0.00	$0.00
972881	$0.15	$0.00	$0.00	$0.00	$0.00
972882	$0.15	$687.33	$687.18	($53.32)	($53.32)
972883	$0.15	$375.92	$375.77	($29.16)	($29.16)
972884	$0.15	$332.39	$332.24	($25.78)	($25.78)
972885	$0.15	$332.39	$332.24	($25.78)	($25.78)
972886	$0.15	$332.39	$332.24	($25.78)	($25.78)
972887	$0.15	$553.99	$553.84	($42.98)	($42.98)
972888	$0.15	$332.39	$332.24	($25.78)	($25.78)
972889	$0.15	$332.39	$332.24	($25.78)	($25.78)
972890	$0.15	$553.90	$553.75	($42.97)	($42.97)
972891	$0.15	$618.26	$618.11	($47.96)	($47.96)
972892	$0.15	$0.00	$0.00	$0.00	$0.00
972893	$0.15	$669.48	$669.33	($51.94)	($51.94)
972894	$0.15	$605.37	$605.22	($46.96)	($46.96)
972895	$0.15	$605.37	$605.22	($46.96)	($46.96)
972896	$0.15	$605.37	$605.22	($46.96)	($46.96)
972897	$0.15	$0.00	$0.00	$0.00	$0.00
972898	$0.15	$605.37	$605.22	($46.96)	($46.96)
972899	$0.15	$605.37	$605.22	($46.96)	($46.96)
972900	$0.15	$581.35	$581.20	($45.10)	($45.10)
972901	$0.15	$581.35	$581.20	($45.10)	($45.10)
972902	$0.15	$0.00	$0.00	$0.00	$0.00
972903	$0.15	$373.21	$373.06	($28.95)	($28.95)
972904	$0.15	$348.81	$348.66	($27.06)	($27.06)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
972905	$0.15	$348.81	$348.66	($27.06)	($27.06)
972906	$0.15	$348.81	$348.66	($27.06)	($27.06)
972907	$0.15	$348.81	$348.66	($27.06)	($27.06)
972908	$0.15	$348.81	$348.66	($27.06)	($27.06)
972909	$0.15	$348.81	$348.66	($27.06)	($27.06)
972910	$0.15	$348.81	$348.66	($27.06)	($27.06)
972911	$0.15	$348.81	$348.66	($27.06)	($27.06)
972912	$0.15	$348.81	$348.66	($27.06)	($27.06)
972913	$0.15	$408.60	$408.45	($31.70)	($31.70)
972914	$0.15	$432.97	$432.82	($33.59)	($33.59)
972915	$0.15	$384.52	$384.37	($29.83)	($29.83)
972916	$0.15	$383.03	$382.88	($29.71)	($29.71)
972917	$0.15	$383.03	$382.88	($29.71)	($29.71)
972918	$0.15	$383.03	$382.88	($29.71)	($29.71)
972919	$0.15	$383.03	$382.88	($29.71)	($29.71)
972920	$0.15	$383.03	$382.88	($29.71)	($29.71)
972921	$0.15	$383.03	$382.88	($29.71)	($29.71)
972922	$0.15	$383.03	$382.88	($29.71)	($29.71)
972923	$0.15	$385.70	$385.55	($29.92)	($29.92)
972924	$0.15	$385.70	$385.55	($29.92)	($29.92)
972925	$0.15	$372.75	$372.60	($28.91)	($28.91)
972926	$0.15	$372.75	$372.60	($28.91)	($28.91)
972927	$0.15	$372.75	$372.60	($28.91)	($28.91)
972928	$0.15	$372.75	$372.60	($28.91)	($28.91)
972929	$0.15	$372.75	$372.60	($28.91)	($28.91)
972930	$0.15	$372.75	$372.60	($28.91)	($28.91)
972931	$0.15	$372.75	$372.60	($28.91)	($28.91)
972932	$0.15	$372.75	$372.60	($28.91)	($28.91)
972933	$0.15	$369.79	$369.64	($28.68)	($28.68)
972934	$0.15	$403.25	$403.10	($31.28)	($31.28)
972935	$0.15	$419.72	$419.57	($32.56)	($32.56)
972936	$0.15	$0.00	$0.00	$0.00	$0.00
972937	$0.15	$0.00	$0.00	$0.00	$0.00
989395	$5.38	$38.35	$32.97	($2.56)	$0.00
989355	$5.38	$38.35	$32.97	($2.56)	($2.56)
989356	$5.38	$38.35	$32.97	($2.56)	($2.56)
989357	$5.38	$38.35	$32.97	($2.56)	($2.56)
989358	$5.38	$38.35	$32.97	($2.56)	($2.56)
989359	$5.38	$38.35	$32.97	($2.56)	($2.56)
989360	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
989361	$5.38	$38.35	$32.97	($2.56)	($2.56)
989362	$5.38	$38.35	$32.97	($2.56)	($2.56)
989363	$5.38	$38.35	$32.97	($2.56)	($2.56)
989364	$5.38	$38.35	$32.97	($2.56)	($2.56)
989365	$5.38	$38.35	$32.97	($2.56)	($2.56)
989366	$5.38	$38.35	$32.97	($2.56)	($2.56)
989367	$5.38	$38.35	$32.97	($2.56)	($2.56)
989368	$5.38	$38.35	$32.97	($2.56)	($2.56)
989369	$5.38	$38.35	$32.97	($2.56)	($2.56)
989370	$5.38	$38.35	$32.97	($2.56)	($2.56)
989371	$5.38	$38.35	$32.97	($2.56)	($2.56)
989372	$5.38	$38.35	$32.97	($2.56)	($2.56)
989373	$5.38	$38.35	$32.97	($2.56)	($2.56)
989374	$5.38	$38.35	$32.97	($2.56)	($2.56)
989375	$5.38	$38.35	$32.97	($2.56)	($2.56)
989376	$5.38	$38.35	$32.97	($2.56)	($2.56)
989377	$5.38	$38.35	$32.97	($2.56)	($2.56)
989378	$5.38	$38.35	$32.97	($2.56)	($2.56)
989379	$5.38	$38.35	$32.97	($2.56)	($2.56)
989380	$5.38	$38.35	$32.97	($2.56)	($2.56)
989381	$5.38	$38.35	$32.97	($2.56)	($2.56)
989382	$5.38	$38.35	$32.97	($2.56)	($2.56)
989383	$5.38	$38.35	$32.97	($2.56)	($2.56)
989384	$5.38	$38.35	$32.97	($2.56)	($2.56)
989385	$5.38	$38.35	$32.97	($2.56)	($2.56)
989386	$5.38	$38.35	$32.97	($2.56)	($2.56)
989387	$5.38	$38.35	$32.97	($2.56)	($2.56)
989388	$5.38	$38.35	$32.97	($2.56)	($2.56)
989389	$5.38	$38.35	$32.97	($2.56)	($2.56)
989390	$5.38	$38.35	$32.97	($2.56)	($2.56)
989391	$5.38	$38.35	$32.97	($2.56)	($2.56)
989392	$5.38	$38.35	$32.97	($2.56)	($2.56)
989393	$5.38	$38.35	$32.97	($2.56)	($2.56)
989394	$5.38	$38.35	$32.97	($2.56)	($2.56)
989912	$5.38	$38.35	$32.97	($2.56)	$0.00
989913	$5.38	$38.35	$32.97	($2.56)	$0.00
989914	$5.38	$38.35	$32.97	($2.56)	$0.00
989917	$5.38	$38.35	$32.97	($2.56)	($2.56)
989918	$5.38	$38.35	$32.97	($2.56)	($2.56)
989915	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
989916	$5.38	$38.35	$32.97	($2.56)	($2.56)
989901	$5.38	$38.35	$32.97	($2.56)	($2.56)
989902	$5.38	$38.35	$32.97	($2.56)	($2.56)
989903	$5.38	$38.35	$32.97	($2.56)	($2.56)
989904	$5.38	$38.35	$32.97	($2.56)	($2.56)
989905	$5.38	$38.35	$32.97	($2.56)	($2.56)
989826	$5.38	$38.35	$32.97	($2.56)	($2.56)
989827	$5.38	$38.35	$32.97	($2.56)	($2.56)
989828	$5.38	$38.35	$32.97	($2.56)	($2.56)
989829	$5.38	$38.35	$32.97	($2.56)	($2.56)
989834	$5.38	$38.35	$32.97	($2.56)	($2.56)
989835	$5.38	$38.35	$32.97	($2.56)	($2.56)
989836	$5.38	$38.35	$32.97	($2.56)	($2.56)
989837	$5.38	$38.35	$32.97	($2.56)	($2.56)
989838	$5.38	$38.35	$32.97	($2.56)	($2.56)
989839	$5.38	$38.35	$32.97	($2.56)	($2.56)
989840	$5.38	$38.35	$32.97	($2.56)	($2.56)
989844	$5.38	$38.35	$32.97	($2.56)	($2.56)
989845	$5.38	$38.35	$32.97	($2.56)	($2.56)
989848	$5.38	$38.35	$32.97	($2.56)	($2.56)
989849	$5.38	$38.35	$32.97	($2.56)	($2.56)
989850	$5.38	$38.35	$32.97	($2.56)	($2.56)
989851	$5.38	$38.35	$32.97	($2.56)	($2.56)
989852	$5.38	$38.35	$32.97	($2.56)	($2.56)
989857	$5.38	$38.35	$32.97	($2.56)	($2.56)
989858	$5.38	$38.35	$32.97	($2.56)	($2.56)
989859	$5.38	$38.35	$32.97	($2.56)	($2.56)
989860	$5.38	$38.35	$32.97	($2.56)	($2.56)
989865	$5.38	$38.35	$32.97	($2.56)	($2.56)
989866	$5.38	$38.35	$32.97	($2.56)	($2.56)
989867	$5.38	$38.35	$32.97	($2.56)	($2.56)
989868	$5.38	$38.35	$32.97	($2.56)	($2.56)
989874	$5.38	$38.35	$32.97	($2.56)	($2.56)
989875	$5.38	$38.35	$32.97	($2.56)	($2.56)
989876	$5.38	$38.35	$32.97	($2.56)	($2.56)
989887	$5.38	$38.35	$32.97	($2.56)	($2.56)
989888	$5.38	$38.35	$32.97	($2.56)	($2.56)
989880	$5.38	$38.35	$32.97	($2.56)	($2.56)
989881	$5.38	$38.35	$32.97	($2.56)	($2.56)
989882	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
989895	$5.38	$38.35	$32.97	($2.56)	($2.56)
989896	$5.38	$38.35	$32.97	($2.56)	($2.56)
989897	$5.38	$38.35	$32.97	($2.56)	($2.56)
989898	$5.38	$38.35	$32.97	($2.56)	($2.56)
989877	$5.38	$38.35	$32.97	($2.56)	($2.56)
989878	$5.38	$38.35	$32.97	($2.56)	($2.56)
989879	$5.38	$38.35	$32.97	($2.56)	($2.56)
989861	$5.38	$38.35	$32.97	($2.56)	($2.56)
989862	$5.38	$38.35	$32.97	($2.56)	($2.56)
989863	$5.38	$38.35	$32.97	($2.56)	($2.56)
989864	$5.38	$38.35	$32.97	($2.56)	($2.56)
989853	$5.38	$38.35	$32.97	($2.56)	($2.56)
989854	$5.38	$38.35	$32.97	($2.56)	($2.56)
989855	$5.38	$38.35	$32.97	($2.56)	($2.56)
989856	$5.38	$38.35	$32.97	($2.56)	($2.56)
989819	$5.38	$38.35	$32.97	($2.56)	($2.56)
989820	$5.38	$38.35	$32.97	($2.56)	($2.56)
989821	$5.38	$38.35	$32.97	($2.56)	($2.56)
989822	$5.38	$38.35	$32.97	($2.56)	($2.56)
989841	$5.38	$38.35	$32.97	($2.56)	($2.56)
989842	$5.38	$38.35	$32.97	($2.56)	($2.56)
989843	$5.38	$38.35	$32.97	($2.56)	($2.56)
989830	$5.38	$38.35	$32.97	($2.56)	($2.56)
989831	$5.38	$38.35	$32.97	($2.56)	($2.56)
989832	$5.38	$38.35	$32.97	($2.56)	($2.56)
989833	$5.38	$38.35	$32.97	($2.56)	($2.56)
989871	$5.38	$38.35	$32.97	($2.56)	($2.56)
989872	$5.38	$38.35	$32.97	($2.56)	($2.56)
989873	$5.38	$38.35	$32.97	($2.56)	($2.56)
989909	$5.38	$38.35	$32.97	($2.56)	($2.56)
989910	$5.38	$38.35	$32.97	($2.56)	($2.56)
989911	$5.38	$38.35	$32.97	($2.56)	($2.56)
989919	$5.38	$38.35	$32.97	($2.56)	($2.56)
989920	$5.38	$38.35	$32.97	($2.56)	($2.56)
989921	$5.38	$38.35	$32.97	($2.56)	($2.56)
989906	$5.38	$38.35	$32.97	($2.56)	($2.56)
989907	$5.38	$38.35	$32.97	($2.56)	($2.56)
989908	$5.38	$38.35	$32.97	($2.56)	($2.56)
989823	$5.38	$38.35	$32.97	($2.56)	($2.56)
989824	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
989825	$5.38	$38.35	$32.97	($2.56)	($2.56)
989846	$5.38	$38.35	$32.97	($2.56)	($2.56)
989847	$5.38	$38.35	$32.97	($2.56)	($2.56)
989869	$5.38	$38.35	$32.97	($2.56)	($2.56)
989870	$5.38	$38.35	$32.97	($2.56)	($2.56)
989899	$5.38	$38.35	$32.97	($2.56)	($2.56)
989900	$5.38	$38.35	$32.97	($2.56)	($2.56)
989883	$5.38	$38.35	$32.97	($2.56)	($2.56)
989884	$5.38	$38.35	$32.97	($2.56)	($2.56)
989885	$5.38	$38.35	$32.97	($2.56)	($2.56)
989886	$5.38	$38.35	$32.97	($2.56)	($2.56)
989889	$5.38	$38.35	$32.97	($2.56)	($2.56)
989890	$5.38	$38.35	$32.97	($2.56)	($2.56)
989891	$5.38	$38.35	$32.97	($2.56)	($2.56)
989892	$5.38	$38.35	$32.97	($2.56)	($2.56)
989893	$5.38	$38.35	$32.97	($2.56)	($2.56)
989894	$5.38	$38.35	$32.97	($2.56)	($2.56)
992781	$5.38	$38.35	$32.97	($2.56)	($2.56)
992782	$5.38	$38.35	$32.97	($2.56)	($2.56)
992790	$5.38	$38.35	$32.97	($2.56)	($2.56)
992791	$5.38	$38.35	$32.97	($2.56)	($2.56)
992792	$5.38	$38.35	$32.97	($2.56)	($2.56)
992797	$5.38	$38.35	$32.97	($2.56)	($2.56)
992798	$5.38	$38.35	$32.97	($2.56)	($2.56)
992799	$5.38	$38.35	$32.97	($2.56)	($2.56)
992810	$5.38	$38.35	$32.97	($2.56)	($2.56)
992811	$5.38	$38.35	$32.97	($2.56)	($2.56)
992812	$5.38	$38.35	$32.97	($2.56)	($2.56)
992813	$5.38	$38.35	$32.97	($2.56)	($2.56)
992817	$5.38	$38.35	$32.97	($2.56)	($2.56)
992818	$5.38	$38.35	$32.97	($2.56)	($2.56)
992819	$5.38	$38.35	$32.97	($2.56)	($2.56)
992820	$5.38	$38.35	$32.97	($2.56)	($2.56)
992836	$5.38	$38.35	$32.97	($2.56)	$0.00
992837	$5.38	$38.35	$32.97	($2.56)	$0.00
992834	$5.38	$38.35	$32.97	($2.56)	($2.56)
992835	$5.38	$38.35	$32.97	($2.56)	($2.56)
992827	$5.38	$38.35	$32.97	($2.56)	($2.56)
992828	$5.38	$38.35	$32.97	($2.56)	($2.56)
992829	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
992830	$5.38	$38.35	$32.97	($2.56)	($2.56)
992800	$5.38	$38.35	$32.97	($2.56)	($2.56)
992793	$5.38	$38.35	$32.97	($2.56)	($2.56)
992794	$5.38	$38.35	$32.97	($2.56)	($2.56)
992795	$5.38	$38.35	$32.97	($2.56)	($2.56)
992796	$5.38	$38.35	$32.97	($2.56)	($2.56)
992821	$5.38	$38.35	$32.97	($2.56)	($2.56)
992822	$5.38	$38.35	$32.97	($2.56)	($2.56)
992823	$5.38	$38.35	$32.97	($2.56)	($2.56)
992824	$5.38	$38.35	$32.97	($2.56)	($2.56)
992825	$5.38	$38.35	$32.97	($2.56)	($2.56)
992826	$5.38	$38.35	$32.97	($2.56)	($2.56)
992787	$5.38	$38.35	$32.97	($2.56)	($2.56)
992788	$5.38	$38.35	$32.97	($2.56)	($2.56)
992789	$5.38	$38.35	$32.97	($2.56)	($2.56)
992807	$5.38	$38.35	$32.97	($2.56)	($2.56)
992808	$5.38	$38.35	$32.97	($2.56)	($2.56)
992809	$5.38	$38.35	$32.97	($2.56)	($2.56)
992832	$5.38	$38.35	$32.97	($2.56)	($2.56)
992833	$5.38	$38.35	$32.97	($2.56)	($2.56)
992814	$5.38	$38.35	$32.97	($2.56)	($2.56)
992815	$5.38	$38.35	$32.97	($2.56)	($2.56)
992816	$5.38	$38.35	$32.97	($2.56)	($2.56)
992783	$5.38	$38.35	$32.97	($2.56)	($2.56)
992784	$5.38	$38.35	$32.97	($2.56)	($2.56)
992785	$5.38	$38.35	$32.97	($2.56)	($2.56)
992786	$5.38	$38.35	$32.97	($2.56)	($2.56)
992801	$5.38	$38.35	$32.97	($2.56)	($2.56)
992802	$5.38	$38.35	$32.97	($2.56)	($2.56)
992803	$5.38	$38.35	$32.97	($2.56)	($2.56)
992804	$5.38	$38.35	$32.97	($2.56)	($2.56)
992805	$5.38	$38.35	$32.97	($2.56)	($2.56)
992806	$5.38	$38.35	$32.97	($2.56)	($2.56)
992709	$5.38	$38.35	$32.97	($2.56)	($2.56)
992710	$5.38	$38.35	$32.97	($2.56)	($2.56)
992711	$5.38	$38.35	$32.97	($2.56)	($2.56)
992712	$5.38	$38.35	$32.97	($2.56)	($2.56)
992720	$5.38	$38.35	$32.97	($2.56)	($2.56)
992721	$5.38	$38.35	$32.97	($2.56)	($2.56)
992722	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
992723	$5.38	$38.35	$32.97	($2.56)	($2.56)
992729	$5.38	$38.35	$32.97	($2.56)	($2.56)
992730	$5.38	$38.35	$32.97	($2.56)	($2.56)
992731	$5.38	$38.35	$32.97	($2.56)	($2.56)
992732	$5.38	$38.35	$32.97	($2.56)	($2.56)
992702	$5.38	$38.35	$32.97	($2.56)	($2.56)
992738	$5.38	$38.35	$32.97	($2.56)	($2.56)
992739	$5.38	$38.35	$32.97	($2.56)	($2.56)
992740	$5.38	$38.35	$32.97	($2.56)	($2.56)
992741	$5.38	$38.35	$32.97	($2.56)	($2.56)
992742	$5.38	$38.35	$32.97	($2.56)	($2.56)
992749	$5.38	$38.35	$32.97	($2.56)	($2.56)
992750	$5.38	$38.35	$32.97	($2.56)	($2.56)
992751	$5.38	$38.35	$32.97	($2.56)	($2.56)
992755	$5.38	$38.35	$32.97	($2.56)	($2.56)
992756	$5.38	$38.35	$32.97	($2.56)	($2.56)
992757	$5.38	$38.35	$32.97	($2.56)	($2.56)
992758	$5.38	$38.35	$32.97	($2.56)	($2.56)
992763	$5.38	$38.35	$32.97	($2.56)	($2.56)
992764	$5.38	$38.35	$32.97	($2.56)	($2.56)
992765	$5.38	$38.35	$32.97	($2.56)	($2.56)
992766	$5.38	$38.35	$32.97	($2.56)	($2.56)
992772	$5.38	$38.35	$32.97	($2.56)	($2.56)
992773	$5.38	$38.35	$32.97	($2.56)	($2.56)
992777	$5.38	$38.35	$32.97	($2.56)	$0.00
992778	$5.38	$38.35	$32.97	($2.56)	($2.56)
992779	$5.38	$38.35	$32.97	($2.56)	($2.56)
992780	$5.38	$38.35	$32.97	($2.56)	($2.56)
992774	$5.38	$38.35	$32.97	($2.56)	($2.56)
992775	$5.38	$38.35	$32.97	($2.56)	($2.56)
992776	$5.38	$38.35	$32.97	($2.56)	($2.56)
992759	$5.38	$38.35	$32.97	($2.56)	($2.56)
992760	$5.38	$38.35	$32.97	($2.56)	($2.56)
992761	$5.38	$38.35	$32.97	($2.56)	($2.56)
992762	$5.38	$38.35	$32.97	($2.56)	($2.56)
992745	$5.38	$38.35	$32.97	($2.56)	($2.56)
992746	$5.38	$38.35	$32.97	($2.56)	($2.56)
992747	$5.38	$38.35	$32.97	($2.56)	($2.56)
992748	$5.38	$38.35	$32.97	($2.56)	($2.56)
992703	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
992704	$5.38	$38.35	$32.97	($2.56)	($2.56)
992705	$5.38	$38.35	$32.97	($2.56)	($2.56)
992733	$5.38	$38.35	$32.97	($2.56)	($2.56)
992734	$5.38	$38.35	$32.97	($2.56)	($2.56)
992735	$5.38	$38.35	$32.97	($2.56)	($2.56)
992736	$5.38	$38.35	$32.97	($2.56)	($2.56)
992737	$5.38	$38.35	$32.97	($2.56)	($2.56)
992724	$5.38	$38.35	$32.97	($2.56)	($2.56)
992725	$5.38	$38.35	$32.97	($2.56)	($2.56)
992726	$5.38	$38.35	$32.97	($2.56)	($2.56)
992713	$5.38	$38.35	$32.97	($2.56)	($2.56)
992714	$5.38	$38.35	$32.97	($2.56)	($2.56)
992715	$5.38	$38.35	$32.97	($2.56)	($2.56)
992716	$5.38	$38.35	$32.97	($2.56)	($2.56)
992771	$5.38	$38.35	$32.97	($2.56)	($2.56)
992717	$5.38	$38.35	$32.97	($2.56)	($2.56)
992718	$5.38	$38.35	$32.97	($2.56)	($2.56)
992719	$5.38	$38.35	$32.97	($2.56)	($2.56)
992727	$5.38	$38.35	$32.97	($2.56)	($2.56)
992728	$5.38	$38.35	$32.97	($2.56)	($2.56)
992706	$5.38	$38.35	$32.97	($2.56)	($2.56)
992707	$5.38	$38.35	$32.97	($2.56)	($2.56)
992708	$5.38	$38.35	$32.97	($2.56)	($2.56)
992743	$5.38	$38.35	$32.97	($2.56)	($2.56)
992744	$5.38	$38.35	$32.97	($2.56)	($2.56)
992752	$5.38	$38.35	$32.97	($2.56)	($2.56)
992753	$5.38	$38.35	$32.97	($2.56)	($2.56)
992754	$5.38	$38.35	$32.97	($2.56)	($2.56)
992767	$5.38	$38.35	$32.97	($2.56)	($2.56)
992768	$5.38	$38.35	$32.97	($2.56)	($2.56)
992769	$5.38	$38.35	$32.97	($2.56)	($2.56)
992770	$5.38	$38.35	$32.97	($2.56)	($2.56)
991794	$5.38	$38.35	$32.97	($2.56)	($2.56)
991795	$5.38	$38.35	$32.97	($2.56)	($2.56)
991796	$5.38	$38.35	$32.97	($2.56)	($2.56)
991797	$5.38	$38.35	$32.97	($2.56)	($2.56)
991798	$5.38	$38.35	$32.97	($2.56)	($2.56)
991799	$5.38	$38.35	$32.97	($2.56)	($2.56)
991800	$5.38	$38.35	$32.97	($2.56)	($2.56)
991801	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
991802	$5.38	$38.35	$32.97	($2.56)	($2.56)
991803	$5.38	$38.35	$32.97	($2.56)	($2.56)
991804	$5.38	$38.35	$32.97	($2.56)	($2.56)
991805	$5.38	$38.35	$32.97	($2.56)	($2.56)
991806	$5.38	$38.35	$32.97	($2.56)	($2.56)
991807	$5.38	$38.35	$32.97	($2.56)	($2.56)
991808	$5.38	$38.35	$32.97	($2.56)	($2.56)
991809	$5.38	$38.35	$32.97	($2.56)	($2.56)
991810	$5.38	$38.35	$32.97	($2.56)	($2.56)
991811	$5.38	$38.35	$32.97	($2.56)	($2.56)
991812	$5.38	$38.35	$32.97	($2.56)	($2.56)
991813	$5.38	$38.35	$32.97	($2.56)	($2.56)
991814	$5.38	$38.35	$32.97	($2.56)	($2.56)
991815	$5.38	$38.35	$32.97	($2.56)	($2.56)
991816	$5.38	$38.35	$32.97	($2.56)	($2.56)
991817	$5.38	$38.35	$32.97	($2.56)	($2.56)
991818	$5.38	$38.35	$32.97	($2.56)	($2.56)
991819	$5.38	$38.35	$32.97	($2.56)	($2.56)
991820	$5.38	$38.35	$32.97	($2.56)	($2.56)
991821	$5.38	$38.35	$32.97	($2.56)	$0.00
991822	$5.38	$38.35	$32.97	($2.56)	($2.56)
991823	$5.38	$38.35	$32.97	($2.56)	($2.56)
991824	$5.38	$38.35	$32.97	($2.56)	($2.56)
991825	$5.38	$38.35	$32.97	($2.56)	($2.56)
991826	$5.38	$38.35	$32.97	($2.56)	($2.56)
991827	$5.38	$38.35	$32.97	($2.56)	($2.56)
991828	$5.38	$38.35	$32.97	($2.56)	($2.56)
991829	$5.38	$38.35	$32.97	($2.56)	($2.56)
991830	$5.38	$38.35	$32.97	($2.56)	$0.00
991831	$5.38	$38.35	$32.97	($2.56)	($2.56)
991832	$5.38	$38.35	$32.97	($2.56)	($2.56)
991833	$5.38	$38.35	$32.97	($2.56)	($2.56)
991834	$5.38	$38.35	$32.97	($2.56)	($2.56)
991835	$5.38	$38.35	$32.97	($2.56)	($2.56)
991836	$5.38	$38.35	$32.97	($2.56)	($2.56)
991837	$5.38	$38.35	$32.97	($2.56)	($2.56)
991838	$5.38	$38.35	$32.97	($2.56)	($2.56)
991839	$5.38	$38.35	$32.97	($2.56)	($2.56)
991840	$5.38	$38.35	$32.97	($2.56)	($2.56)
991841	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
991842	$5.38	$38.35	$32.97	($2.56)	($2.56)
991843	$5.38	$38.35	$32.97	($2.56)	($2.56)
991844	$5.38	$38.35	$32.97	($2.56)	($2.56)
991845	$5.38	$38.35	$32.97	($2.56)	($2.56)
991846	$5.38	$38.35	$32.97	($2.56)	($2.56)
991847	$5.38	$38.35	$32.97	($2.56)	($2.56)
991848	$5.38	$38.35	$32.97	($2.56)	($2.56)
991849	$5.38	$38.35	$32.97	($2.56)	($2.56)
991850	$5.38	$38.35	$32.97	($2.56)	($2.56)
991851	$5.38	$38.35	$32.97	($2.56)	($2.56)
991852	$5.38	$38.35	$32.97	($2.56)	($2.56)
991853	$5.38	$38.35	$32.97	($2.56)	($2.56)
991854	$5.38	$38.35	$32.97	($2.56)	($2.56)
991855	$5.38	$38.35	$32.97	($2.56)	($2.56)
991856	$5.38	$38.35	$32.97	($2.56)	($2.56)
991857	$5.38	$38.35	$32.97	($2.56)	($2.56)
991858	$5.38	$38.35	$32.97	($2.56)	($2.56)
991859	$5.38	$38.35	$32.97	($2.56)	($2.56)
991860	$5.38	$38.35	$32.97	($2.56)	($2.56)
991861	$5.38	$38.35	$32.97	($2.56)	($2.56)
991862	$5.38	$38.35	$32.97	($2.56)	($2.56)
991863	$5.38	$38.35	$32.97	($2.56)	($2.56)
991864	$5.38	$38.35	$32.97	($2.56)	($2.56)
991865	$5.38	$38.35	$32.97	($2.56)	($2.56)
991866	$5.38	$38.35	$32.97	($2.56)	($2.56)
991867	$5.38	$38.35	$32.97	($2.56)	($2.56)
991868	$5.38	$38.35	$32.97	($2.56)	($2.56)
991869	$5.38	$38.35	$32.97	($2.56)	($2.56)
991870	$5.38	$38.35	$32.97	($2.56)	($2.56)
991871	$5.38	$38.35	$32.97	($2.56)	$0.00
991872	$5.38	$38.35	$32.97	($2.56)	($2.56)
991873	$5.38	$38.35	$32.97	($2.56)	($2.56)
991874	$5.38	$38.35	$32.97	($2.56)	($2.56)
991875	$5.38	$38.35	$32.97	($2.56)	($2.56)
991876	$5.38	$38.35	$32.97	($2.56)	($2.56)
991877	$5.38	$38.35	$32.97	($2.56)	($2.56)
991878	$5.38	$38.35	$32.97	($2.56)	($2.56)
991879	$5.38	$38.35	$32.97	($2.56)	($2.56)
991880	$5.38	$38.35	$32.97	($2.56)	($2.56)
991881	$5.38	$38.35	$32.97	($2.56)	($2.56)

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2-5 TIRZ Credit Calculation
2022-23

Parcel ID	Base Year Taxes Paid	2021 City Taxes Paid	2022-23 Tax Increment	Available 2022-23 TIRZ Credit	Applicable 2022-23 TIRZ Credit
991882	$5.38	$38.35	$32.97	($2.56)	($2.56)
991883	$5.38	$38.35	$32.97	($2.56)	($2.56)
HOA	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$7,388.50**	**$844,654.84**	**$847,260.10**	**($65,747.38)**	**($65,607.74)**

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX F
NIA #2 ASSESSMENT ROLL – 2022-23

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
740806	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740807	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740808	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740809	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740810	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740811	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740812	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740813	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740814	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740815	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740816	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740817	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740818	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740819	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740820	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740821	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740822	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740823	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740824	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740825	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740826	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740827	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740828	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740829	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740830	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740831	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740832	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740833	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740834	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740835	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740836	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740837	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740838	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740839	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740840	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740841	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740842	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740843	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740844	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740845	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740846	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740847	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740848	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740849	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740850	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740851	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740852	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740853	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740854	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740855	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740856	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740857	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740858	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740859	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740860	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740861	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740862	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740863	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740864	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740865	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740866	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740867	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740868	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
740869	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740870	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740871	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740872	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740873	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740874	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740875	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740876	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740877	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740878	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740879	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740880	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740881	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740882	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740883	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740884	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740885	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740886	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740887	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740888	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740889	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740890	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740891	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740892	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740893	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740894	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740895	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740896	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740897	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740898	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740899	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740900	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740901	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740902	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740903	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740904	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740905	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740906	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740907	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740908	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740909	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740910	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740911	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740912	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740913	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740914	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740915	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740916	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740917	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740918	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740919	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740920	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740921	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740922	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740923	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740924	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740925	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740926	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740927	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740928	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740929	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740930	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740931	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #2 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
740932	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740933	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740934	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740935	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740936	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740937	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740938	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740939	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740940	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740941	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740942	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740943	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740944	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740945	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740946	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740947	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740948	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740949	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740950	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740951	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740952	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740953	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740954	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740955	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740956	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740957	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740958	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740959	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740960	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740961	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740962	1	50	$11,326	0.60%	$29.88	$480.64	$74.11	$56.63	$641.26
740963	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
740964	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740965	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740966	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740967	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740968	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
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	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
740976	1	60	$12,421	0.66%	$32.77	$527.10	$81.27	$62.10	$703.24
Total	**162**		**$1,895,000**	**100.00%**	**$5,000.00**	**$80,418.76**	**$12,399.24**	**$9,475.00**	**$107,293.00**

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX G
NIA #3 ASSESSMENT ROLL – 2022-23

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
757500	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757494	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757493	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757492	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757491	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757490	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757489	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
757488	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757487	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757486	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757485	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757484	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757483	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757482	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757481	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757480	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757479	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757478	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757477	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757476	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757475	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757474	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757473	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
757472	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757471	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757470	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757469	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757468	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
757467	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757466	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757465	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757464	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757463	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757462	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757461	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757460	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757459	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757458	1	70	$14,148	0.32%	$48.50	$600.15	$89.24	$70.74	$808.63
757457	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
757456	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757455	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757454	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757453	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757452	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757451	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757450	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757449	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757448	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757447	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757446	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757445	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757444	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757443	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757442	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757441	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757440	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757439	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757438	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757437	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757436	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757435	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757434	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757433	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757432	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
757431	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757430	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757429	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757428	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757427	1	50	$5,758	0.13%	$19.74	$244.23	$36.32	$28.79	$329.08
995222		50	$5,758	0.13%	$19.74	$244.23	$36.32	$28.79	$329.08
757426	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757425	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757424	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757423	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757422	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757421	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757420	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757419	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757418	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757417	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757416	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757415	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757414	1	50	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
8675879		50	$5,758	0.13%	$19.74	$244.23	$36.32	$28.79	$329.08
4595430		50	$5,758	0.13%	$19.74	$244.23	$36.32	$28.79	$329.08
757413	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757412	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757411	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757410	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757409	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757408	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757407	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757406	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757405	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757404	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757403	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757402	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757401	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757400	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757399	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757398	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757397	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757396	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757395	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757394	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757393	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757392	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
757391	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
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	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769762	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769761	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769760	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769759	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769758	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769757	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769756	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769755	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769754	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769753	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769752	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769751	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769750	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769749	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769748	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
769747	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769746	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769745	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769744	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769743	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769742	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769741	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769740	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769739	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769738	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769737	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769736	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769735	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769734	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769733	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769732	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769731	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769730	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769729	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769728	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769727	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769726	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769725	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769724	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769723	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769722	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769721	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769720	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769719	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769718	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769717	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769716	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769715	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769714	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769713	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769712	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769711	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769710	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769709	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769708	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769707	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769706	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769704	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769703	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769702	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769701	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769700	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769699	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769698	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769697	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769696	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769695	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769694	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769693	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769692	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769691	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769690	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769689	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769688	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769687	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769686	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769685	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769684	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769683	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
769682	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769681	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769680	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769679	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769678	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769677	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769676	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769675	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769674	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769673	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769672	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769671	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769670	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769669	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769668	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769667	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769666	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769665	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769664	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769663	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769662	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
769661	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769660	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769659	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769658	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769657	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769656	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769655	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769654	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769653	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769652	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769651	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769650	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769649	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769648	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769647	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769646	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769645	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769644	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769643	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769642	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769641	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769640	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769639	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769638	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769637	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769636	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769635	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769634	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769633	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769632	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769631	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769630	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769629	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769628	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769627	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769626	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769625	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769624	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769623	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769622	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769621	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769620	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769619	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
769618	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769617	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769616	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769615	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769614	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769613	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769612	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769611	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769610	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769609	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769608	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769607	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769606	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769605	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769604	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769603	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769602	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769601	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769600	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769599	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769598	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769597	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769596	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769595	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769594	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769593	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769592	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769591	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769590	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769589	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769588	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769587	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769586	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769585	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769584	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769583	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769582	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769581	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769580	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769579	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769578	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769577	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769576	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769575	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769574	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769573	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769572	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769571	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769570	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769569	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769568	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769567	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769566	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769565	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769564	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769563	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769562	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769561	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769560	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769559	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769558	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769557	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769556	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769555	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #3 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
769554	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769553	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769552	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769551	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769550	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769549	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769548	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769547	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769546	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769545	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769544	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769543	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769542	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769541	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769540	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769539	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769538	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769537	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769536	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769535	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769534	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769533	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769532	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769531	1	50	$11,515	0.26%	$39.47	$488.47	$72.64	$57.58	$658.15
769529	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769528	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769527	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769526	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769525	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769524	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769523	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769522	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769521	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769520	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769519	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769518	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769517	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769516	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769515	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769514	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769513	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769512	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769511	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769510	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769509	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769508	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769507	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769506	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769505	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769504	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769503	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769502	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769501	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769500	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769499	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769498	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
769497	1	60	$12,629	0.29%	$43.29	$535.69	$79.66	$63.14	$721.78
Total	**364**		**$4,375,778.89**	**100.00%**	**$15,000.00**	**$185,612.94**	**$27,600.76**	**$21,878.89**	**$250,092.60**

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX H
NIA #4 ASSESSMENT ROLL – 2022-23

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #4 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
964952	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
964953	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
964954	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
964955	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
964956	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964957	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964958	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964959	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964960	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964961	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964962	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964963	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964964	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964965	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964966	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964967	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964968	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964969	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964970	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964971	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964972	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964973	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964974	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964975	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964976	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964977	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964978	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964979	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964980	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964981	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964982	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964983	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964984	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964985	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964986	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964987	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964988	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964989	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964990	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964991	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964992	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964993	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964994	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964995	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964996	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964997	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964998	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
964999	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965000	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965001	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965002	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965003	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965004	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965005	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965006	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965007	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965008	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965009	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965010	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965011	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965012	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965013	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965014	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965015	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #4 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
965016	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965017	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965018	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965019	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965020	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965021	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965023	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965024	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965025	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965026	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965027	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965028	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965029	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965030	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965031	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965032	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965033	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965034	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965035	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965036	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
965037	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965038	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965039	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965040	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965041	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965042	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965043	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965044	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965045	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965046	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965047	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965048	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965049	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965050	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
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	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965054	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965055	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965056	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965058	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
965059	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965060	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965061	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965062	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965063	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965064	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965065	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965066	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965067	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965068	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965069	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965070	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965071	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965072	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965073	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965074	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965075	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965076	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965077	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965078	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965079	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965080	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965081	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #4 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
965082	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965083	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965084	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965085	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965086	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965087	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965088	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965089	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965090	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965091	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965092	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965093	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965094	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965095	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965096	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965097	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965098	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965099	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965100	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965101	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965102	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965103	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965104	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965105	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965106	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965107	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965108	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965109	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965110	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965111	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965112	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965113	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965114	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965115	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965116	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965117	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965118	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965119	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965120	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965121	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965122	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965123	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965124	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965125	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
965126	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972792	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972793	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972794	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972795	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972796	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972797	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972798	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972799	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972800	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972801	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972802	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972803	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972804	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972805	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972806	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972807	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972808	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972809	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972810	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #4 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
972811	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972812	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972813	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972814	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972815	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972816	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972817	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972818	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
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	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972823	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972824	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972825	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972826	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972827	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972828	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972829	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972830	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972831	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972832	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972833	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972834	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972835	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972836	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972837	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972838	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972839	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972840	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972841	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972842	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972843	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972844	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972845	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972846	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972847	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972848	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972849	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972850	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972851	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972852	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972853	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972854	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972855	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972856	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972857	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972858	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972859	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972860	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972861	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972862	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972863	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972864	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972865	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972866	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972867	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972868	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972869	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972870	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972871	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972872	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972873	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972874	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #4 Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
972875	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972876	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972877	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972878	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972879	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972880	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972881	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972882	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972883	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972884	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972885	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972886	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972887	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972888	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972889	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972890	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972891	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972892	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
972893	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972894	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972895	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972896	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972897	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972898	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972899	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972900	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972901	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972902	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972903	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972904	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972905	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972906	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972907	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972908	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972909	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972910	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972911	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972912	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972913	1	50	$12,506	0.31%	$15.65	$515.86	$111.75	$62.53	$705.80
972914	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972915	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972916	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972917	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972918	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972919	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972920	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972921	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972922	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972923	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972924	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972925	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972926	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972927	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972928	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972929	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972930	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972931	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972932	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972933	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972934	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
972935	1	60	$13,719	0.34%	$17.17	$565.90	$122.59	$68.59	$774.26
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	**305**		**$3,995,000.00**	**100.00%**	**$5,000.00**	**$164,793.75**	**$35,700.00**	**$19,975.00**	**$225,468.75**

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX I
NIA #5A ASSESSMENT ROLL

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #5A Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
989395	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989355	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989356	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989357	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989358	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989359	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989360	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989361	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989362	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989363	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989364	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989365	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989366	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989367	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989368	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989369	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989370	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989371	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989372	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989373	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989374	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989375	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989376	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989377	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989378	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989379	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989380	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989381	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989382	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989383	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989384	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989385	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989386	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989387	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989388	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989389	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989390	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989391	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989392	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989393	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989394	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
989912	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989913	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989914	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
989917	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989918	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989915	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989916	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989901	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989902	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989903	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989904	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989905	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989826	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989827	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989828	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989829	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989834	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989835	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989836	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989837	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989838	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989839	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989840	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #5A Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
989844	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989845	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989848	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989849	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989850	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989851	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989852	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989857	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989858	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989859	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989860	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989865	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989866	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989867	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989868	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989874	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989875	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989876	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989887	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989888	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989880	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989881	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989882	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989895	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989896	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989897	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989898	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989877	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989878	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989879	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989861	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989862	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989863	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989864	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989853	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989854	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989855	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989856	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989819	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989820	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989821	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989822	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989841	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989842	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989843	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989830	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989831	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989832	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989833	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989871	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989872	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989873	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989909	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989910	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989911	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989919	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989920	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989921	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989906	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989907	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989908	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989823	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989824	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989825	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #5A Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
989846	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989847	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989869	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989870	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989899	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989900	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989883	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989884	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989885	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989886	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989889	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989890	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989891	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989892	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989893	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
989894	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992781	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992782	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992790	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992791	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992792	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992797	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992798	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992799	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992810	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992811	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992812	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992813	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992817	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992818	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992819	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992820	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992836	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992837	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992834	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992835	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992827	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992828	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992829	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992830	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992800	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992793	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992794	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992795	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992796	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992821	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992822	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992823	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992824	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992825	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992826	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992787	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992788	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992789	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992807	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992808	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992809	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992832	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992833	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992814	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992815	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992816	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992783	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992784	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #5A Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
992785	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992786	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992801	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992802	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992803	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992804	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992805	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992806	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992709	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992710	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992711	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992712	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992720	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992721	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992722	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992723	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992729	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992730	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992731	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992732	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992702	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992738	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992739	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992740	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992741	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992742	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992749	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992750	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992751	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992755	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992756	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992757	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992758	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992763	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992764	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992765	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992766	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992772	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992773	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992777	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
992778	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992779	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992780	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992774	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992775	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992776	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992759	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992760	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992761	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992762	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992745	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992746	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992747	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992748	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992703	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992704	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992705	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992733	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992734	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992735	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992736	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992737	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992724	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992725	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #5A Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
992726	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992713	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992714	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992715	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992716	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992771	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992717	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992718	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992719	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992727	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992728	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992706	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992707	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992708	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992743	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992744	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992752	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992753	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992754	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992767	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992768	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992769	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
992770	1	50	$19,105	0.26%	$143.94	$728.29	$93.76	$95.53	$1,061.53
991794	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991795	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991796	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991797	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991798	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991799	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991800	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991801	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991802	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991803	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991804	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991805	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991806	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991807	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991808	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991809	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991810	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991811	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991812	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991813	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991814	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991815	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991816	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991817	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991818	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991819	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991820	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991821	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991822	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991823	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991824	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991825	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991826	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991827	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991828	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991829	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991830	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991831	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991832	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991833	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991834	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #5A Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
991835	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991836	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991837	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991838	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991839	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991840	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991841	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991842	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991843	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991844	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991845	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991846	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991847	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991848	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991849	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991850	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991851	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991852	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991853	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991854	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991855	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991856	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991857	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991858	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991859	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991860	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991861	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991862	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991863	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991864	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991865	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991866	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991867	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991868	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991869	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991870	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991871	0	0	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
991872	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991873	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991874	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991875	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991876	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991877	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991878	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991879	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991880	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991881	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991882	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
991883	1	60	$22,579	0.31%	$170.12	$860.71	$110.81	$112.90	$1,254.53
Total	**359**		**$7,300,000.00**	**100.00%**	**$55,000.00**	**$278,273.76**	**$35,825.64**	**$36,500.00**	**$405,599.40**

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX J
NIA #5B ASSESSMENT ROLL

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

Sutton Fields PID II
NIA #5B Assessment Roll
2022-23

Parcel	Estimated Units	Lot Size	Outstanding Special Assessments	Allocation Percentage of Annual Installments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
134236, 52810, 52744, 751235, 751236, 660188	1000	Various	$13,484,000	100.00%	$108,000.00	$513,077.50	$78,889.85	$67,420.00	$767,387.35
Total	**1000**		**$13,484,000.00**	**100.00%**	**$108,000.00**	**$513,077.50**	**$78,889.85**	**$67,420.00**	**$767,387.35**

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

APPENDIX K
PID ASSESSMENT NOTICE

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Sutton Fields II Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ Signature of Purchaser

_____ Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (SAP Update - Sutton Fields II PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Sutton Fields PID - Annual Service Plan - 2022-23 v2.1 (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 9, 2022
Re: Sutton Fields East PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Sutton Fields East Public Improvement District and providing an effective date. (Stovall)

Background Information:
The Sutton Fields East PID was created by the City Council pursuant to the PID Act and a resolution approved on October 12, 2021**.** The PID is located approximately generally located north of Parvin Road, and approximately 2,550 feet east of Bothwell Boulevard**.** The PID is anticipated to contain an estimated 450 residential units on approximately 110 acres within nine phases**.** The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

SUTTON FIELDS EAST
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

SUTTON FIELDS EAST
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX E - PID ASSESSMENT NOTICE

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

I. INTRODUCTION

The Sutton Fields East Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2021-96R of the City Council on October 12, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan dated January 11, 2021 (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 2022-23 (the "Annual Service Plan Update").

On January 11, 2022, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Sutton Fields East Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $8,060,000 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 Phase #1 Reimbursement Agreement in the aggregate principal amount of $1,100,000 are secured by Assessments.

The City also adopted an assessment roll for the PID attached as Appendix G 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 2022-23.

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

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

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

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East 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 11, 2021, the initial total estimated costs of the Authorized Improvements, excluding Phase #1 Bond issuance costs, were equal to $7,471,074. According to draw requisition #6 most recently approved by the City on July 13, 2022, the initial estimated costs of the Authorized Improvements have not changed.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Phase #1 Bonds.

Table II-A-1
Sources and Uses – Phase #1

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Amount Spent to Date[2]	Amount Needed to Complete
Par amount (Phase #1 Bonds)	$8,060,000	$0	$8,060,000	$2,436,457	$5,623,543
Assessment amount (Phase #1 Reimbursement Agreement)	$1,100,000	$0	$1,100,000	$0	$1,100,000
Plus: Original Issue Discount	($4,013)	$0	($4,013)	$0	($4,013)
Other funding sources	$27,730	$0	$27,730	$0	$27,730
Total Sources	**$9,183,717**	**$0**	**$9,183,717**	**$2,436,457**	**$6,747,260**
Uses of Funds					
Authorized Improvements					
Roadway improvements	$1,777,930	$0	$1,777,930	$0	$1,777,930
Water improvements	$753,000	$0	$753,000	$0	$753,000
Sanitary sewer improvements	$829,945	$0	$829,945	$0	$829,945
Storm drainage improvements	$1,730,660	$0	$1,730,660	$0	$1,730,660
Other soft and miscellaneous costs	$2,379,539	$0	$2,379,539	$723,814	$1,655,725
Subtotal: Authorized Improvements	*$7,471,074*	*$0*	*$7,471,074*	*$723,814*	*$6,747,260*
Bond Issuance Costs					
Cost of issuance	$441,000	$0	$441,000	$441,000	$0
Capitalized interest	$495,456	$0	$495,456	$495,456	$0
Reserve fund	$489,388	$0	$489,388	$489,388	$0
Administrative Expense	$45,000	$0	$45,000	$45,000	$0
Underwriter's discount	$241,800	$0	$241,800	$241,800	$0
Subtotal: Bond Issuance Costs	*$1,712,643*	*$0*	*$1,712,643*	*$1,712,643*	*$0*
Total Uses	**$9,183,717**	**$0**	**$9,183,717**	**$2,436,457**	**$6,747,260**

1 – According to draw requisition #6 approved by the City on July 13, 2022.

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Phase #1 Cost Variances

As shown in Table II-A-1 above, there have no significant increases to the costs of the Authorized Improvements.

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 as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years is shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2022-2028)

Assessment Year Ending 09/01	PID Bond Projected Annual Installments
2022[1]	$0
2023[1]	$153,710
2024	$640,164
2025	$639,918
2026	$640,460
2027	$639,751
2028	$639,831
Total	**$3,353,834**

1 – Assessment Year ending 2022 represent actual Annual Installments billed. Assessment Year ending 2023 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits, if any. Assessment Years 2024-2028 represent projected future Annual Installments and will be updated in future annual service plan updates.

C. Status of Development

According to the Final Limited Offering Memorandum for the Phase #1 Bonds, the infrastructure is anticipated to be completed by the first quarter of 2025.

According to the City, there have been no building permits nor certificates of occupancy issued as of June 30, 2022.

See Table II-C-1 on the following page for the status of completed homes in the PID as of June 30, 2022.

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Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Table II-C-1
Completed Homes

Phase	Completed as of June 30, 2022[1]	Total Homes Projected to be Developed[2]	Percentage of Completed Homes
Phase #1	0	245	0.00%

1 – Information provided by the City as of June 30, 2022.
2 – According to the Service and Assessment Plan.

D. ANNUAL BUDGET – 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 (30) annual installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds and/or 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 3.94 percent for 2022-23 and the interest rate applicable to the Phase #1 Reimbursement Agreement is 4.41 percent per annum for 2022-23. 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 (3.94 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, or any other party designated by the City, in 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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, such as the Tax Increment Reinvestment Zone No. 14 (the "TIRZ") incremental taxes available to the PID (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 #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

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Reserve and Delinquency Reserve amounts as described in the Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2022-23

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Phase #1 Annual Installments
to be Collected for 2022-23

	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Net Annual Installments
Interest payment on March 1, 2023	$158,687	$24,255	$182,942
Interest payment on September 1, 2023	$158,687	$24,255	$182,942
Principal payment on September 1, 2023	$0	$19,000	$19,000
Subtotal debt service payments	*$317,374*	*$67,510*	*$384,884*
Administrative Expenses	$40,388	$5,512	$45,900
Excess Interest for Reserves	$40,300	$0	$40,300
Subtotal Expenses	*$357,762*	*$73,022*	*$471,084*
Available TIRZ Credit	$0	$0	$0
Available Reserve Fund Income	$0	$0	$0
Available Capitalized Interest Account	($317,374)	$0	($317,374)
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($317,374)*	*$0*	*($317,374)*
Annual Installments	**$40,388**	**$73,022**	**$153,710**

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #1 Bond interest due on March 1, 2023 in the amount of $158,687 and on September 1, 2023 in the amount of $158,687, which equal interest on the outstanding Phase #1 Bond portion of Phase #1 Assessments balance of $8,060,000 for six months each and an effective interest rate of 3.94 percent. There is no Phase #1 principal due to be collected for 2022-23. As a result, the principal and interest due for the Phase #1 Bonds in 2022-23 is estimated to be equal to $317,374.

Additionally, Annual Installments to be collected for principal and interest include Phase #1 Reimbursement Agreement interest due on March 1, 2023 in the amount of $24,255 and on September 1, 2023 in the amount of $24,255, which equal interest on the outstanding Phase #1 Reimbursement Agreement portion of Phase #1 Assessments balance of $1,100,000 for six months each and an effective interest rate of 4.41 percent. Phase #1 Annual Installments to be collected include a principal amount of $19,000 due on September 1, 2023. As a result, total principal and interest due for the Phase #1 Reimbursement Agreement in 2022-23 is estimated to be equal to $67,510.

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Administrative Expenses

Administrative expenses for Phase #1 include the City, Administrator, Trustee, dissemination agent, and contingency fees. As shown in Table II-D-2 below, the administrative expenses to be collected for 2022-23 are estimated to be $45,900.

Table II-D-2
Phase #1 Administrative Budget – 2022-23

Description	2022-23 Estimated Budget
City	$5,000
PID Administrator	$30,000
Trustee	$2,500
Dissemination Agent	$3,500
Audit	$1,000
Contingency	$3,900
Total	**$45,900**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $40,300, which equals 0.5 percent interest on the outstanding Phase #1 Bond portion of outstanding Phase #1 Assessment balance of $8,060,000.

Available TIRZ Credit

According to the City, there have been no TIRZ increments collected in 2021 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within Phase #1. The TIRZ Credit amount to be allocated is based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2022 as shown in Appendix D-2.

Available Reserve Fund Income

As of May 31, 2022, the Trustee reported that there is not a significant amount of excess reserve fund income. As a result, there is no reserve fund credit anticipated to be available to pay a portion of the Phase #1 Bonds debt service for 2022-23.

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Available Capitalized Interest Account

According to Section 6.4 (c) of the Trust Indenture, $317,374 is anticipated to be available and will be transferred to the Principal & Interest Account to fund the interest payment due March 1, 2023 in the amount of $158,687 and the interest payment due September 1, 2023 in the amount of $158,687.

Available Administrative Expense Account

As of May 31, 2022, the available balance for administrative expenses was $44,124. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2022-23 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Service and Assessment Plan, 245 units representing 211.17 total Equivalent Units are estimated 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 $510.54 [i.e. ($317,374 + $67,510 - $317,374) ÷ 211.17 = $510.54) and the Administrative Expenses to be collected from each Equivalent Unit will be $217.37 (i.e. $40,900 ÷ 211.17 = $217.37). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $727.91 (i.e. $510.54 + $217.37 = $727.91). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $$727.91 by the total estimated Equivalent Units for each Parcel less the applicable TIRZ Credit shown in Appendix D-2 for each Parcel within Phase #1 of the PID.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2022-23 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Phase #1

Lot Type	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment per Unit
60 FT	$727.91	1.00	$727.91
50 FT	$727.91	0.83	$606.59

1- Annual Installment per Unit amounts shown above do not include applicable TIRZ Credits for each Parcel, if any.

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in January 2022. Pursuant to Section 4.3 of the Indenture of Trust, 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 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 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.

(remainder of page left intentionally blank)

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the costs of the Authorized Improvements shall be allocated to the Assessed Property equally on the basis of the Equivalent Units 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, except for the additional clarifying provisions above, and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

(remainder of this page is intentionally left blank)

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East 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 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.H of the Service and Assessment Plan.

The Assessment Roll Summary is shown in Appendix G of the Service and Assessment Plan. 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.

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

B. Prepayment of Assessments

According to the Trustee as of June 30, 2022, there have no prepayments of Assessments for any Parcels within the PID.

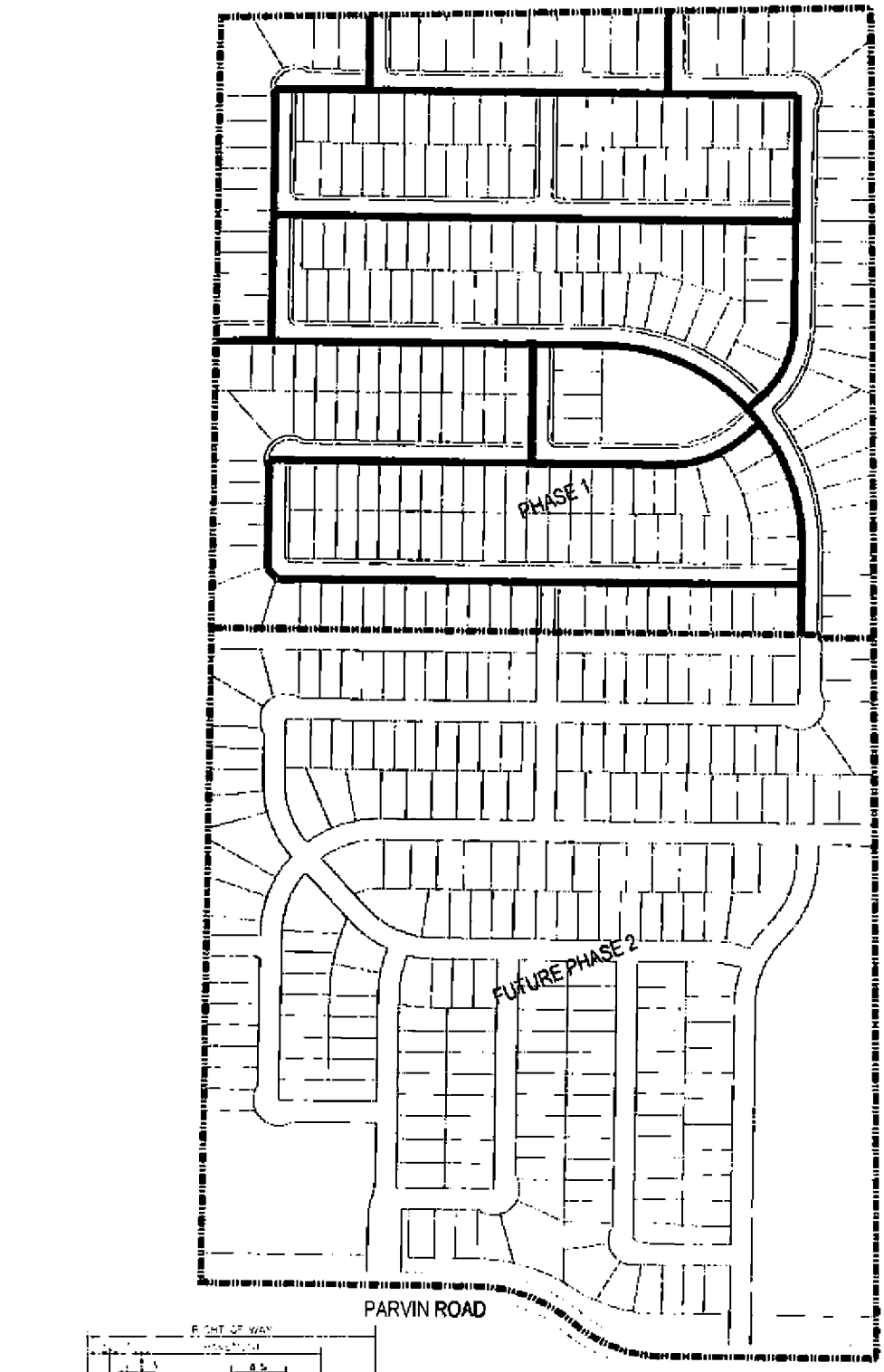
For additional prepayment related information, see Appendix B of this report.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

APPENDIX A
PID MAP

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)



TYPICAL SEWER LOCATION

WATER LINE

PHASE 1 WATER IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

APPENDIX B
PREPAID PARCELS

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Appendix B
Prepaid Parcels

As of June 30, 2022, there have been no prepayment of Assessments for any Parcel within the PID.

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Appendix C
Sutton Fields East Public Improvement District
2022 Preliminary Assessed Value per Phase

Phase	Parcels	2022 Preliminary Assessed Value[1]
Phase #1[1]	1	$10,017
Total	**1**	**$10,017**

[1]Parcel preliminary assessed values are in accordance with Denton Central Appraisal District online records as of July 20, 2022. Preliminary assessed value reflects an approximate 55.83% allocation of Parcel 52714's 20222 preliminary assessed value, which represents the approximate percentage of Parcel 52714's acreage located within Phase #1 of the PID.

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL – 2022-23

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Appendix D-1
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Type	Total Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
52714	Various	211.17	211.17	$9,160,000	$19,000.00	$48,510.00	$40,300.00	$45,900.00	$0.00	$153,710.00
Total		**211.17**	**211.17**	**$9,160,000**	**$19,000.00**	**$48,510.00**	**$40,300.00**	**$45,900.00**	**$0.00**	**$153,710.00**

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

APPENDIX D-2
PHASE #1 TIRZ CALCULATION

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Appendix D-2
Phase #1 TIRZ Calculation

Parcel	Base Year Taxes Paid	2021 Taxes Paid	2021 Tax Increment	2022-23 TIRZ Credit Revenue	2022-23 TIRZ Credit
52714	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$0.00**	**$0.00**	$0.00	**$0.00**	**$0.00**

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

Form of Homebuyer Disclosure

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Sutton Fields East Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Sutton Fields East PID - Annual SAP Update - 2022-23 v3 (SAP Update - Sutton Fields East PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on October 12, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-96R establishing the Sutton Fields East Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2022-11 which ordinance also approved the Sutton Fields East Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of January 11, 2022 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Sutton Fields East Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

Attachment: PID - SAP Update Ordinance Sutton Fields East (SAP Update - Sutton Fields East PID)

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Sutton Fields East (SAP Update - Sutton Fields East 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 9, 2022
Re: Wells North PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Wells North Public Improvement District and providing an effective date. (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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:

Annual SAP update

Staff Recommendation:
Staff recommends for approval

WELLS NORTH
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

WELLS NORTH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX H - NIA #4 ASSESSMENT ROLL SUMMARY - 2022-23

APPENDIX I - NIA #5 ASSESSMENT ROLL SUMMARY - 2022-23

APPENDIX J – PID ASSESSMENT NOTICE

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (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 - 2022-23 v3.1 (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 2022-23 (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 2022-23.

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

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

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

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

(The remainder of this page is intentionally left blank)

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (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-1 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

(The remainder of this page is intentionally left blank)

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Table II-A-1
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-1 above, there are no significant variances to the NIA #1 Improvement aggregate budget.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (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-A-2 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 September 30, 2021. For additional MIA development-related information, refer to the link below:

https://emma.msrb.org/P11534067-P11185655-P11602629.pdf

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Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Table II-A-2
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 September 30, 2021.

Major Improvement Area Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of September 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.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Table II-A-3 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-A-3
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-A-3 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-A-4 below summarizes the estimated updated sources and uses of funds required to construct the NIA #3 Improvements.

Table II-A-4
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-A-4 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.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

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 March 31, 2022, the actual costs of the NIA #4 Improvements are $2,490,663.

According to the Developer's Quarterly Improvement Implementation Report for NIA #3-4 as of March 31, 2022, 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 March 31, 2022. For additional NIA #4 development-related information, refer to the link below:

https://emma.msrb.org/P31435210-P31115115-P31526412.pdf

Table II-A-5 on the following page summarizes the estimated updated sources and uses of funds required to construct the NIA #4 Improvements.

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Table II-A-5
Estimated Updated Sources and Uses – NIA #4

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
NIA #4 share of NIA #3-4 Bonds	$2,065,000	$2,065,000	$0
Other funding sources	$911,467	$863,805	($47,662)
Total Sources	**$2,976,467**	**$2,928,805**	**($47,662)**
Uses of Funds			
Storm Drainage Improvements	$462,519	$436,961	($25,558)
Wastewater Improvements	$333,064	$333,064	$0
Water Improvements	$366,022	$366,022	$0
Road Improvements	$985,302	$971,252	($14,050)
Soft Costs	$391,418	$383,364	($8,054)
Subtotal: NIA #4 Improvements	*$2,538,325*	*$2,490,663*	*($47,662)*
Bond Issuance Costs			
Capitalized interest	$62,040	$62,040	$0
Reserve fund	$150,381	$150,381	$0
Other costs of issuance including underwriter's discount	$225,721	$225,721	$0
Subtotal: Bond Issuance Costs	*$438,142*	*$438,142*	*$0*
Total Uses	**$2,976,467**	**$2,928,805**	**($47,662)**

1 – According to the Updated Service and Assessment Plan.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022.

NIA #4 Improvement Cost Variances

As stated in Table II-A-5 above, there was a decrease in the actual costs of the NIA #4 Improvements.

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. According to the Developer's Quarterly Improvement Implementation Reported dated as of June 30, 2022, the actual costs of the NIA #5 Improvements are

Table II-A-6 on the following page summarizes the estimated updated sources and uses of funds required to construct the NIA #5 Improvements.

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Table II-A-6
Estimated Updated Sources and Uses – NIA #5

Sources of Funds	Initial Estimated Budget[1]	Budget Changes[2]	Updated Estimated Budget[2]	Amount Spent to Date	Remaining Balance to be Funded
NIA #5	$1,860,000	$0	$1,860,000	$1,860,000	$0
Other funding sources	$1,307,220	($284,899)	$1,022,321	$1,006,591	$15,730
Total Sources	**$3,167,220**	**($284,899)**	**$2,882,321**	**$2,866,591**	**$15,730**
Uses of Funds					
Storm Drainage Improvements	$453,604	($29,167)	$424,437	$424,437	$0
Wastewater Improvements	$405,115	$0	$405,115	$405,115	$0
Water Improvements	$366,827	$0	$366,827	$366,827	$0
Road Improvements	$972,004	($27,311)	$944,693	$944,693	$0
Soft Costs	$608,963	($244,151)	$364,812	$349,082	$15,730
Subtotal: NIA #5 Improvements	*$2,806,513*	*($300,629)*	*$2,505,884*	*$2,490,154*	*$15,730*
Bond Issuance Costs					
Capitalized interest	$0	$0	$0	$0	$0
Reserve fund	$123,184	$0	$123,184	$123,184	$0
Other costs of issuance including underwriter's discount	$237,523	$0	$237,523	$237,523	$0
Subtotal: Bond Issuance Costs	*$360,707*	*$0*	*$360,707*	*$360,707*	*$0*
Total Uses	**$3,167,220**	**($300,629)**	**$2,866,591**	**$2,850,861**	**$15,730**

1 – According to the Updated Service and Assessment Plan.
2 – According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2022.

NIA #5 Improvement Cost Variances

As shown in Table II-A-6 above, the variances to the NIA #5 Improvement aggregate budget are a result of reduction to the soft costs.

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-B-1 on the following page.

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Table II-B-1
Projected Annual Installments

Assessment Year ending 09/01[1]	NIA #1	MIA	NIA #2	NIA #3	NIA #4	NIA #5
2017-2022	$2,436,631	$1,133,100	$416,014	$162,876	$147,075	$130,534
2023	$474,679	$275,192	$138,609	$74,571	$160,892	$129,386
2024	$495,481	$275,587	$137,943	$79,608	$154,631	$129,573
2025	$489,115	$277,703	$137,073	$79,211	$153,802	$129,093
2026	$482,764	$274,576	$141,215	$83,817	$152,983	$128,573
2027	$481,426	$276,464	$140,079	$83,088	$151,842	$128,015
2028	$498,922	$277,610	$138,955	$82,361	$150,713	$127,167
Total	**$5,359,018**	**$2,790,232**	**$1,249,887**	**$645,531**	**$1,071,937**	**$902,339**

1 – Assessment years ending 2017 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

C. Status of Development

NIA #1 Development

According to the City, 332 building permits have been issued for NIA #1 of the PID as of June 30, 2022, representing 98.5 percent of the total building permits expected to be issued within NIA #1. Pursuant to Section 4 (a)(ii) of the NIA #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

Major Improvement Area Development

According to the City, 386 building permits have been issued for the Major Improvement Area of the PID as of June 30, 2022, representing 77.8 percent of the total single family residential building permits expected to be issued within the Major Improvement Area.

See Table II-C-1 on the following page for the status of completed homes within the Major Improvement Area based on certificate of occupancy issuances, according to the City.

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Table II-C-1
Completed Homes – MIA

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed[1]	148	211	318

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

NIA #2 Development

According to the City, 166 building permits have been issued for NIA #2 of the PID as of June 30, 2022, representing 95.4 percent of the total building permits expected to be issued within NIA #2. Pursuant to Section 4 (a)(ii) of the NIA #2 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

NIA #3 Development

According to the City, 52 building permits have been issued for NIA #3 of the PID as of June 30, 2022, representing 86.7 percent of the total building permits expected to be issued within NIA #3.

See Table II-C-2 on the following page for the status of completed homes within NIA #3 based on certificate of occupancy issuances.

Table II-C-2
Completed Homes – NIA #3

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed[1]	0	13	23

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

NIA #4 Development

According to the City, 137 building permits have been issued for NIA #4 of the PID as of June 30, 2022, representing 90.1 percent of the total building permits expected to be issued within NIA #4.

See Table II-C-3 on the following page for the status of completed homes within NIA #4 based on certificate of occupancy issuances.

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Table II-C-3
Completed Homes – NIA #4

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed[1]	0	25	119

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

NIA #5 Development

According to the City, 31 building permits have been issued for NIA #5 of the PID as of June 30, 2022, representing 28.3 percent of the total building permits expected to be issued within NIA #5.

See Table II-C-4 below for the status of completed homes within NIA #5 based on certificate of occupancy issuances.

Table II-C-4
Completed Homes – NIA #5

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed[1]	0	0	3

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

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 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 5.08 percent for 2022-23. 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 (5.08 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 2022-23

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-D-1 below.

Table II-D-1
Budget for the NIA #1 Annual Installments
to be Collected for 2022-23

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2023	$145,974
Interest payment on September 1, 2023	$145,974
Principal payment on September 1, 2023	$120,000
Subtotal debt service on bonds	*$411,949*
Administrative expenses	$34,000
Excess interest for prepayment and delinquency reserves	$28,730
Subtotal Expenses	*$474,679*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$474,679**

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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, 2023 in the amount of $145,974 and on September 1, 2023 in the amount of $145,974, which equal interest on the outstanding NIA #1 Special Assessments balance of $5,746,000 for six months each at an effective interest rate of 5.08 percent. Annual Installments to be collected include a principal amount of $120,000 due on September 1, 2023. As a result, the total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2022-23 is equal to $411,949.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2022-23 are estimated to be $34,000.

Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$22,000
Trustee	$3,000
Auditor	$1,000
Dissemination Agent	$2,500
Contingency	$500
Total	**$34,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $28,730, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessments balance of $5,746,000.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $440,777, which includes the Bond Reserve Requirement of $439,891 and investment income $886. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the NIA #1 Bonds debt service.

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Available Capitalized Interest Account

As June 30, 2022, 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, 2022, there was $41,312 in the Administrative Expense Fund. Approximately $41,312 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there is not anticipated to be an excess balance 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 2022-23 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
Allocation of Annual Installment to NIA #1 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$474,679	0.275%	$1,303.06
60'	$474,679	0.327%	$1,550.64
70'	$474,679	0.410%	$1,945.03
HOA[2]	$474,679	0.000%	$0.00

1 – Allocation percentages shown above are based on estimated build out values for NIA #1 lots, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D.

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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-four (24) 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 5.33 percent for 2022-23. 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 (5.33 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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 2022-23

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-F-1 on the following page.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Table II-F-1
Budget for the MIA Annual Installments
to be Collected for 2022-23

Descriptions	MIA Bonds
Interest payment on March 1, 2023	$78,255
Interest payment on September 1, 2023	$78,255
Principal payment on September 1, 2023	$70,000
Subtotal debt service on bonds	*$226,510*
Administrative expenses	$34,000
Excess interest for debt service reserve fund	$14,682
Subtotal Expenses	*$275,192*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$275,192**

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2023 in the amount of $78,255 and on September 1, 2023 in the amount of $78,255, which equal interest on the outstanding Special Assessments balance of $2,936,414 for six months each at an effective interest rate of 5.33 percent. Annual Installments to be collected include a principal amount of $70,000 due on September 1, 2023. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2022-23 is equal to $226,510.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $34,000.

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Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Table II-F-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$17,500
Trustee	$3,500
Auditor	$1,000
Dissemination Agent	$4,000
Contingency	$3,000
Total	**$34,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $14,682, which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of $2,936,414.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $231,119, which includes the Bond Reserve Requirement of $230,663 and investment income $457. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the MIA Bonds debt service.

Available Capitalized Interest Account

As June 30, 2022, 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, 2022, there was $46,013 in the Administrative Expense Fund. Approximately $46,013 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there is not anticipated to be an excess balance 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 Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

The Annual Installment for 2022-23 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-G-1 below.

Table II-G-1
Allocation of Annual Installment to MIA Parcels for 2022-23

Phase	Lot Size	Total 2022-23 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
NIA #2	50'	$275,192	0.148%	$407.84
NIA #3	60'	$275,192	0.207%	$569.70
	70'	$275,192	0.215%	$591.46
NIA #4	50'	$275,192	0.139%	$383.30
	60'	$275,192	0.164%	$452.67
	70'	$275,192	0.186%	$510.71
NIA #5	50'	$275,192	0.149%	$409.43
	60'	$275,192	0.190%	$523.15
HOA[2]		$275,192	0.000%	$0.00

1- 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.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix E.

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Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (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-seven (27) 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 3.70 percent for 2022-23. 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 (3.70 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 2022-23

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-H-1 on the following page.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Table II-H-1
Budget for the NIA #2 Annual Installments
to be Collected for 2022-23

Descriptions	NIA #2 Bonds
Interest payment on March 1, 2023	$31,979
Interest payment on September 1, 2023	$31,979
Principal payment on September 1, 2023	$40,000
Subtotal debt service on debt	*$103,958*
Excess interest for debt service reserve fund	$8,651
Administrative Expenses	$26,000
Subtotal Expenses	*$138,609*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$138,609**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #2 Bonds include interest due on March 1, 2023 in the amount of $31,979 and September 1, 2023 in the amount of $31,979, which equal interest on the outstanding Special Assessments balance of $1,730,145 for six months each at an effective interest rate of 3.70 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2023. As a result, the total principal and interest due for the NIA #2 Bonds is anticipated to be $103,958.

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 administrative expenses to be collected for 2022-23 are estimated to be $26,000.

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Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Table II-H-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$15,500
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$1,000
Total	**$26,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $8,651, which equals 0.5 percent interest on the outstanding NIA #2 Special Assessments balance of $1,730,145.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $132,926, which includes the Bond Reserve Requirement of $132,844 and investment income $82. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the NIA #2 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the Administrative Expense Fund was $46,472. Approximately $46,412 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there is not anticipated to be an excess balance available in the Administrative Expense Fund to reduce the Annual Installment.

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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 2022-23 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-I-1 below.

Table II-I-1
Allocation of Annual Installment to NIA #2 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$138,609	0.585%	$810.58
HOA[2]	$138,609	0.000%	$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

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 2022-23 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-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 #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 3.73 percent for 2022-23. 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 (3.73 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 2022-23

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-J-1 below.

Table II-J-1
Budget for the NIA #3 Annual Installments to be Collected for 2022-23

Descriptions	NIA #3 portion of the NIA #3-4 Bonds
Interest payment on March 1, 2023	$17,464
Interest payment on September 1, 2023	$17,464
Principal payment on September 1, 2023	$14,567
Subtotal debt service on debt	*$49,494*
Excess interest for debt service reserve fund	$4,677
Administrative Expenses	$20,400
Subtotal Expenses	*$74,571*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$74,571**

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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, 2023 in the amount of $17,464 and September 1, 2023 in the amount of $17,464, which equal interest on the outstanding Special Assessments balance of $935,350 for six months each at an effective interest rate of 3.73 percent. Annual Installments to be collected include a principal amount of $14,677 due on September 1, 2023. 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 2022-23 is equal to $49,494.

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 administrative expenses to be collected for 2022-23 are estimated to be $20,400.

Table II-J-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$12,500
Trustee	$1,250
Auditor	$500
Dissemination Agent	$500
Contingency	$650
Total	**$20,400**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $4,677, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessments balance of $935,350.

Available Reserve Fund Income

As of June 30, 2022, the balance in the NIA #3-4 Reserve Fund was $219,796, which includes the Bond Reserve Requirement of $219,635 and investment income $51. As a result, there is not a significant balance available in the Reserve Fund to pay NIA #3's share of the NIA #3-4 Bonds debt service.

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Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the Administrative Expense Fund was $44,543. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #3 2022-23 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 2022-23 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-K-1 below.

Table II-K-1
Allocation of Annual Installment to NIA #3 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
60'	$74,571	1.66%	$1,241.26
70'	$74,571	1.73%	$1,288.67
HOA[2]	$74,571	0.00%	$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix G.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

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-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 #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 3.74 percent for 2022-23. 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 (3.74) 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 2022-23

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-L-1 on the following page.

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Table II-L-1
Budget for the NIA #4 Annual Installments
to be Collected for 2022-23

Descriptions	NIA #4 Portion of NIA #3-4 Bonds
Interest payment on March 1, 2023	$37,250
Interest payment on September 1, 2023	$37,250
Principal payment on September 1, 2023	$50,433
Subtotal debt service on debt	*$124,934*
Excess interest for debt service reserve fund	$9,958
Administrative Expenses	$26,000
Subtotal Expenses	*$160,892*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$160,892**

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, 2023 in the amount of $37,250 and September 1, 2023 in the amount of $37,250, which equal interest on the outstanding Special Assessments balance of $1,991,589 for six months each at an effective interest rate of 3.74 percent. Annual Installments to be collected include a principal amount of $50,433 due on September 1, 2023. 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 2022-23 is equal to $124,934.

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 administrative expenses to be collected for 2022-23 are estimated to be $26,000.

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Table II-L-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$16,000
Trustee	$2,000
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$1,000
Total	**$26,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $9,958, which equals 0.5 percent interest on the outstanding NIA #4 Special Assessments balance of $1,991,589.

Available Reserve Fund Income

As of June 30, 2022, the balance in the NIA #3-4 Reserve Fund was $219,796, which includes the Bond Reserve Requirement of $219,635 and investment income $51. As a result, there is not a significant balance available in the Reserve Fund to pay NIA #4's share of the NIA #3-4 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the Administrative Expense Fund was $44,543. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #4 2022-23 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

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

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 2022-23 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
Allocation of Annual Installment to NIA #4 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$160,892	0.628%	$1,010.59
60’	$160,892	0.748%	$1,203.45
70’	$160,892	0.844%	$1,357.73
HOA[2]	$160,892	0.000%	$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

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 2022-23 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-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 #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 3.08 percent for 2022-23. 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 (3.08 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 2022 and will be delinquent on February 1, 2023.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

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 2022-23, 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 2022-23

The budget for NIA #5 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-N-1 below.

Table II-N-1
Budget for the NIA #5 Annual Installments
to be Collected for 2022-23

Descriptions	NIA #5 Bonds
Interest payment on March 1, 2023	$27,475
Interest payment on September 1, 2023	$27,475
Principal payment on September 1, 2023	$40,000
Subtotal debt service on debt	*$94,951*
Excess interest for debt service reserve fund	$8,935
Administrative Expenses	$25,500
Subtotal Expenses	*$129,386*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$129,386**

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #5 Bonds include interest due on March 1, 2023 in the amount of $27,475 and September 1, 2023 in the amount of $27,475, which equal interest on the outstanding Special Assessments balance of $1,786,950 for six months each at an effective interest rate of 3.08 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2023. As a result, the total Annual Installment to be collected for principal and interest for the NIA #5 Bonds in 2022-23 is equal to $94,951.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-N-2 below, the total administrative expenses to be collected for 2022-23 are estimated to be $25,500.

Table II-N-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$15,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$1,000
Total	**$31,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $8,935, which equals 0.5 percent interest on the outstanding NIA #5 Special Assessments balance of $1,786,950.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $121,904, which includes the Bond Reserve Requirement of $121,820 and investment income $84. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the NIA #5 Bonds debt service.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the Administrative Expense Fund was $7,094. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #5 2022-23 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 2022-23 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-O-1 below.

Table II-O-1
Allocation of Annual Installment to NIA #5 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$129,386	0.811%	$1,049.07
60’	$129,386	1.036%	$1,340.48
HOA[2]	$129,386	0.000%	$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix I.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

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 is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

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 is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

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 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: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

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 - 2022-23 v3.1 (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 - 2022-23 v3.1 (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, F, G, H, and I 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 North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North 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.

NIA #1 Parcel Related Updates

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.

NIA #2 Parcel Related Updates

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.

NIA #3 Parcel Related Updates

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.

NIA #4 Parcel Related Updates

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.

NIA #5 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #5 of the PID was completely subdivided in 2021, and the Special Assessments allocated proportionally according to Lot Type. See Table IV-A-1 on the following page for a summary of the NIA #5 subdivision.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Table IV-A-1
NIA #5 Lot Subdivision

Prior to subdivision			After Subdivision				
Parent Parcel	Projected Number of Residential Units	Total NIA #5 Assessment	New Parcels	Lot Size	Number of Residential Units	NIA #5 Assessment per Unit	Total NIA #5 Assessment
2829339	110	$1,786,950	Various	50'	62	$14,489	$898,305
			Various	60'	48	$18,513	$888,645
			Various	70'	0	N/A	$0
				Subtotal	*110*		$1,786,950
				HOA[1]	0	$0	$0
Total		**$1,786,950**			**110**		**$1,786,950**

1 – The NIA #5 HOA Special Assessment was prepaid prior to the subdivision being recognized by the Collin Central Appraisal District. As a result, the NIA #5 HOA Special Assessment amount is shown as $0.

B. Prepayment of Special Assessments

As of June 30, 2022, the NIA #1 Special Assessments on Parcel 2765036 (November 2018) and the HOA Parcel 2765383 (December 2021) have been prepaid in full.

As of June 30, 2022, the MIA and NIA #2 Special Assessments on Parcel 2799762 (April 2020), the HOA Parcel 2799927 (December 2021), Parcel 2799844 (January 2021), and Parcel 2799897 (April 2021) have been prepaid in full.

As of June 30, 2022, the NIA #3 Special Assessment on the HOA Parcel 2815910 (December 2021) has been prepaid in full.

As of June 30, 2022, the NIA #4 Special Assessments on the HOA Parcel 2830243 (December 2021) and Parcel 2830161 (January 2022) have been prepaid in full.

As of June 30, 2022, the NIA #5 Special Assessment on the HOA Parcel 2840818 (December 2021) has been prepaid in full.

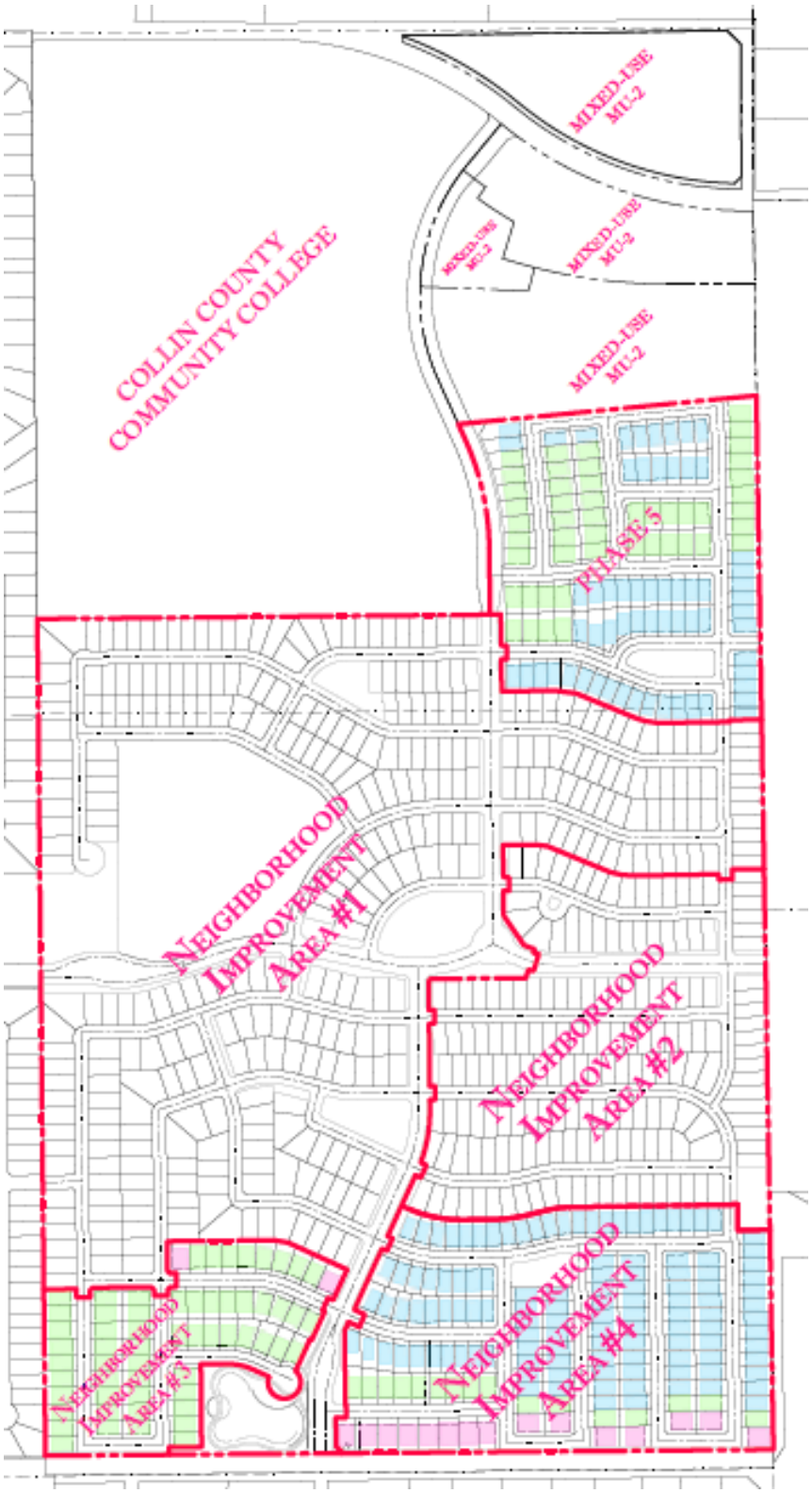
Please see Appendix B of this report for details regarding prepaid Parcels.

The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX A
PID MAP

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)



Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX B
PREPAID PARCELS

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2765036	NIA #1	Nov-18	$17,049	Full
2799762	NIA #2	Apr-20	$15,445	Full
2799844	NIA #2	Jan-21	$15,148	Full
2799897	NIA #2	Mar-21	$15,148	Full
2765383[1]	NIA #1	Dec-21	$59,750	Full
2799927[1]	NIA #2/MIA	Dec-21	$48,380	Full
2815910[1]	NIA #3	Dec-21	$9,650	Full
2830243[1]	NIA #4	Dec-21	$20,650	Full
2840818[1]	NIA #5	Dec-21	$18,050	Full
2765109	NIA #1	Dec-21	$16,100	Full
2765128	NIA #1	Jan-22	$16,100	Full
2830161	NIA #4	Jan-22	$17,080	Full
Total			**$268,551**	

1 – Parcel represents the HOA owned lot for the respective neighborhood improvement area.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Appendix C

Wells North Public Improvement District
Preliminary Value Per Phase

Phase	Parcels	2022 Value[7,8]
NIA #1[(1)]	337	$128,006,035
NIA #2[(2)]	185	$61,855,364
NIA #3[(3)]	62	$15,263,381
NIA #4[(4)]	157	$42,090,255
NIA #5[(5)]	114	$10,331,465
MIA[(6)]	4	$33,026,866
Total	**747**	**$290,573,366**

1 - Parcels include three hundred and thirty seven residential lots.

2 - Parcels include one hundred and seventy four residential lots, ten 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 hundred and ten residential lots, three open space lots, and one homeowner's association lot.

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 2022.

8 - Values shown reflect the 2022 preliminary values.

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX D
NIA #1 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Appendix D
NIA #1 Assessment Roll Summary 2022-23

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2765005	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765006	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765007	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765008	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765009	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765010	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765011	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765012	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765013	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765014	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765015	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765016	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765017	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765018	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765019	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765020	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765021	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765022	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765023	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765024	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765025	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765026	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765027	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765028	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765029	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765030	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765031	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765032	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765033	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765034	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765035	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765036	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2765037	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765038	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765039	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765040	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765041	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765042	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765043	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765044	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765045	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765046	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765047	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765048	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765049	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765050	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765051	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765052	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765053	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765054	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765055	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765056	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765057	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765058	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765059	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765060	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765061	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765062	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765063	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765064	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765065	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06

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Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2765066	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765067	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765068	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765069	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765070	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765071	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765072	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765073	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765074	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765075	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765076	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765077	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765078	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765079	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765080	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765081	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765082	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765083	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765084	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765085	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765086	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765087	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765088	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765089	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765090	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765091	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765092	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765093	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765094	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765095	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765096	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765097	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765098	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765099	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765100	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765101	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765102	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765103	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765104	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765105	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765106	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765107	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765108	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765109	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2765110	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765111	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765112	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765113	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765114	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765115	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765116	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765117	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765118	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765119	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765120	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765121	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765122	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765123	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765124	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765125	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765126	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765127	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765128	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2765129	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06

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Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2765130	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765131	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765132	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765133	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765134	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765135	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765136	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765137	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765138	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765139	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765140	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765141	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765142	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765143	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765144	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765145	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765146	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765147	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765148	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765149	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765150	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765151	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765152	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765153	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765154	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765155	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765156	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765157	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765158	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765159	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765160	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765161	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765162	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765163	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765164	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765165	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765166	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765167	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765168	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765169	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765170	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765171	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765172	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765173	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765174	70	$23,545	0.41%	$1,687.99	$139.32	$117.72	$1,945.03
2765175	70	$23,545	0.41%	$1,687.99	$139.32	$117.72	$1,945.03
2765176	70	$23,545	0.41%	$1,687.99	$139.32	$117.72	$1,945.03
2765177	70	$23,545	0.41%	$1,687.99	$139.32	$117.72	$1,945.03
2765178	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765179	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765180	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765181	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765182	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765183	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765184	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765185	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765186	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765187	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765188	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765189	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765190	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765191	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765192	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765193	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06

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Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2765194	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765195	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765196	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765197	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765198	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765199	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765200	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765201	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765202	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765203	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765204	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765205	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765206	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765207	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765208	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765209	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765210	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765211	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765212	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765213	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765214	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765216	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765217	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765218	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765219	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765220	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765221	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765222	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765223	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765224	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765225	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765227	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765228	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765229	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765230	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765231	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765232	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765233	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765234	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765235	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765236	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765237	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765238	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765239	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765240	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765241	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765242	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765243	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765244	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765245	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765246	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765247	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765248	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765249	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765251	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765252	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765253	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765254	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765255	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765256	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765257	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765258	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765259	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765260	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64

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Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2765261	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765262	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765263	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765264	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765265	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765266	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765267	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765268	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765269	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765270	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765271	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765272	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765274	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765275	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765276	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765277	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765278	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765279	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765280	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765281	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765282	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765283	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765284	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765285	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765286	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765287	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765288	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765289	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765290	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765291	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765292	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765293	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765294	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765295	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765296	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765297	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765298	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765299	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765300	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765301	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765302	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765303	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765304	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765305	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765306	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765307	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765308	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765309	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765310	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765312	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765313	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765314	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765315	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765316	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765317	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765318	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765319	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765320	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765321	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765322	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765323	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765324	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765325	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765326	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64

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Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2765327	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765328	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765329	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765330	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765331	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765332	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765333	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765334	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765335	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765336	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765337	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765338	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765339	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765340	50	$15,774	0.27%	$1,130.85	$93.33	$78.87	$1,303.06
2765341	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765342	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765343	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765344	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765345	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
2765346	60	$18,771	0.33%	$1,345.72	$111.07	$93.85	$1,550.64
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	Prepaid	0.00%	$0.00	$0.00	$0.00	$0.00
Total		**$5,746,000**	**100.00%**	**$411,948.99**	**$34,000.00**	**$28,730.00**	**$474,678.99**

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APPENDIX E
MIA ASSESSMENT ROLL SUMMARY – 2022-23

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Appendix E
MIA Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2738451			14.50%	$425,648	$32,833.84	$4,928.47	$2,128.24	$39,890.55
2848008			2.94%	$86,323	$6,658.83	$999.51	$431.62	$8,089.96
2802386			4.31%	$126,445	$9,753.78	$1,464.08	$632.23	$11,850.08
2799927		HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799752	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799753	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799754	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799755	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799756	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799757	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799758	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799759	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799760		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799761	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799762	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799763	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799764	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799765	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799766	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799767	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799768	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799769	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799770	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799771	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799772	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799773	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799774	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799775	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799776	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799777	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799778	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799779	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799780	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799781	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799782	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799783	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799784	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799785	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799786	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799787	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799788	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799789	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799790	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799791	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799792	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799793	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799794	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799795	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799796	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799797	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799798	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799799	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799800	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799801	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799802	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799803	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799804	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799805	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799806	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799807	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799808	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799809	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799810	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799811	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799812	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799813	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799814	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799815	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799816	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799817	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799818	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799819	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84

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Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799820	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799821	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799822	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799823	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799824	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799825	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799826	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799827	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799828	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799829	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799830	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799831	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799832	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799833	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799834	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799835	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799836	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799837	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799838	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799839	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799840	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799841	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799842	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799843	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799844	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799845	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799846	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799847	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799848	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799849	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799850	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799851	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799852	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799853	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799854	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799855	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799856	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799857	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799858	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799859	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799860	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799861	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799862	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799863	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799864	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799865	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799866	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799867	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799868	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799869	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799870	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799871	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799872	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799873	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799874	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799875	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799876	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799877	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799878	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799879	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799880	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799881	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799882	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799883	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799884	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799885	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799886	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799887	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799888	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799889	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799890	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799891	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799892	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799893	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799894	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799895	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799896	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799897	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799898	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799899	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799900	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799901	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799902	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799903	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799904	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799905	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799906	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799907	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799908	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799909	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799910	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799911	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799912	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799913	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799914	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799915	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799916	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799917	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799918	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799919	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799920	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799921	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799922	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799923	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799924	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799925	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799926	1	50'	0.15%	$4,352	$335.70	$50.39	$21.76	$407.84
2799928		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799929		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799930		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799931		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799932		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799933		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799934		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799935		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799936		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2799937		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2815852	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815853	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815854	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815855	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815856	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815857	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815858	1	70'	0.21%	$6,311	$486.83	$73.08	$31.56	$591.46
2815864	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815866	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815867	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815868	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815869	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815870	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815875	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815876	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815877	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815885	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815886	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815887	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815894	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815895	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815896	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815897	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815898	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815899	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815900	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815904	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815905	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815906	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815910		HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2815911		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2815874	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815849	1	70'	0.21%	$6,311	$486.83	$73.08	$31.56	$591.46

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Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2815850	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815851	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815859	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815860	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815861	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815862	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815863	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815871	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815872	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815873	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815878	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815879	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815880	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815881	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815882	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815883	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815884	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815888	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815889	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815890	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815891	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815892	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815893	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815901	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815902	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815903	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815907	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815908	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2815909	1	60'	0.21%	$6,079	$468.92	$70.39	$30.39	$569.70
2830081	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830082	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830083	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830084	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830085	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830086	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830087	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830088	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830089	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830090	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830091	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830092	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830093	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830094	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830095	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830096	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830097	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830098	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830099	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830100	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830101	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830102	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830103	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830104		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2830105	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830109	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830110	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830111	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830112	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830113	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830114	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830115	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830116	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830117	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830118	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830119	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830120	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830121	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830122	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830123	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830124	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830125	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830126	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830127	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830128	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830129	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30

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Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830130	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830131	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830132	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830133	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830134	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830135	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830136	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830137	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830138	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830139	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830140	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830141	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830142	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830144	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830145	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830146	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830147	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830148	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830149	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830150	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830151	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830152	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830153	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830154	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830155	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830156	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830157	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830158		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2830159	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830160	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830161	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2830162	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830163	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830164	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830165	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830166	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830167	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830168	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830169	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830170	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830172	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830173	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830174	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830175	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830176	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830177	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830178	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830179	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830180	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830181	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830182	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830183	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830184	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830185	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830186	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830187	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830188	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830189	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830190	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830191	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830192	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830193	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830194	1	70'	0.19%	$5,449	$420.36	$63.10	$27.25	$510.71
2830195	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830196	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830197	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830198	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830199	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830200	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830201	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830202	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830203	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830204		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2830205	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830206	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30

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Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830207	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830208	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830209	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830210	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830211	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830212	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830213	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830214	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830215	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830216	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830217	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830218	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830219	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830220	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830221	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830222		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2830224	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830225	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830226	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830227	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830228	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830229	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830230	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830231	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830232	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830233	1	50'	0.14%	$4,090	$315.49	$47.36	$20.45	$383.30
2830234	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830235	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830236	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830237	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830238	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830239	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830240	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830241	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830242	1	60'	0.16%	$4,830	$372.59	$55.93	$24.15	$452.67
2830243		HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2840705	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840706	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840707	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840708	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840709	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840710	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840711	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840712	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840713	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840714	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840715	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840716	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840717	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840718	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840719	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840720		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2840721	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840722	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840723	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840724	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840725	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840726	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840727	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840728	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840729	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840730	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840731	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840732	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840733	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840734	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840735	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840736	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840737	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840738	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840739	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840740	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840741	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840742	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840743	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43

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Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2840744	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840745	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840746	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840747	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840748	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840749	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840750	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840751	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840752	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840753	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840754		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2840755	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840756	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840757	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840758	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840759	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840760	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840761	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840762	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840763	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840764		Common Area	0.00%	$0	$0.00	$0.00	$0.00	$0.00
2840765	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840766	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840767	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840768	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840769	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840770	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840771	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840772	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840773	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840774	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840775	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840776	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840777	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840778	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840779	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840780	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840781	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840782	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840783	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840784	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840785	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840786	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840787	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840788	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840789	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840790	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840791	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840792	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840793	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840794	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840795	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840796	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840797	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840798	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840799	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840800	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840801	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840802	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840803	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840804	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840805	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840806	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840807	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840808	1	50'	0.15%	$4,369	$337.00	$50.58	$21.84	$409.43
2840809	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840810	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840811	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840812	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840813	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840814	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840815	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840816	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840817	1	60'	0.19%	$5,582	$430.61	$64.64	$27.91	$523.15
2840818	0	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
Total	**496**		**100.00%**	**$2,936,414**	**$226,510.38**	**$34,000.00**	**$14,682.07**	**$275,192.45**

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX F
NIA #2 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Appendix F
NIA #2 Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799752	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799753	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799754	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799755	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799756	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799757	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799758	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799759	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799760	0	Common Area	$0	$0.00	$0.00	$0.00	$0.00
2799761	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799762	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	$0
2799763	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799764	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799765	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799766	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799767	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799768	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799769	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799770	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799771	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799772	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799773	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799774	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799775	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799776	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799777	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799778	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799779	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799780	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799781	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799782	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799783	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799784	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799785	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799786	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799787	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799788	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799789	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799790	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799791	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799792	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799793	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799794	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799795	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799796	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799797	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799798	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799799	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799800	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799801	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799802	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799803	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799804	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799805	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799806	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799807	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799808	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799809	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799810	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799811	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799812	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799813	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799814	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799815	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799816	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799817	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799818	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799819	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799820	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799821	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799822	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799823	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799824	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799825	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799826	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799827	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799828	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799829	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799830	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799831	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799832	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799833	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799834	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799835	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799836	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799837	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799838	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799839	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799840	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799841	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799842	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799843	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799844	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2799845	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799846	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799847	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799848	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799849	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799850	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799851	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799852	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799853	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799854	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799855	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799856	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799857	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799858	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799859	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799860	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799861	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799862	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799863	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799864	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799865	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799866	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799867	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799868	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799869	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799870	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799871	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799872	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58

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Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799873	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799874	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799875	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799876	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799877	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799878	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799879	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799880	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799881	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799882	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799883	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799884	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799885	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799886	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799887	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799888	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799889	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799890	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799891	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799892	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799893	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799894	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799895	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799896	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799897	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
2799898	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799899	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799900	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799901	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799902	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799903	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799904	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799905	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799906	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799907	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799908	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799909	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799910	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799911	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799912	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799913	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799914	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799915	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799916	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799917	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799918	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799919	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799920	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799921	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799922	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799923	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799924	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799925	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799926	1	50'	$10,118	$607.94	$152.05	$50.59	$810.58
2799927		HOA	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
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

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
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**		**$1,730,145**	**$103,958.04**	**$26,000.00**	**$8,650.73**	**$138,608.76**

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX G
NIA #3 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Appendix G
NIA #3 Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Outstanding NIA #3 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2815852	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815853	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815854	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815855	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815856	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815857	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815858	1	70'	$16,164	$855.31	$352.54	$80.82	$1,288.67
2815864	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815866	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815867	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815868	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815869	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815870	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815875	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815876	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815877	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815885	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815886	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815887	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815894	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815895	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815896	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815897	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815898	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815899	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815900	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815904	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815905	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815906	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
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'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815849	1	70'	$16,164	$855.31	$352.54	$80.82	$1,288.67
2815850	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815851	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815859	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815860	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815861	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815862	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815863	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815871	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815872	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815873	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815878	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815879	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815880	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815881	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815882	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815883	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815884	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815888	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815889	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815890	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815891	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815892	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815893	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815901	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815902	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815903	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815907	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815908	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
2815909	1	60'	$15,569	$823.85	$339.57	$77.85	$1,241.26
Total	**60**		**$935,350**	**$49,493.79**	**$20,400.00**	**$4,676.75**	**$74,570.54**

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX H
NIA #4 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Appendix H
NIA #4 Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830081	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830082	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830083	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830084	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830085	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830086	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830087	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830088	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830089	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830090	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830091	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830092	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830093	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830094	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830095	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830096	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830097	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830098	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830099	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830100	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830101	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830102	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830103	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830104		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830105	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830109	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830110	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830111	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830112	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830113	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830114	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830115	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830116	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830117	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830118	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830119	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830120	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830121	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830122	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830123	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830124	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830125	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830126	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830127	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830128	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830129	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830130	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830131	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830132	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830133	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830134	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830135	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830136	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830137	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830138	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830139	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830140	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830141	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830142	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830144	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830145	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830146	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830147	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830148	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830149	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830150	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830151	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830152	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830153	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830154	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830155	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830156	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830157	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830158		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830159	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830160	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830161	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2830162	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830163	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830164	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830165	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830166	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830167	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830168	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830169	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830170	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830172	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830173	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830174	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830175	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830176	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830177	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830178	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830179	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830180	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830181	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830182	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830183	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830184	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830185	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830186	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830187	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830188	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830189	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830190	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830191	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830192	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830193	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830194	1	70'	$16,807	$1,054.29	$219.41	$84.03	$1,357.73
2830195	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830196	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830197	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830198	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830199	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830200	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830201	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830202	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830203	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830204		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830205	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830206	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830207	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830208	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830209	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830210	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830211	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830212	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830213	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830214	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830215	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830216	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830217	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830218	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830219	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830220	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830221	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830222		Common Area	$0	$0.00	$0.00	$0.00	$0.00
2830224	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830225	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830226	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830227	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830228	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830229	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830230	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830231	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830232	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830233	1	50'	$12,510	$784.73	$163.31	$62.55	$1,010.59
2830234	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830235	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830236	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830237	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830238	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830239	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830240	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830241	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830242	1	60'	$14,897	$934.49	$194.48	$74.48	$1,203.45
2830243		HOA	$0	$0.00	$0.00	$0.00	$0.00
Total	**152**		**$1,991,589**	**$124,933.56**	**$26,000.00**	**$9,957.95**	**$160,891.51**

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX I
NIA #5 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Appendix I
NIA #5A Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Outstanding NIA #5A Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2840705	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840706	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840707	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840708	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840709	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840710	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840711	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840712	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840713	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840714	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840715	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840716	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840717	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840718	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840719	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840720	0	Common Area	$0	$0.00	$0.00	$0.00	$0.00
2840721	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840722	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840723	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840724	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840725	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840726	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840727	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840728	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840729	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840730	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840731	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840732	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840733	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840734	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840735	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840736	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840737	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840738	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840739	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840740	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840741	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840742	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840743	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840744	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840745	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840746	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840747	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840748	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840749	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840750	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840751	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840752	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840753	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840754	0	Common Area	$0	$0.00	$0.00	$0.00	$0.00
2840755	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840756	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840757	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840758	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840759	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840760	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840761	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840762	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840763	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840764	0	Common Area	$0	$0.00	$0.00	$0.00	$0.00
2840765	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48

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2840766	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840767	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840768	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840769	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840770	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840771	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840772	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840773	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840774	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840775	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840776	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840777	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840778	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840779	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840780	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840781	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840782	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840783	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840784	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840785	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840786	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840787	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840788	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840789	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840790	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840791	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840792	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840793	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840794	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840795	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840796	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840797	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840798	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840799	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840800	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840801	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840802	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840803	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840804	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840805	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840806	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840807	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840808	1	50	$14,489	$769.87	$206.76	$72.44	$1,049.07
2840809	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840810	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840811	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840812	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840813	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840814	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840815	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840816	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840817	1	60	$18,513	$983.73	$264.19	$92.57	$1,340.48
2840818	0	HOA	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
Total	**110**		**$1,786,950**	**$94,951**	**$25,500**	**$8,935**	**$129,386**

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

APPENDIX J
PID ASSESSMENT NOTICE

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

Appendix J

Form of Homebuyer Disclosure

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Wells North Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Wells North - Annual Service Plan Update - 2022-23 v3.1 (SAP Update - Wells North PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE WELLS NORTH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on February 9, 2016, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2016-12R establishing the Wells North Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Neighborhood Improvement Area #1 of the PID, pursuant to Ordinance No. 2016-20 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of March 29, 2016, (the "Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2016-19 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of March 29, 2016 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #2 of the PID, pursuant to Ordinance No. 2019-12 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of April 9, 2019 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #3 of the PID, pursuant to Ordinance No. 2020-32 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of May 12, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #3 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #4 of the PID, pursuant to Ordinance No. 2020-93 which ordinance also approved the Wells North Public Improvement District Service and Assessment

Attachment: PID - SAP Update Ordinance Wells North (SAP Update - Wells North PID)

Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of October 13, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #4 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #5 of the PID, pursuant to Ordinance No. 2021-49 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5, dated as of June 8, 2021 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #5 Assessment Roll"); [and, together with the Service and Assessment Plan and Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, and Neighborhood Improvement Area #5 Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Wells North Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

Attachment: PID - SAP Update Ordinance Wells North (SAP Update - Wells North PID)

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Wells North (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 9, 2022
Re: Wells South PID SAP update

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Wells South Public Improvement District and providing an effective date. (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. The PID annual installments in the Annual Service Plan update include amounts for the payment of principal and interest on the PID bonds and reimbursement agreement, if any, PID administrative expenses, additional interest for prepayment and delinquency reserves and as applicable, TIRZ annual credit amounts committed to pay a portion of the PID bond principal and interest. The service plan is prepared annually and presented to Council as required by Chapter 372 of the Texas Local Government Code.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual SAP update

Staff Recommendation:
Staff recommends for approval

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX I - PID ASSESSMENT NOTICE

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (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.

On September 26, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells South Public Improvement District Neighborhood Improvement Area #4 Project) (the "NIA #4 Bonds") in the aggregate principal amount of $5,255,000 to finance, 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.

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 2022-23 (the "Annual Service Plan Update").

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

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 2022-23.

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

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

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

Capitalized terms not otherwise defined in this Annual Service Plan Update shall have the meanings assigned to them in the Service and Assessment Plan.

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Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (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 - 2022-23 v2.0 (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 - 2022-23 v2.0 (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 - 2022-23 v2.0 (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.

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Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (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 - 2022-23 v2.0 (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.

NIA #4 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 28, 2021 and updated for NIA #4, the initial total estimated costs of the NIA #4 Improvements were equal to $6,737,742. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2022, the current estimated costs of the NIA #4 Authorized Improvements is $5,929,414.

The NIA #4 Improvements were completed and accepted by the City in March 2022.

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

For additional NIA #4 development-related information, refer to the link below:

https://emma.msrb.org/P21594204-P21229908-P21652671.pdf

Table II-E below summarizes the updated sources and uses of funds required to (1) construct the NIA #4 Improvements and (2) establish the PID. The actual costs spent to date of the NIA #4 Improvements were provided by the Developer in the Quarterly Improvement Implementation Report dated as of June 30, 2022.

Table II-E
Updated Sources and Uses – NIA #4

Sources of Funds	Initial Estimated Budget[1]	Actual Budget[2]	Variance
NIA #4 Bonds	$5,255,000	$5,255,000	$0
Bond premium	$99,439	$99,439	$0
Other funding sources	$2,430,965	$1,622,638	($808,328)
Total Sources			
Uses of Funds			
NIA #4 Improvements			
Road improvements	$2,046,664	$1,870,676	($175,988)
Water Improvements	$945,538	$950,663	$5,125
Wastewater Improvements	$834,416	$836,916	$2,500
Storm drainage improvements	$1,317,644	$1,246,678	($70,966)
Other soft and miscellaneous costs	$1,593,479	$1,024,481	($568,998)
Subtotal: NIA #4 Improvements	*$6,737,742*	*$5,929,414*	*($808,328)*
Bond Issuance Costs			
Capitalized interest	$166,580	$166,580	$0
Reserve fund	$393,728	$393,728	$0
Other costs of issuance including underwriter's discount	$487,355	$487,355	$0
Subtotal: Bond Issuance Costs	*$1,047,663*	*$1,047,663*	*$0*
Total Uses	**$7,785,404**	**$6,977,077**	**($808,328)**

1 – According to the Amended and Restated Service and Assessment Plan approved on September 28, 2021.
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2022.

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

NIA #4 Cost Variances

As stated in Table II-D above there was no increase in actual costs for NIA #4 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-F below.

Table II-F
Projected Annual Installments (2016-2028)

Assessment Year Ending 9/1[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	NIA#4 Bonds
2016-2022	$3,784,131	$2,763,059	$309,740	$254,119	$160,181	$0
2023	$754,375	$485,812	$0	$72,554	$162,981	$327,983
2024	$771,870	$485,225	$0	$72,358	$162,311	$327,973
2025	$757,653	$473,770	$0	$72,070	$161,642	$327,913
2026	$757,570	$472,282	$0	$71,789	$160,983	$327,803
2027	$756,701	$470,481	$0	$71,392	$165,085	$327,645
2028	$785,047	$498,367	$0	$66,001	$159,017	$327,977
Total	**$8,367,346**	**$5,648,997**	**$309,740**	**$680,283**	**$1,132,202**	**$1,967,292**

1 – Assessment years ending 2016 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, CCMI credits, and capitalized interest. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

C. Status of Development

NIA #1 Development

According to the City, 289 building permits have been issued for NIA #1 of the PID as of June 30, 2022, representing 98.6 percent of the total building permits expected to be issued within NIA #1. Pursuant to Section 4 (a)(ii) of the NIA #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

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Major Improvement Area Development

According to the City, 1,013 building permits have been issued for the Major Improvement Area of the PID as of June 30, 2022, representing 36.1 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.

Table II-G
Completed Homes – MIA

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed[1]	69	171	274

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

NIA #2 Development

According to the City, 83 building permits have been issued for NIA #2 of the PID as of June 30, 2022, representing 83.8 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, according to the City.

Table II-H
Completed Homes – NIA #2

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed[1]	69	97	98

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

NIA #3 Development

According to the City, 182 building permits have been issued for NIA #3 of the PID as of June 30, 2022, representing 100 percent of the total building permits expected to be issued within NIA #3. Pursuant to Section 4 (a)(ii) of the NIA #2-3 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #3 of the PID in the Annual Service Plan Update.

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NIA #4 Development

According to the City, 276 building permits have been issued for NIA #4 of the PID as of June 30, 2022, representing 36.6 percent of the total building permits expected to be issued within NIA #4.

See Table II-I below for the status of completed homes within NIA #4 based on certificate of occupancy issuances, according to the City.

Table II-I
Completed Homes – NIA #4

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed[1]	0	0	0

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

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-three (23) 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 2022-23. 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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.

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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.

NIA #1 Annual Installments to be collected for 2022-23

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-J below.

Table II-J
Budget for the NIA #1 Annual Installments
to be Collected for 2021-22

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2023	$162,691
Interest payment on September 1, 2023	$162,691
Principal payment on September 1, 2023	$100,000
Subtotal debt service on bonds	*$425,381*
Administrative expenses	$34,400
Excess interest for debt service reserve fund	$26,030
Subtotal Expenses	*$485,812*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$485,812**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2023 in the amount of $162,691 and September 1, 2023 in the amount of $162,691 which equal interest on the outstanding Special Assessments balance of $5,206,100 for six months each at an effective interest rate of 6.25 percent. Annual Installments to be collected include a principal amount of $100,000 due on September 1, 2023. As a result, total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2022-23 is estimated to be equal to $425,381.

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Administrative Expenses

Administrative expenses for NIA #1 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-K below, the total administrative expenses to be collected for 2022-23 are estimated to be $34,400.

Table II-K
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$24,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,000
Contingency	$900
Total	**$34,400**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $26,030, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessment balance of $5,206,100.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $448,306, which includes the Bond Reserve Requirement of $447,568 and investment income $738. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the NIA #1 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2022, 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 $22,398. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

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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 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-L below.

Table II-L
Allocation of Annual Installment to NIA #1 Parcels for 2022-23

Land Use Class	Total 2022-23 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$485,812	0.2871%	$1,394.66
60'	$485,812	0.3433%	$1,667.58
70'	$485,812	0.4225%	$2,052.71
HOA	$485,812	1.0000%	$4,858.12

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 2022-23 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-three (23) 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 2022-23. 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

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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 2022 and will be delinquent on February 1, 2023.

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 2022-23 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 2022-23

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-M on the following page.

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Table II-M
Budget for the MIA Annual Installments
to be Collected for 2022-23

Descriptions	MIA Bonds
Interest payment on March 1, 2023	$283,582
Interest payment on September 1, 2023	$283,582
Principal payment on September 1, 2023	$115,000
Subtotal debt service on bonds	*$682,164*
Administrative expenses	$34,400
Excess interest for debt service reserve fund	$37,811
Subtotal Expenses	*$754,375*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$754,375**

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2023 in the amount of $283,582 and on September 1, 2023 in the amount of $283,582, which equal interest on the outstanding Special Assessments balance of $7,562,182 for six months each at an effective interest rate of 7.50 percent. Annual Installments to be collected include a principal amount of $115,000 due on September 1, 2023. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2022-23 is estimated equal to $682,164.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-N on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $34,400.

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Table II-N
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$20,000
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$3,500
Contingency	$2,400
Total	**$34,400**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $37,811 which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of $7,562,182.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $717,543, which includes the Bond Reserve Requirement of $716,125 and investment income $1,418. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the MIA Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the Administrative Expense Fund was $15,231. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. 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.

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The Annual Installment for 2022-23 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-O below.

Table II-O
Allocation Breakdown for MIA Parcels for 2022-23

Parcel	PID Bonds	Percentage of Special Assessments
2726989	$326,682	4.32%
2726990 and 2843033	$3,555,181	47.01%
NIA #2 Parcels	$503,682	6.66%
NIA #3 Parcels	$1,070,810	14.16%
NIA #4 Parcels	$2,030,206	26.85%
HOA	$75,622	1.00%
Total	**$7,562,182**	**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-P on the following page.

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Table II-P
Allocation of Annual Installment to MIA Parcels for 2021-22

Phase	Land Use Class	Total 2022-23 Annual Installment	Allocation Percentage	Annual Installment Per Unit
NIA #2	50'	$754,375	0.07%	$507
	70'	$754,375	0.09%	$661
NIA #3	50’	$754,375	0.07%	$540
	60’	$754,375	0.08%	$617
	70’	$754,375	0.09%	$695
NIA #4	50’	$754,375	0.09%	$695
	60’	$754,375	0.10%	$772
	70’	$754,375	0.11%	$849
	HOA	$754,375	1.00%	$7,544

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 2022-23 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-seven (27) 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 3.81 percent for 2022-23. 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 (3.81) 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 2022 and will be delinquent on February 1, 2023.

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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 2022-23, 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 #2 Annual Installments to be collected for 2022-23

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-Q below.

Table II-Q
Budget for the NIA #2 Annual Installments to be Collected for 2022-23

Descriptions	NIA #2 Share of NIA #2-3 Bonds
Interest payment on March 1, 2023	$16,335
Interest payment on September 1, 2023	$16,335
Principal payment on September 1, 2023	$20,000
Subtotal debt service on bonds	*$52,670*
Administrative expenses	$15,600
Excess interest for debt service reserve fund	$4,285
Subtotal Expenses	*$72,554*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$72,554**

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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, 2023 in the amount of $16,335 and September 1, 2023 in the amount of $16,335 which equal interest on the outstanding Special Assessments balance of $856,986 for six months each at an effective interest rate of 3.81 percent. Annual Installments to be collected include a principal amount of $20,000 due on September 1, 2023. 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 2022-23 is estimated to be equal to $52,670.

Administrative Expenses

Administrative expenses for NIA #2 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-R below, the total administrative expenses to be collected for 2022-23 are estimated to be $15,600.

Table II-R
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$2,500
PID Administrator	$10,000
Trustee	$1,000
Auditor	$500
Dissemination Agent	$1,000
Contingency	$600
Total	**$15,600**

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 #2 Special Assessment balance of $856,986.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $241,000, which includes the Bond Reserve Requirement of $240,825 and investment income $175. 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.

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Available Capitalized Interest Account

As of June 30, 2022, 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, 2022, the balance in the Administrative Expense Fund was $27,353. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. 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-S below.

Table II-S
Allocation of Annual Installment to NIA #2 Parcels for 2022-23

Land Use Class	Total 2022-23 Annual Installment	Allocation Percentage per Unit	Annual Installment Per Unit
50'	$72,554	1.00%	$724.66
70'	$72,554	1.30%	$944.25
HOA	$72,554	1.00%	$725.54

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 2022-23 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

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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 was due on January 31, 2022 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 #3 portion of the NIA #2-3 Bonds is 3.84 percent for 2022-23. 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 (3.84 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 2022 and will be delinquent on February 1, 2023.

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 2022-23, 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 2022-23

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-T on the following page.

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Table II-T
Budget for the NIA #3 Annual Installments to be Collected for 2022-23

Descriptions	NIA #3 Share of NIA #2-3 Bonds
Interest payment on March 1, 2023	$42,903
Interest payment on September 1, 2023	$42,903
Principal payment on September 1, 2023	$40,000
Subtotal debt service on bonds	*$125,806*
Administrative expenses	$26,000
Excess interest for debt service reserve fund	$11,175
Subtotal Expenses	*$162,981*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$162,981**

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, 2023 in the amount of $42,903 and September 1, 2021 in the amount of $42,903 which equal interest on the outstanding Special Assessments balance of $2,235,000 for six months each at an effective interest rate of 3.84 percent. Annual Installments to be collected include a principal amount of $40,000 due on September 1, 2023. 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 2022-23 is estimated to be equal to $125,806.

Administrative Expenses

Administrative expenses for NIA #3 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-U on the following page the total administrative expenses to be collected for 2022-23 are estimated to be $26,000.

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Table II-T
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$2,500
PID Administrator	$18,000
Trustee	$2,000
Auditor	$1,000
Dissemination Agent	$1,500
Contingency	$1,000
Total	**$26,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $11,175, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessment balance of $2,235,000.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $241,000, which includes the Bond Reserve Requirement of $240,825 and investment income $175. 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, 2022, 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, 2022, the balance in the Administrative Expense Fund was $27,353. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. 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-V below.

Table II-V
Allocation of Annual Installment to NIA #3 Parcels for 2022-23

Land Use Class	Total 2022-23 Annual Installment	Allocation Percentage per Unit	Annual Installment Per Unit
50'	$162,981	0.50%	$816.08
60’	$162,981	0.57%	$932.67
70'	$162,981	0.64%	$1,049.25
HOA	$162,981	1.00%	$1,629.81

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix G.

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 first NIA #4 Annual Installment will be due on January 31, 2023 and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special 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 3.66 percent for 2022-23. 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 Bonds (3.66) 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 2022 and will be delinquent on February 1, 2023.

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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 2022-23, 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 #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 reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #4 Annual Installments to be collected for 2022-23

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-W below.

Table II-W
Budget for the NIA #4 Annual Installments
to be Collected for 2022-23

Descriptions	NIA #4 Bonds
Interest payment on March 1, 2023	$96,104
Interest payment on September 1, 2023	$96,104
Principal payment on September 1, 2023	$84,000
Subtotal debt service on bonds	*$276,208*
Administrative expenses	$25,500
Excess interest for debt service reserve fund	$26,275
Subtotal Expenses	*$327,983*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$327,983**

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Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #4 Bonds include interest due on March 1, 2023 in the amount of $96,104 and September 1, 2023 in the amount of $96,104 which equal interest on the outstanding Special Assessments balance of $5,255,000 for six months each at an effective interest rate of 3.66 percent. Annual Installments to be collected include a principal amount of $84,000 due on September 1, 2023. As a result, total Annual Installment to be collected for principal and interest for the NIA #4 Bonds in 2022-23 is estimated to be equal to $276,208.

Administrative Expenses

Administrative expenses for NIA #4 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-X below, the total administrative expenses to be collected for 2022-23 are estimated to be $25,500.

Table II-X
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	$5,000
PID Administrator	$14,500
Trustee	$2,500
Auditor	$1,000
Dissemination Agent	$1,050
Contingency	$1,000
Total	**$25,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $26,275, which equals 0.5 percent interest on the outstanding NIA #4 Special Assessment balance of $5,255,000.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $393,984, which includes the Bond Reserve Requirement of $393,728 and investment income $256. As a result, there was not a significant excess balance in the Reserve Fund to be used to pay interest on the NIA #4 Bonds on the next interest payment date.

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Available Capitalized Interest Account

The Trust Indenture for the NIA #4 Bonds states that the remaining balance in the Capitalized Interest Fund will fully expended by September 1, 2022. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $13,075. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

M. Annual Installments by Lot Type - NIA #4

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 #4 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #4.

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 2022-23

Land Use Class	Total 2022-23 Annual Installment	Allocation Percentage per Unit	Annual Installment Per Unit
50'	$327,983	0.34%	$1,113.69
60'	$327,983	0.38%	$1,237.43
70'	$327,983	0.42%	$1,361.18
HOA	$327,983	1.00%	$3,279.83

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix H.

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

N. 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.

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

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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 #4 Bonds

The NIA #4 Bonds were issued in 2021. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #4 Bonds, the City reserves the right and option to redeem Bonds maturing on or after **September 1, 2041**, before their respective scheduled maturity date, in whole or in part, on any date on or after September 1, 2031, 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 #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.

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Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (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 - 2022-23 v2.0 (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.

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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, 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 were subdivided into 182 NIA #3 lots, of which 80 were platted as 50 foot lots, 94 were platted as 60 foot lots and 8 were platted as 70’ Lots.

According to the Developer and the Collin Central Appraisal District records, Parcel 2726989 and Parcel 2726990 have been subdivided into 156 NIA #6 lots, of which 156 have been platted as 50 foot lots, 100 have been platted as 60 foot lots and 20 have been platted as 70’ Lots. The Special Assessments have been reallocated to each of these one hundred 156 new residential Parcels as shown in Table IV-A on the following page.

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Table IV-A
NIA #3 Parcel Subdivision

Prior to Subdivision		After Subdivision				
Parcel	**Outstanding NIA #4 Special Assessment**	**Parcel**	**Lot Size**	**Number of Units**	**Assessment per Unit**	**Outstanding NIA #4 Special Assessment**
2726989 and 2726990	$5,255,000	NIA #4 Parcels	50'	156	$17,844	$2,783,628
			60'	100	$19,826	$1,982,641
			70'	20	$21,809	$436,181
			Subtotal	*276*		*$5,202,450*
			HOA	1	$52,550	$52,550
Total	**$5,255,000**			**277**		**$5,255,000**

B. Prepayment of Special Assessments

As of June 30, 2022, NIA #1 Special Assessments on one 70 foot lot, five 60 foot lots, and two 50 foot lots has been prepaid in full. A partial prepayment has been made on the NIA #1 Special Assessment for one 50 foot lot.

As of June 30, 2022, MIA and NIA #2 Special Assessments on two 50 foot lots have been prepaid in full.

As of June 30, 2022, no NIA #3 Special Assessments have been prepaid.

As of June 30, 2022, no NIA #4 Special Assessments have been prepaid.

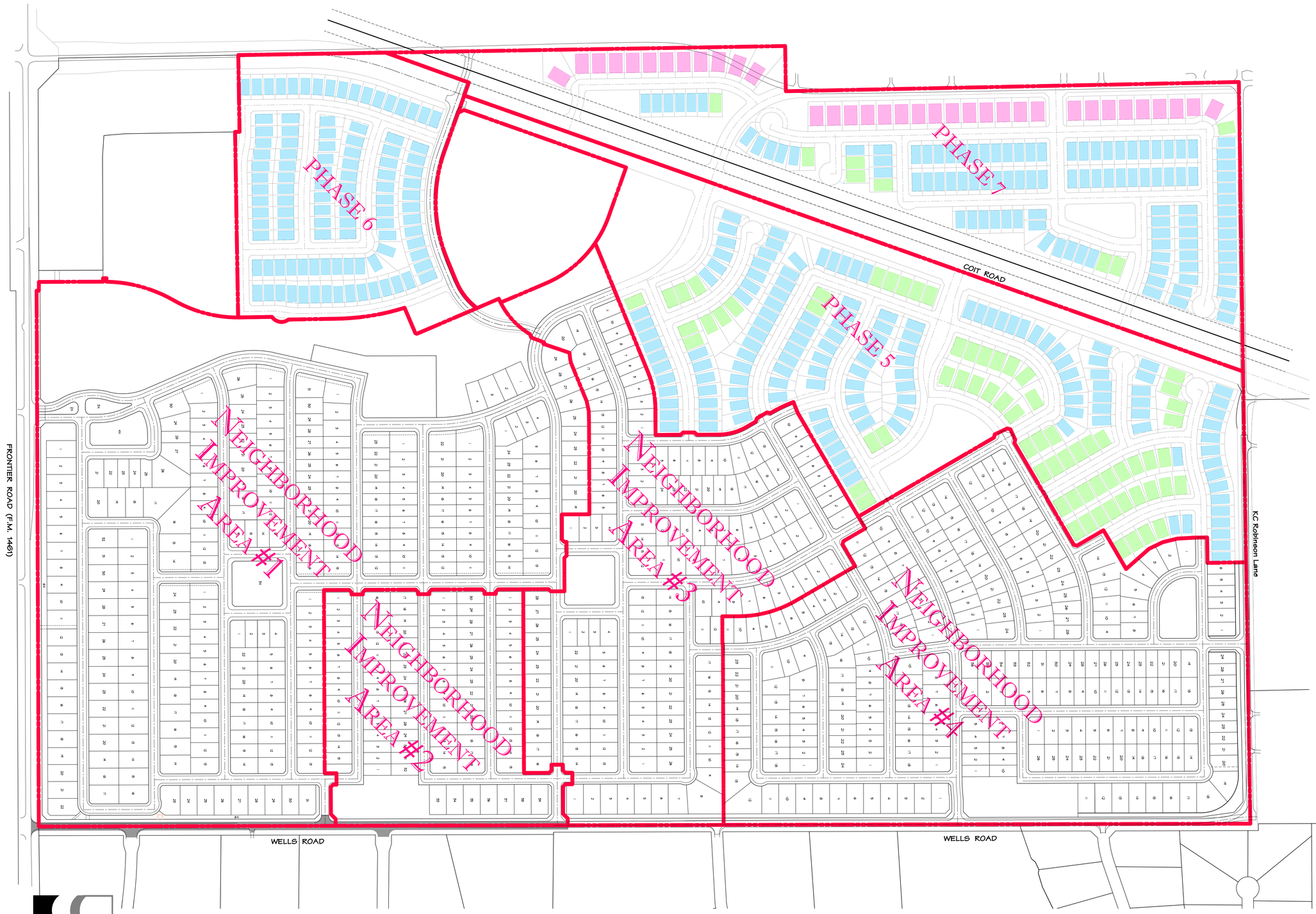
See Appendix B of this report for further Special Assessment prepayment information.

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 - 2022-23 v2.0 (SAP Update - Wells South PID)

APPENDIX A
PID MAP

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)



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. 28%
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:\2016_JOBS\16-171 Lilyana\CAD\2021 06 28_PD Exhibit pad-rev-M1.dwg Saved By: lhall Save Time: 5/26/2021 11:44:51 AM Plotted by: lhall Date: 5/26/2021 11:50 AM

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APPENDIX B
PREPAID PARCELS

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (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
2782936	Jul-21	$15,416	NIA #2
2753945	Aug-21	$7,700	NIA #1
2754043	Dec-21	$22,395	NIA #1
Total		**$198,620**	

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APPENDIX C
ASSESSED VALUE BY PHASE

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

Appendix C
Wells South Public Improvement District
Preliminary Value Per Phase

Phase	Parcels	Preliminary 2022 Value[6,7]
NIA #1[1]	303	$140,818,753
NIA #2[2]	106	$45,479,462
NIA #3[3]	188	$72,311,602
NIA #4[4]	281	$19,345,390
MIA[5]	3	$15,244,459
Total	**881**	**$293,199,666**

1 - Parcels includes two hundred and ninety three residential lots and ten common space lots.

2 - Parcels include ninety nine residential lots and seven common space lots.

3 – Parcels include one hundred eighty two residential lots and six common space lots.

4 – Parcels include two hundred seventy six residential lots and five common space lots.

5 - Parcels include two parent parcels that have yet to be subdivided for the 2022-23 Assessment year and one common space lot.

6 - Parcel assessed values are in accordance with Collin Central Appraisal District records as of July 2022.

7 - Values shown reflect the 2022 preliminary values.

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

APPENDIX D
NIA #1 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

Appendix D
NIA #1 Assessment Roll Summary 2022-23

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 Installment
2753749	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753750	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753751	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753752	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753753	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753754	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753755	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753756	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753757	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753758	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753759	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753760	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753761	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753762	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753763	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753764	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753765	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753766	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753767	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753768	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753769	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753770	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753771	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753772	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753773	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753774	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753775	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753776	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753777	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753778	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753779	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753780	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753781	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753782	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753783	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753784	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753785	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753786	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753787	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753788	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753789	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753790	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753791	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753792	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753793	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753794	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753795	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753796	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753797	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753798	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753799	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753800	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753801	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753802	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753803	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753804	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753805	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753806	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753807	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753808	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753809	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753810	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753811	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753812	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753813	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753814	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753815	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753816	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (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	Annual Installment
2753817	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753818	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753819	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753820	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753821	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753822	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2782506	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2782509	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2782510	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2782511	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753827	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753828	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753829	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753830	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753831	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753832	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753833	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753834	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753835	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753836	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753837	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753838	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753839	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753840	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753841	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753842	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753843	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753844	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753845	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753846	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753847	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753848	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753849	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753850	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753851	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753852	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753853	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753854	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753855	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753856	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2753857	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753858	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753859	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753860	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753861	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753862	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753863	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753864	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753865	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753866	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753867	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753868	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753869	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753870	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753871	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753872	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753873	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753874	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753875	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753876	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753877	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753878	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753879	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753880	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753881	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753882	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753883	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753884	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753885	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753886	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753887	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58

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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 Installment
2753888	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753889	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753890	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753891	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753892	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753893	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753894	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753895	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753896	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753897	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753898	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753899	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753900	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753901	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753902	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753903	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753904	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753907	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753908	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753909	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753910	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753911	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753912	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753913	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753914	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753915	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753916	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753917	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753918	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753919	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753920	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753921	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753922	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753923	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753924	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753925	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753926	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753927	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753928	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753929	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753930	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753931	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753932	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753933	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753934	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753936	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753937	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753938	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753939	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753940	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753941	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753942	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753943	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753944	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753945	50'	0.14%	$7,121	$136.83	$445.21	$47.07	$35.62	$664.72
2753946	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753947	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753948	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753949	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753950	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753951	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753953	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753954	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753955	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753956	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753957	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753958	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753959	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753960	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753961	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753962	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66

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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 Installment
2753963	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753964	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753965	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753966	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753967	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753968	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753969	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753970	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753971	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753972	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753973	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753974	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753975	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753977	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753978	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753979	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753980	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753981	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753982	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753983	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753984	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753985	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753986	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753987	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753990	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753991	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753992	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753993	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753994	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753995	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753996	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753997	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2753998	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2753999	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754000	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754003	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754004	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754005	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754006	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754007	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754008	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754009	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754010	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754014	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754015	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754016	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754017	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754018	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754019	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754021	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754022	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754023	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754025	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754026	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754027	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754028	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754029	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754030	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754031	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754032	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754033	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754034	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754035	60'	0.34%	$17,869	$343.26	$1,116.89	$118.08	$89.35	$1,667.58
2754036	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754037	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754038	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754039	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754040	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754041	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754042	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754043	70'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid

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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 Installment
2754044	70'	0.42%	$21,996	$422.53	$1,374.84	$145.35	$109.99	$2,052.71
2754045	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754046	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754047	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754048	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754049	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754050	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754051	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754058	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754059	HOA	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2754216	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754217	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754218	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754219	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754220	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754221	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754222	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754223	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754224	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754225	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754226	50'	0.29%	$14,945	$287.08	$934.10	$98.75	$74.73	$1,394.66
2754052	HOA	1.00%	$52,359	$1,000.00	$3,253.81	$344.00	$260.30	$4,858.12
Total		**100.00%**	**$5,206,100**	**$100,000.00**	**$325,381.22**	**$34,400.00**	**$26,030.50**	**$485,811.72**

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APPENDIX E
MIA ASSESSMENT ROLL SUMMARY – 2022-23

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Appendix E
MIA Assessment Roll Summary 2022-23

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		4.32%	$326,682	$4,967.93	$24,501.12	$1,486.06	$1,633.41	$32,588.51
2726990		8.03%	$607,053	$9,231.61	$45,528.99	$2,761.46	$3,035.27	$60,557.33
2843033		38.99%	$2,948,128	$44,832.92	$221,109.60	$13,410.89	$14,740.64	$294,094.05
2783001	HOA	1.00%	$75,622	$1,150.00	$5,671.64	$344.00	$378.11	$7,543.75
2782900	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782901	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782902	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782903	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782904	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782905	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782906	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782909	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782910	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782911	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782912	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782913	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782914	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782915	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2782916	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782917	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782918	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782919	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782920	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782921	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782922	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782923	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782924	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782925	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782926	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782927	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782928	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782929	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782930	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782931	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782932	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782933	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782934	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782935	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782938	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782939	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782940	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782941	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782942	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782943	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782944	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782945	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782946	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782947	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782949	70'	0.09%	$6,621	$100.69	$496.60	$30.12	$33.11	$660.52
2782950	70'	0.09%	$6,621	$100.69	$496.60	$30.12	$33.11	$660.52
2782951	70'	0.09%	$6,621	$100.69	$496.60	$30.12	$33.11	$660.52
2782952	70'	0.09%	$6,621	$100.69	$496.60	$30.12	$33.11	$660.52
2782953	70'	0.09%	$6,621	$100.69	$496.60	$30.12	$33.11	$660.52
2782954	70'	0.09%	$6,621	$100.69	$496.60	$30.12	$33.11	$660.52
2782955	70'	0.09%	$6,621	$100.69	$496.60	$30.12	$33.11	$660.52
2782956	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782957	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782958	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782959	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782960	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782961	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782962	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782963	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782964	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782965	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782966	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782967	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782968	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782969	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782970	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782971	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782972	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782973	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782974	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91

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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
2782975	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782976	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782977	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782978	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782979	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782980	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782981	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782982	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782983	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782984	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782985	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782986	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782987	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782988	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782989	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782990	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782991	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782992	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782993	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782994	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782995	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782996	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782997	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782998	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2782999	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2783000	50'	0.07%	$5,081	$77.28	$381.11	$23.12	$25.41	$506.91
2783001	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783002	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783003	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783004	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783005	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2783006	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826380	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826382	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826383	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826384	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826385	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826386	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826387	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826388	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826389	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826390	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826391	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826392	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826393	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826394	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826395	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826396	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826397	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826398	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826399	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826400	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826401	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826402	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826403	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826404	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826405	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826406	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826407	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826410	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826411	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826412	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826413	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826414	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826415	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826416	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826417	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826418	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826419	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826420	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826421	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826422	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826423	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826424	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826425	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826426	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826427	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826428	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826429	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826430	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826431	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46

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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
2826433	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826434	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826435	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826436	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826437	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826438	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826439	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826440	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826441	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826442	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826443	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826444	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826445	70'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2826446	70'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2826447	70'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2826448	70'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2826449	70'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2826450	70'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2826451	70'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2826452	70'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2826453	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826454	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826455	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826456	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826457	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826458	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826459	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826460	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826461	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826462	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826463	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826464	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826465	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826466	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826467	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826468	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826469	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826470	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826471	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826472	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826473	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826474	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826475	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826476	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826477	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826478	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826479	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826480	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826481	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826482	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826483	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826484	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826485	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826486	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826487	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
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	Open	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%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826499	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826500	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826501	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826502	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826503	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826504	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826505	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826506	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826507	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826508	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826509	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826510	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826511	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826512	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826513	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826514	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826515	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826516	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826517	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826518	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27

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
2826519	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826520	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826521	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826522	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826523	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826524	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826525	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826526	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826527	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826528	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826529	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826530	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826531	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826532	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826533	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826534	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826535	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826536	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826537	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826538	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826539	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826540	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826541	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826542	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826543	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826544	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826545	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826546	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826547	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826548	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826549	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826550	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826551	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826552	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826553	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826555	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826556	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826557	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826558	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826559	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826560	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826561	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826562	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826563	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826564	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826565	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826566	60'	0.08%	$6,190	$94.13	$464.22	$28.16	$30.95	$617.46
2826568	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826569	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826570	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826572	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826573	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826574	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826575	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826576	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826577	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826578	50'	0.07%	$5,416	$82.36	$406.20	$24.64	$27.08	$540.27
2826579	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853232	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853234	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853235	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853236	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853237	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853238	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853239	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853240	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853241	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853242	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853243	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853244	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853245	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853246	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853247	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853248	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853249	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853250	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853251	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853252	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853253	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853254	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853255	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

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
2853256	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853257	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853259	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853260	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853261	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853262	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853263	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853264	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853265	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853266	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853267	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853268	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853269	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853270	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853271	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853272	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853273	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853274	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853275	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853276	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853277	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853278	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853279	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853280	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853281	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853282	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853283	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853284	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853285	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853286	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853287	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853288	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853289	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853290	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853291	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853292	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853293	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853294	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853295	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853296	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853297	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853298	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853299	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853300	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853301	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853302	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853303	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853304	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853305	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853306	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853307	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853308	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853309	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853310	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853311	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853312	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853313	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853314	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853315	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853316	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853317	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853318	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853319	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853320	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853321	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853322	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853323	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853324	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853325	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853326	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853327	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853328	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853329	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853330	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853331	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853332	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853333	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853334	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853335	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853336	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853337	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82

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
2853338	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853339	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853340	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853341	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853342	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853343	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853344	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853345	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853346	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853347	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853348	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853349	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853350	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853351	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853352	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853353	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853354	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853355	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853356	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853357	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853358	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853359	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853360	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853361	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853362	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853363	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853364	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853365	70'	0.11%	$8,511	$129.43	$638.31	$38.72	$42.55	$849.00
2853366	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853367	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853368	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853369	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853370	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853371	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853372	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853373	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853374	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853375	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853376	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853377	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853378	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853379	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853380	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853381	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853382	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853383	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853384	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853385	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853386	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853387	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853388	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853389	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853390	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853391	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853392	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853393	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853394	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853395	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853396	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853397	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853398	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853399	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853400	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853401	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853402	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853403	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853404	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853405	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853406	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853407	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853408	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853409	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853410	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853411	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853412	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853413	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853414	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853415	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853416	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853417	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853418	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

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
2853419	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853420	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853421	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853422	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853423	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853424	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853425	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853426	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853427	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853428	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853429	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853430	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853431	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853432	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853433	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853434	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853435	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853436	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853437	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853438	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853439	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853440	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853441	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853442	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853443	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853444	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853445	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853446	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853447	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853448	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853449	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853450	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853451	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853452	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853453	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853454	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853455	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853456	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853457	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853458	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853459	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853460	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853461	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853462	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853463	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853464	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853465	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853466	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853467	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853468	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853469	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853470	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853471	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853472	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853473	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853474	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853475	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853476	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853477	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853478	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853479	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853480	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853481	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853482	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853483	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853484	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853485	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853486	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853487	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853488	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853489	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853490	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853491	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853492	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853493	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853494	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853495	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853496	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853497	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853498	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853499	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64

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
2853500	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853501	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853502	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853503	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853504	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853505	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853506	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853507	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853508	60'	0.10%	$7,737	$117.66	$580.28	$35.20	$38.69	$771.82
2853509	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853510	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853511	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853512	50'	0.09%	$6,963	$105.89	$522.25	$31.68	$34.82	$694.64
2853513	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853514	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$7,562,182**	**$115,000.00**	**$567,163.68**	**$34,400.00**	**$37,810.91**	**$754,374.59**

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

APPENDIX F
NIA #2 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

Appendix F
NIA #2 Assessment Roll Summary 2022-23

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'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782901	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782902	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782903	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782904	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782905	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782906	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782909	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782910	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782911	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782912	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782913	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782914	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782915	Common	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2782916	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782917	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782918	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782919	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782920	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782921	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782922	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782923	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782924	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782925	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782926	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782927	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782928	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782929	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782930	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782931	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782932	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782933	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782934	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782935	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782938	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782939	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782940	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782941	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782942	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782943	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782944	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782945	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782946	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782947	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782949	70'	1.30%	$11,153	$260.29	$425.17	$203.02	$55.77	$944.25
2782950	70'	1.30%	$11,153	$260.29	$425.17	$203.02	$55.77	$944.25
2782951	70'	1.30%	$11,153	$260.29	$425.17	$203.02	$55.77	$944.25
2782952	70'	1.30%	$11,153	$260.29	$425.17	$203.02	$55.77	$944.25
2782953	70'	1.30%	$11,153	$260.29	$425.17	$203.02	$55.77	$944.25
2782954	70'	1.30%	$11,153	$260.29	$425.17	$203.02	$55.77	$944.25
2782955	70'	1.30%	$11,153	$260.29	$425.17	$203.02	$55.77	$944.25
2782956	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782957	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782958	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782959	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782960	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782961	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782962	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782963	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782964	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782965	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782966	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (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'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782968	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782969	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782970	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782971	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782972	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782973	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782974	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782975	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782976	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782977	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782978	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782979	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782980	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782981	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782982	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782983	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782984	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782985	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782986	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782987	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782988	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782989	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782990	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782991	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782992	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782993	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782994	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782995	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782996	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782997	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782998	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2782999	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2783000	50'	1.00%	$8,559	$199.76	$326.30	$155.81	$42.80	$724.66
2783001	HOA	1.00%	$8,570	$200.00	$326.70	$156.00	$42.85	$725.54
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%**	**$856,986**	**$20,000.00**	**$32,669.54**	**$15,600.00**	**$4,284.93**	**$72,554.47**

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

APPENDIX G
NIA #3 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

Appendix G
NIA #3 Assessment Roll Summary 2022-23

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%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826382	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826383	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826384	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826385	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826386	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826387	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826388	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826389	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826390	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826391	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826392	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826393	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826394	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826395	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826396	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826397	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826398	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826399	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826400	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826401	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826402	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826403	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826404	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826405	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826406	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826407	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826410	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826411	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826412	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826413	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826414	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826415	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826416	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826417	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826418	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826419	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826420	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826421	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826422	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826423	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826424	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826425	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826426	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826427	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826428	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826429	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826430	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826431	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826433	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826434	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826435	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826436	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826437	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826438	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826439	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826440	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826441	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826442	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826443	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826444	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826445	70'	0.64%	$14,389	$257.51	$552.41	$167.38	$71.94	$1,049.25
2826446	70'	0.64%	$14,389	$257.51	$552.41	$167.38	$71.94	$1,049.25
2826447	70'	0.64%	$14,389	$257.51	$552.41	$167.38	$71.94	$1,049.25
2826448	70'	0.64%	$14,389	$257.51	$552.41	$167.38	$71.94	$1,049.25
2826449	70'	0.64%	$14,389	$257.51	$552.41	$167.38	$71.94	$1,049.25

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (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
2826450	70'	0.64%	$14,389	$257.51	$552.41	$167.38	$71.94	$1,049.25
2826451	70'	0.64%	$14,389	$257.51	$552.41	$167.38	$71.94	$1,049.25
2826452	70'	0.64%	$14,389	$257.51	$552.41	$167.38	$71.94	$1,049.25
2826453	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826454	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826455	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826456	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826457	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826458	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826459	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826460	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826461	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826462	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826463	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826464	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826465	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826466	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826467	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826468	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826469	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826470	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826471	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826472	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826473	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826474	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826475	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826476	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826477	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826478	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826479	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826480	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826481	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826482	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826483	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826484	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826485	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826486	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826487	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
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%	$22,350	$400.00	$858.06	$260.00	$111.75	$1,629.81
2826495	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2826498	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826499	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826500	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826501	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826502	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826503	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826504	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826505	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826506	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826507	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826508	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826509	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826510	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826511	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826512	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826513	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826514	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826515	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826516	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826517	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826518	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826519	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826520	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826521	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826522	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826523	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (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%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826525	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826526	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826527	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826528	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826529	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826530	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826531	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826532	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826533	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826534	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826535	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826536	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826537	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826538	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826539	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826540	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826541	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826542	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826543	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826544	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826545	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826546	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826547	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826548	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826549	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826550	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826551	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826552	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826553	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826555	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826556	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826557	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826558	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826559	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826560	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826561	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826562	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826563	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826564	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826565	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826566	60'	0.57%	$12,790	$228.90	$491.03	$148.79	$63.95	$932.67
2826568	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826569	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826570	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826572	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826573	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826574	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826575	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826576	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826577	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826578	50'	0.50%	$11,191	$200.29	$429.65	$130.19	$55.96	$816.08
2826579	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$2,235,000**	**$40,000.00**	**$85,806.26**	**$26,000.00**	**$11,175.00**	**$162,981.26**

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

APPENDIX H
NIA #4 ASSESSMENT ROLL SUMMARY – 2022-23

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

Appendix H
NIA #4 Assessment Roll Summary 2022-23

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853232	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853234	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853235	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853236	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853237	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853238	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853239	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853240	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853241	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853242	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853243	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853244	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853245	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853246	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853247	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853248	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853249	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853250	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853251	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853252	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853253	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853254	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853255	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853256	-	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853257	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853259	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853260	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853261	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853262	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853263	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853264	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853265	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853266	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853267	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853268	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853269	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853270	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853271	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853272	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853273	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853274	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853275	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853276	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853277	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853278	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853279	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853280	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853281	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853282	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853283	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853284	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853285	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853286	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853287	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853288	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853289	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853290	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853291	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853292	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853293	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853294	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853295	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853296	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853297	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853298	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853299	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853300	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853301	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853302	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853303	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853304	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853305	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853306	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853307	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853308	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853309	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853310	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853311	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853312	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853313	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853314	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853315	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853316	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853317	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853318	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853319	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853320	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853321	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853322	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853323	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853324	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853325	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853326	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853327	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853328	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853329	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853330	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853331	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853332	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853333	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853334	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853335	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853336	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853337	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853338	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853339	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853340	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853341	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853342	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853343	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853344	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853345	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853346	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853347	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853348	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853349	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853350	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853351	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853352	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853353	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853354	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853355	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853356	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853357	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853358	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853359	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853360	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853361	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853362	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853363	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853364	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853365	70'	0.42%	$21,809	$348.61	$797.69	$105.83	$109.05	$1,361.18
2853366	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853367	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853368	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853369	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853370	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853371	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853372	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853373	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853374	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853375	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853376	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853377	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853378	HOA	1.00%	$52,550	$840.00	$1,922.08	$255.00	$262.75	$3,279.83
2853379	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853380	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853381	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853382	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853383	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853384	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853385	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853386	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853387	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853388	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853389	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853390	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853391	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853392	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853393	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853394	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853395	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853396	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853397	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853398	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853399	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853400	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853401	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853402	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853403	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853404	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853405	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853406	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853407	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853408	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853409	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853410	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853411	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853412	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853413	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853414	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853415	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853416	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853417	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853418	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853419	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853420	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853421	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853422	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853423	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853424	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853425	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853426	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853427	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853428	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853429	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853430	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853431	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853432	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853433	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853434	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853435	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853436	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853437	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853438	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853439	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853440	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853441	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853442	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853443	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853444	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853445	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853446	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853447	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853448	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853449	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853450	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853451	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853452	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853453	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853454	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853455	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853456	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853457	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853458	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853459	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853460	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853461	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853462	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853463	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853464	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853465	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853466	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853467	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853468	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853469	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853470	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853471	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853472	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853473	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853474	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853475	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853476	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853477	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853478	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853479	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853480	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853481	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853482	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853483	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853484	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853485	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853486	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853487	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853488	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853489	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853490	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853491	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853492	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853493	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853494	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Deliquency Reserve	Annual Installment
2853495	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853496	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853497	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853498	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853499	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853500	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853501	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853502	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853503	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853504	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853505	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853506	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853507	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853508	60'	0.38%	$19,826	$316.92	$725.17	$96.21	$99.13	$1,237.43
2853509	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853510	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853511	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853512	50'	0.34%	$17,844	$285.23	$652.66	$86.59	$89.22	$1,113.69
2853513	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2853514	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$5,255,000**	**$84,000.00**	**$192,207.50**	**$25,500.00**	**$26,275.00**	**$327,982.50**

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

APPENDIX I
PID ASSESSMENT NOTICE

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

Appendix I

Form of Homebuyer Disclosure

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Wells South Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Attachment: Wells South - Annual Service Plan Update - 2022-23 v2.0 (SAP Update - Wells South PID)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 14, 2015, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2015-34R establishing the Wells South Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Neighborhood Improvement Area #1 of the PID, pursuant to Ordinance No. 2015-66 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of December 7, 2015, (the "Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2015-65 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of December 7, 2015 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #2 of the PID, pursuant to Ordinance No. 2018-31 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of July 10, 2018 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #3 of the PID, pursuant to Ordinance No. 2020-75 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of September 8, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #3 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #4 of the PID, pursuant to Ordinance No. 2021-78 which ordinance also approved the Wells South Public Improvement District Service and Assessment

Attachment: PID - SAP Update Ordinance Wells South (SAP Update - Wells South PID)

Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of September 28, 2021 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #4 Assessment Roll") [and, together with the Service and Assessment Plan and Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, and the Neighborhood Improvement Area #3 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4 Assessment Rolls (the "Assessment Rolls") attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Wells South Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

Attachment: PID - SAP Update Ordinance Wells South (SAP Update - Wells South PID)

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE _____ OF _____ 2022.

ATTEST:

_____
City Secretary

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment: PID - SAP Update Ordinance Wells South (SAP Update - Wells South PID)

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 9, 2022
Re:	Hong Tract - Annexation

Action Requested:
Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 45 acres, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract – Annexation) (McAfee)

Applicant:
KFM Engineering & Design
3501 Olympus Blvd., Ste. 100
Dallas, TX 75019

Background Information:
This item is for the annexation of approximately 45 acres, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway. Please refer to the attached documents as well as the associated annexation service agreement and zoning agenda items for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Ordinance

Staff Recommendation:
Staff recommends approval.

CELINA TEXAS EST. 1876
Life Connected.

FARNDON DR
SUTTON FIELDS TRL
BOLEYN AVE
FAIRHOLME DR
ROWLING AVE
ANGEVIN AVE
ANTRIM CT
GEOFFREY ST
BARROW CT
BARNACRE AVE
GODWIN DR
GLOUCESTER DR
CONRAD AVE
FROST AVE
HEMINGWAY AVE
KIPLING AVE
LONGFELLOW AVE
HALTON DR
COUNTRY VIEW DR
HIGHTOWER ST
LONDON AVE
HERON DR
BOTHWELL BLVD
KENT LN
HUMBER LN
CLEVES AVE
LOOMS CT
LIVERPOOL ST
EURIPIDES AVE
NORLEY CT
OAKMERE LN
PAINSWICK DR
PENSBY DR
FM 1385
MAYER PKWY
LASSEN CT
CARTLAND AVE
SALINGER DR
PRIORY DR
TWAIN AVE
SHAW CT
ROSTHERNE DR
UNDERHILL LN
BRONTE CT
SHEPTON DR
TUDOR PLACE
STUART DR
WALES ST
BEATRIX AVE
SANDRINE AVE
STEINBECK AVE
TENNYSON AVE
AUSTEN AVE
WARRINGTON ST
WINDSOR LN
TUDOR PL
YORKDALE ST
YORKDALE ST
PARVIN RD
W FRONTIER PKWY
FRONTIER PKWY
GOLD MINE TRL
BERRY RIDGE TRL
GRANDE VIEW
FM 1385

Attachment: Location Map (Hong Tract – Annexation)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Hong Tract
Location Map
City of Celina

1/27/2022

N W E S

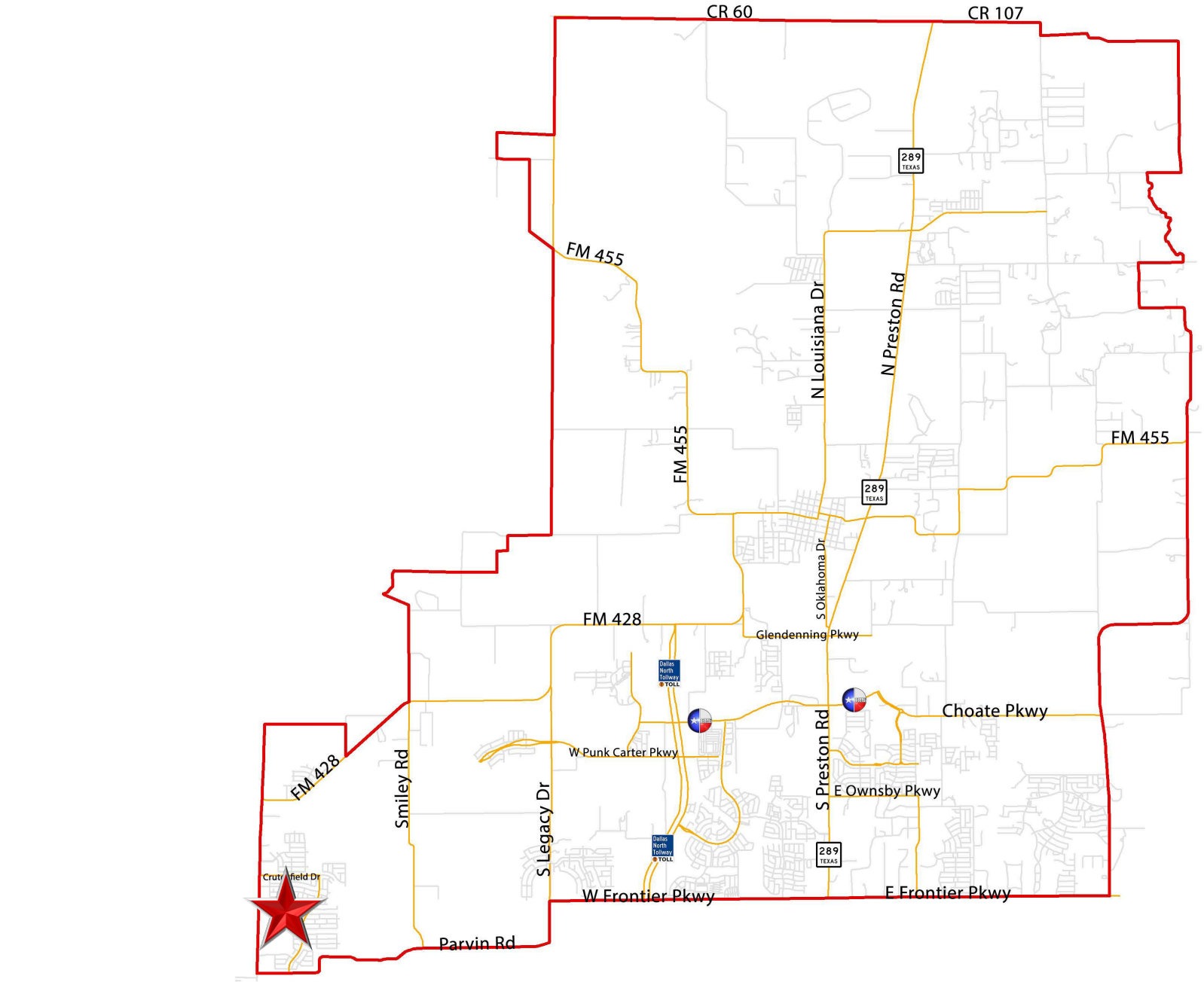
0 425 850 Feet

HONG TRACT

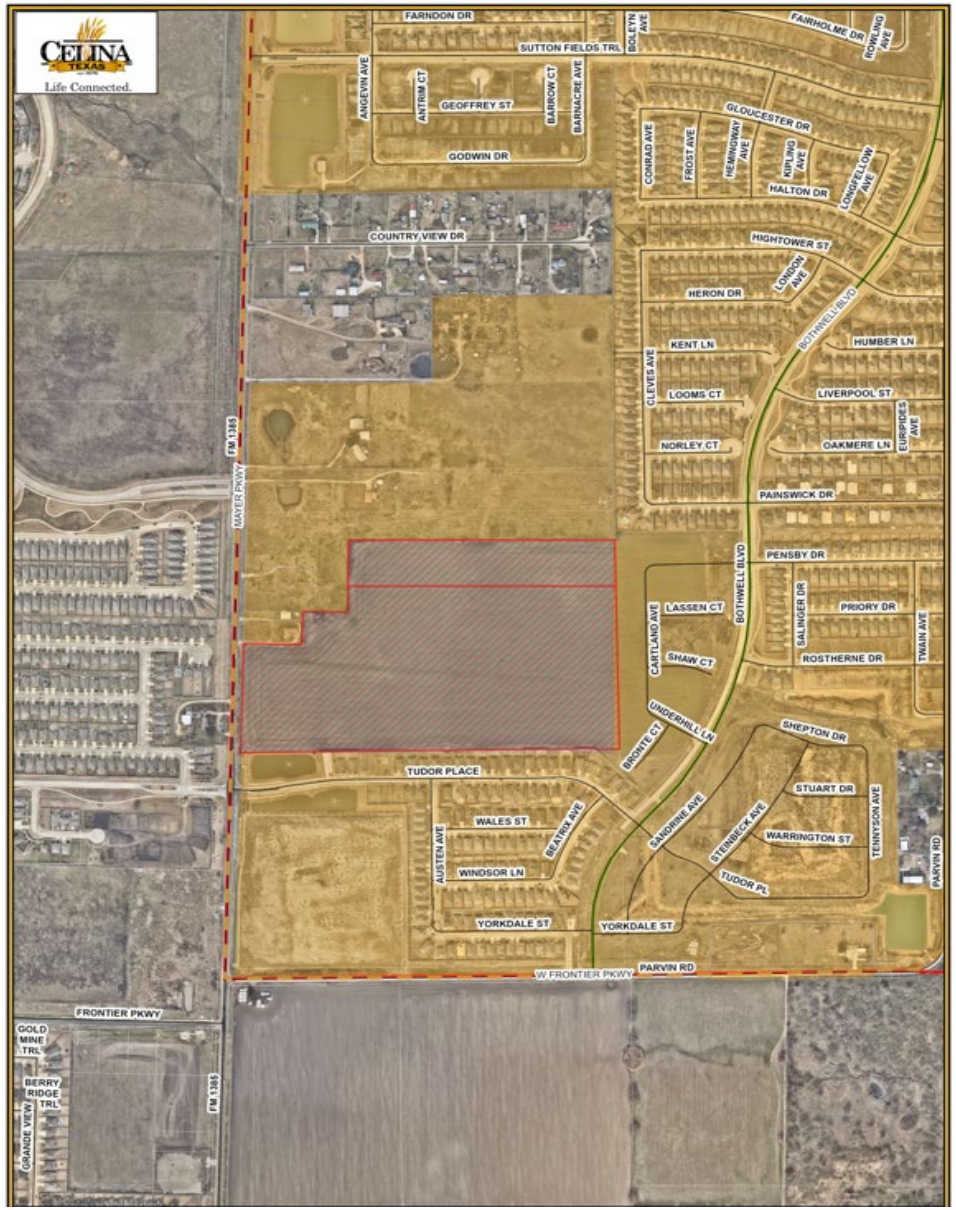
Annexation & Zoning

City Council
August 9, 2022





Attachment: Staff Presentation (Hong Tract – Annexation)



LOCATION MAP

The subject property is generally located east of F.M. 1385 and approximately 1,260 feet north of Parvin Road

Attachment: Staff Presentation (Hong Tract – Annexation)

BACKGROUND

- The property is approximately 45 acres, located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to annex and zone the property to a Planned Development with a base of Commercial, Office, and Retail (C) and Multi-Family Horizontal (MF-0)
- A pre-annexation agreement for the property was signed in November 2017 and is set to expire in 2032, but the applicant is proposing annexation and zoning prior to this date
- The City's growth strategy allowed the City and the Sutton Fields neighborhood to help inform its development instead of developing with no regulations in the County

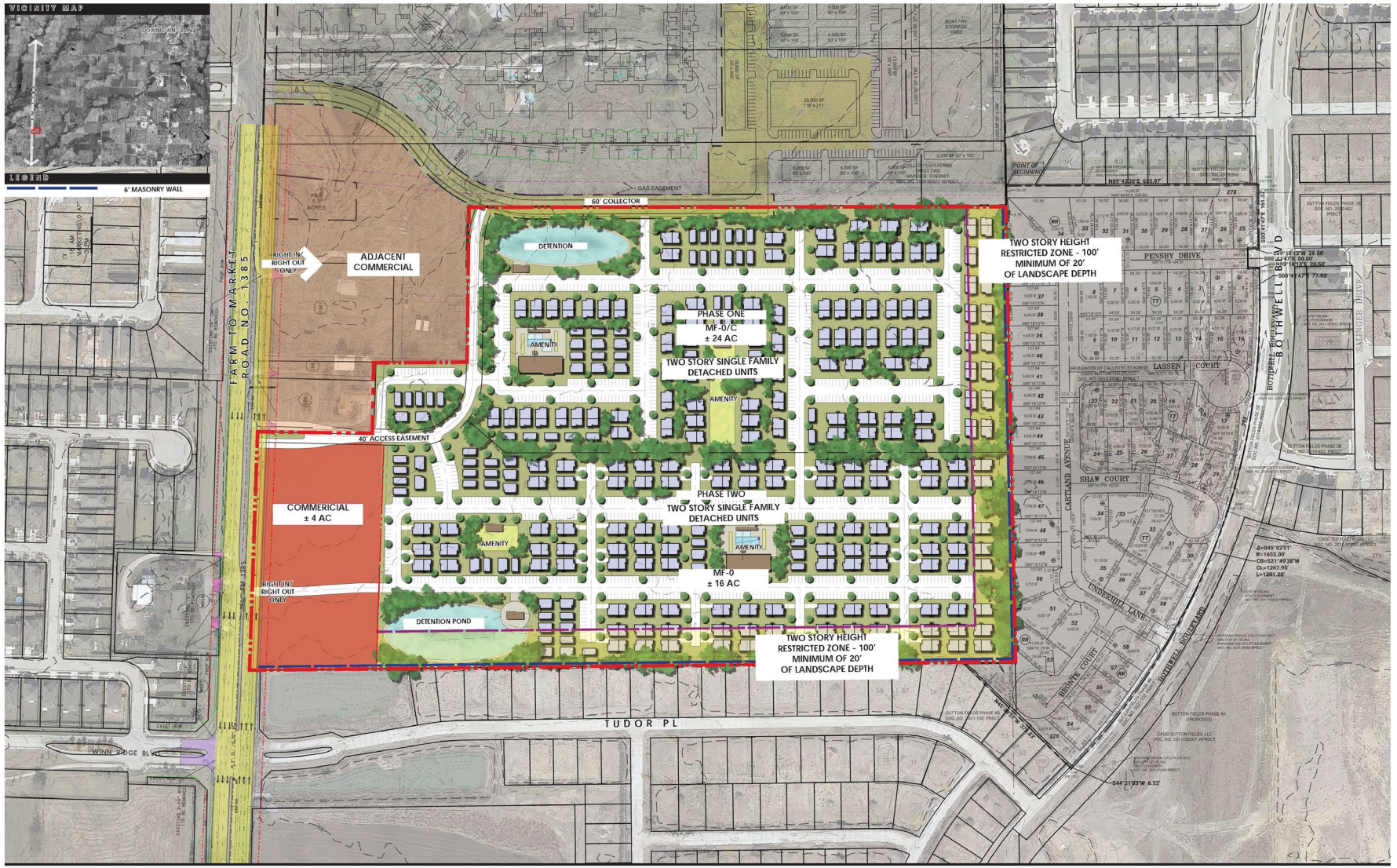
Attachment: Staff Presentation (Hong Tract – Annexation)

ZONING OVERVIEW

- Minimum 4 acres preserved for Commercial, Office, Retail (C)
- Multi-Family, Horizontal (MF-0) zoning on remainder of the tract
- MF-0 is limited to 1-2 stories in height

Attachment: Staff Presentation (Hong Tract – Annexation)

CONCEPT PLAN



KFM ENGINEERING & DESIGN

Attachment: Staff Presentation (Hong Tract – Annexation)

POLICY CONSIDERATIONS

- Annexation brings an additional 45 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- Multi-Family, Horizontal (MF-0) is limited to a maximum of 2 stories
- Minimum 4 acres will be preserved for Commercial, Office, and Retail (C) uses along FM 1385
- MF-0 tends to have a limited impact on adjacent SF, empirically

Attachment: Staff Presentation (Hong Tract – Annexation)

P&Z PUBLIC HEARING

- There was no public feedback at the public hearing

Attachment: Staff Presentation (Hong Tract – Annexation)

RECOMMENDATION

- The Planning & Zoning Commission recommended approval of the request with a vote of 4-1 at its July meeting, with Commissioner Becker being the dissenting vote
- Staff recommends approval as presented

Attachment: Staff Presentation (Hong Tract – Annexation)

CITY OF CELINA, TEXAS
ORDINANCE NO. 2022-_____
HONG TRACT 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 45 ACRES OF LAND, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED EAST OF FM 1385 AND APPROXIMATLEY 1,250 FEET NORTH OF FUTURE FRONTIER PARKWAY, 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 9th day of August, 2022, 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, 25th day of July, 2022, 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 (10) year

Attachment: Draft Ordinance (Hong Tract – 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 effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are

Attachment: Draft Ordinance (Hong Tract – Annexation)

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 9th day of August, 2022.

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Field, Deputy City Secretary
City of Celina, Texas

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Attachment: Draft Ordinance (Hong Tract – Annexation)

Exhibit "A"
Property Legal Description and Depiction
Including and any and all adjacent rights-of-way

LEGAL DESCRIPTION

Being all that 4.295 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton county, Texas and being a portion of that certain called 44.562 acre tract of land described in the deed to Anna Liz Hong, recorded in Document No. 2014–15601, Official Public Records, Denton County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at a calculated corner, from which a 5/8–inch iron rod found on the East line of a tract of land called 35.223 acres, conveyed to MM Sutton Fields 4A–4B, LLC, in Document No. 2021–102, Official Public Records, Denton County, Texas, bears S00°37'37"E, a distance of 424.37 feet;

THENCE S89°22'46"W, a distance of 1608.55 feet to a calculated corner of said tract herein described;

THENCE S89°22'46"W, a distance of 320.22 feet to a ½–inch iron rod found for said tract herein described;

THENCE N01°31'19"E, a distance of 584.77 feet to a ½–inch iron rod found for the corner of said tract herein described;

THENCE N89°24'11"E, along the North line of said tract, common to the South line of a called 1.29 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 20200630000526, Official Public Records, Denton County, Texas, a distance of 301.64 feet to a ½–inch iron rod found, a total distance of 320.22 feet for the Northeast of said tract herein described;

THENCE S01°31'19"W, with said East line of said tract, common to the West line of said called 44.562 acre tract of land, a distance of 584.63 feet to the POINT OF BEGINNING and containing 4.295 acres of land, more or less.

ZONING EXHIBIT
OF CALLED 4.295 ACRES
CONVEYED TO ANNA LIZ HONG
RECORDED IN DOCUMENT NO. 2014-15601
IN THE FREEMAN WILKERSON SURVEY
ABSTRACT NO. 1411
DENTON COUNTY, TEXAS

LANDPOINT INC.
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817)554–1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 2 OF 2 DRAWN BY: MJ CHECKED BY: RGM JOB NO. 21–3443

Attachment: Draft Ordinance (Hong Tract – Annexation)

LEGAL DESCRIPTION

Being all that 40.265 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton county, Texas and being a part of that certain called 44.562 acre tract of land described in the deed to Anna Liz Hong, recorded in Document No. 2014–15601, Official Public Records, Denton County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at a 5/8–inch capped iron rod found for the Southeast corner of said 44.562 acre tract of land, from which a 5/8–inch iron rod found on the East line of a tract of land called 35.223 acres, conveyed to MM Sutton Fields 4A–4B, LLC, in Document No. 2021–102, Official Public Records, Denton County, Texas, bears S00°37'37"E, a distance of 424.37 feet;

THENCE S89°22'46"W, a distance of 1608.55 feet to the Southwest corner of said tract herein described;

THENCE N01°31'19"E, a distance of 584.63 feet to a corner of said tract herein described;

THENCE S89°24'11"W, a distance of 18.58 feet to a ½–inch iron rod found for the corner of said tract herein described;

THENCE N01°32'57"E, along the Westerly line of said tract, common to the East line of a called 1.29 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 20200630000526, Official Public Records, Denton County, Texas, a distance of 182.35 feet to a ½–inch iron rod found;

THENCE S88°54'22"E, passing a 5/8–inch capped iron rod stamped "456" found for the Southeast corner of a called 2.00 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 2020–92753, Official Public Records, Denton County, Texas, a distance of 219.79 feet to a 5/8–inch capped iron rod stamped "BRENNAN 5560" found for the corner of said tract herein described;

THENCE N01°43'04"E, along the Westerly line of said tract, common to the East line of a called 19.623 acre tract of land, conveyed to Farmers Bank & Trust Co., recorded in Document No. 20210319000388, Official Public Records, Denton County, Texas, a distance of 398.53 feet to a ½–inch iron rod found;

THENCE N89°46'33"E, along the Northerly line of said tract, common to the Southerly line of said called 19.623 acre tract of land, a distance of 1360.92 feet to a ½–inch iron rod found;

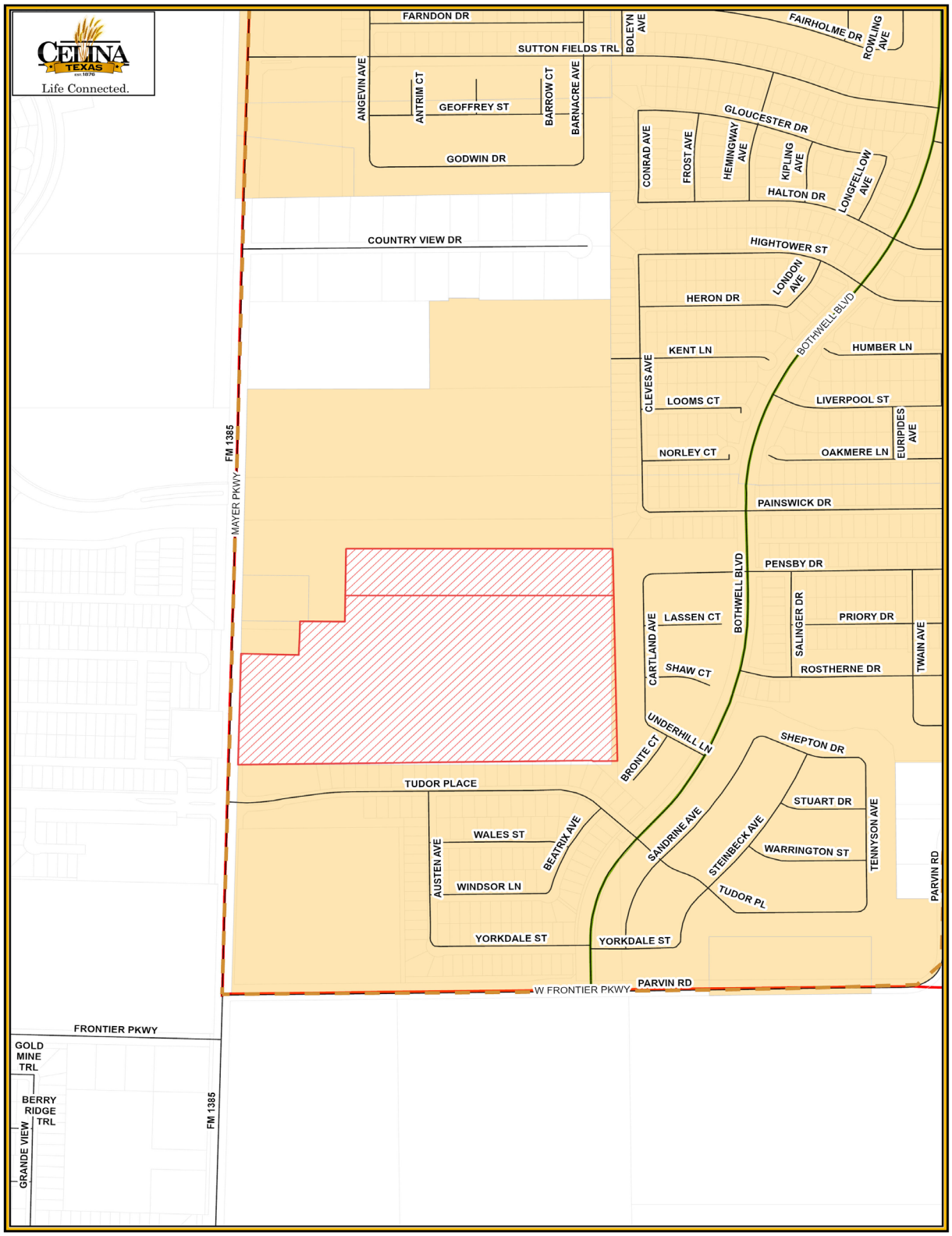
THENCE S00°41'49"E, with said East line of said tract, common to the West line of a called 97.51 acre tract of land, conveyed to CADG Sutton, LLC, recorded in Document No. 2015–30387, Official Public Records, Denton County, Texas, a distance of 1148.66 feet to the POINT OF BEGINNING and containing 40.265 acres of land, more or less.

ZONING EXHIBIT
OF CALLED 40.265 ACRES
CONVEYED TO ANNA LIZ HONG
RECORDED IN DOCUMENT NO. 2014-15601
IN THE FREEMAN WILKERSON SURVEY
ABSTRACT NO. 1411
DENTON COUNTY, TEXAS

LANDPOINT INC.
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
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TBPELS REG. NO. 10194220

SHEET 2 OF 2 DRAWN BY: MJ CHECKED BY: RGM JOB NO. 21–3443

Attachment: Draft Ordinance (Hong Tract – Annexation)



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Hong Tract
Location Map
City of Celina

1/27/2022

N W E S

0 425 850 Feet

Attachment: Draft Ordinance (Hong Tract – 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.

   c) As development commences in these areas, sufficient fire protection, including personnel and

Attachment: Draft Ordinance (Hong Tract – Annexation)

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 (Hong Tract – 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 (Hong Tract – 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 (Hong Tract – 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 (Hong Tract – Annexation)

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 9, 2022
Re:	Hong Tract - PD Zoning

Action Requested:
Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 45 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) and Multi-Family, Horizontal District (MF-0) base zoning, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway. (Hong Tract – PD Zoning) (McAfee)

Applicant:
KFM Engineering & Design
3501 Olympus Blvd., Ste. 100
Dallas, TX 75019

Background Information:
This item is for the zoning of approximately 45 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) and Multi-Family, Horizontal District (MF-0) base zoning, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, for a single-family for rent neighborhood with commercial uses along the adjacent thoroughfare. Please refer to the attached documents as well as the associated annexation agenda items for further information.

Supporting Documents:
- Location Map
- Draft Ordinance

Staff Recommendation:
Staff recommends approval as presented.

CELINA TEXAS EST. 1876
Life Connected.

FARNDON DR
SUTTON FIELDS TRL
BOLEYN AVE
FAIRHOLME DR
ROWLING AVE
ANGEVIN AVE
ANTRIM CT
GEOFFREY ST
BARROW CT
BARNACRE AVE
GODWIN DR
GLOUCESTER DR
CONRAD AVE
FROST AVE
HEMINGWAY AVE
KIPLING AVE
LONGFELLOW AVE
HALTON DR
COUNTRY VIEW DR
HIGHTOWER ST
LONDON AVE
HERON DR
BOTHWELL BLVD
KENT LN
HUMBER LN
CLEVES AVE
LOOMS CT
LIVERPOOL ST
EURIPIDES AVE
NORLEY CT
OAKMERE LN
PAINSWICK DR
PENSBY DR
FM 1385
MAYER PKWY
LASSEN CT
CARTLAND AVE
SALINGER DR
PRIORY DR
TWAIN AVE
SHAW CT
ROSTHERNE DR
UNDERHILL LN
BRONTE CT
SHEPTON DR
TUDOR PLACE
STUART DR
WALES ST
BEATRIX AVE
SANDRINE AVE
STEINBECK AVE
TENNYSON AVE
AUSTEN AVE
WARRINGTON ST
WINDSOR LN
TUDOR PL
YORKDALE ST
YORKDALE ST
PARVIN RD
W FRONTIER PKWY
FRONTIER PKWY
GOLD MINE TRL
BERRY RIDGE TRL
GRANDE VIEW
FM 1385

Attachment: Location Map (Hong Tract - PD Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Hong Tract
Location Map
City of Celina

1/27/2022

N W E S

0 425 850 Feet

CITY OF CELINA, TEXAS

ORDINANCE 2022-____
HONG TRACT
PLANNED DEVELOPMENT #136

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 45 ACRES LOCATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NO. 1411, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED EAST OF FM 1385 AND APPROXIMATLEY 1,250 FEET NORTH OF FUTURE FRONTIER PARKWAY; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED TO A PLANNED DEVELOPMENT (PD-136) WITH A BASE ZONING OF COMMERCIAL, OFFICE, & RETAIL (C) AND MULTI-FAMILY, HORIZONTAL DISTRICT (MF-0); 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 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 Development Regulations, set forth in Exhibit "C," 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 zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

Attachment: Draft Ordinance (Hong Tract - PD Zoning)

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 Commercial, Office, & Retail District (C), and Multi-Family, Horizontal District (MF-0), which exhibits are incorporated as if fully set forth herein:

Exhibit B: Depiction of Property
Exhibit C: 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 Commercial, Office, & Retail District (C), and Multi-Family, Horizontal District (MF-0) base zoning, and incorporates the Development Regulations, attached hereto as Exhibit "C".

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 described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only

Attachment: Draft Ordinance (Hong Tract - PD Zoning)

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

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

Attachment: Draft Ordinance (Hong Tract - PD Zoning)

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 9th day of August 2022.

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Field, Deputy City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Attachment: Draft Ordinance (Hong Tract - PD Zoning)

Exhibit A
Legal Description

LEGAL DESCRIPTION

Being all that 4.295 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton county, Texas and being a portion of that certain called 44.562 acre tract of land described in the deed to Anna Liz Hong, recorded in Document No. 2014–15601, Official Public Records, Denton County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at a calculated corner, from which a 5/8–inch iron rod found on the East line of a tract of land called 35.223 acres, conveyed to MM Sutton Fields 4A–4B, LLC, in Document No. 2021–102, Official Public Records, Denton County, Texas, bears S00°37'37"E, a distance of 424.37 feet;

THENCE S89°22'46"W, a distance of 1608.55 feet to a calculated corner of said tract herein described;

THENCE S89°22'46"W, a distance of 320.22 feet to a ½–inch iron rod found for said tract herein described;

THENCE N01°31'19"E, a distance of 584.77 feet to a ½–inch iron rod found for the corner of said tract herein described;

THENCE N89°24'11"E, along the North line of said tract, common to the South line of a called 1.29 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 20200630000526, Official Public Records, Denton County, Texas, a distance of 301.64 feet to a ½–inch iron rod found, a total distance of 320.22 feet for the Northeast of said tract herein described;

THENCE S01°31'19"W, with said East line of said tract, common to the West line of said called 44.562 acre tract of land, a distance of 584.63 feet to the POINT OF BEGINNING and containing 4.295 acres of land, more or less.

ZONING EXHIBIT
OF CALLED 4.295 ACRES
CONVEYED TO ANNA LIZ HONG
RECORDED IN DOCUMENT NO. 2014-15601
IN THE FREEMAN WILKERSON SURVEY
ABSTRACT NO. 1411
DENTON COUNTY, TEXAS

LANDPOINT INC.
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817)554–1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 2 OF 2 DRAWN BY: MJ CHECKED BY: RGM JOB NO. 21–3443

Attachment: Draft Ordinance (Hong Tract - PD Zoning)

LEGAL DESCRIPTION

Being all that 40.265 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton county, Texas and being a part of that certain called 44.562 acre tract of land described in the deed to Anna Liz Hong, recorded in Document No. 2014–15601, Official Public Records, Denton County, Texas and being more particularly described by mete and bounds and follows:

BEGINNING at a 5/8–inch capped iron rod found for the Southeast corner of said 44.562 acre tract of land, from which a 5/8–inch iron rod found on the East line of a tract of land called 35.223 acres, conveyed to MM Sutton Fields 4A–4B, LLC, in Document No. 2021–102, Official Public Records, Denton County, Texas, bears S00°37'37"E, a distance of 424.37 feet;

THENCE S89°22'46"W, a distance of 1608.55 feet to the Southwest corner of said tract herein described;

THENCE N01°31'19"E, a distance of 584.63 feet to a corner of said tract herein described;

THENCE S89°24'11"W, a distance of 18.58 feet to a ½–inch iron rod found for the corner of said tract herein described;

THENCE N01°32'57"E, along the Westerly line of said tract, common to the East line of a called 1.29 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 20200630000526, Official Public Records, Denton County, Texas, a distance of 182.35 feet to a ½–inch iron rod found;

THENCE S88°54'22"E, passing a 5/8–inch capped iron rod stamped "456" found for the Southeast corner of a called 2.00 acre tract of land, conveyed to MRMS FM 1385, LLC, recorded in Document No. 2020–92753, Official Public Records, Denton County, Texas, a distance of 219.79 feet to a 5/8–inch capped iron rod stamped "BRENNAN 5560" found for the corner of said tract herein described;

THENCE N01°43'04"E, along the Westerly line of said tract, common to the East line of a called 19.623 acre tract of land, conveyed to Farmers Bank & Trust Co., recorded in Document No. 20210319000388, Official Public Records, Denton County, Texas, a distance of 398.53 feet to a ½–inch iron rod found;

THENCE N89°46'33"E, along the Northerly line of said tract, common to the Southerly line of said called 19.623 acre tract of land, a distance of 1360.92 feet to a ½–inch iron rod found;

THENCE S00°41'49"E, with said East line of said tract, common to the West line of a called 97.51 acre tract of land, conveyed to CADG Sutton, LLC, recorded in Document No. 2015–30387, Official Public Records, Denton County, Texas, a distance of 1148.66 feet to the POINT OF BEGINNING and containing 40.265 acres of land, more or less.

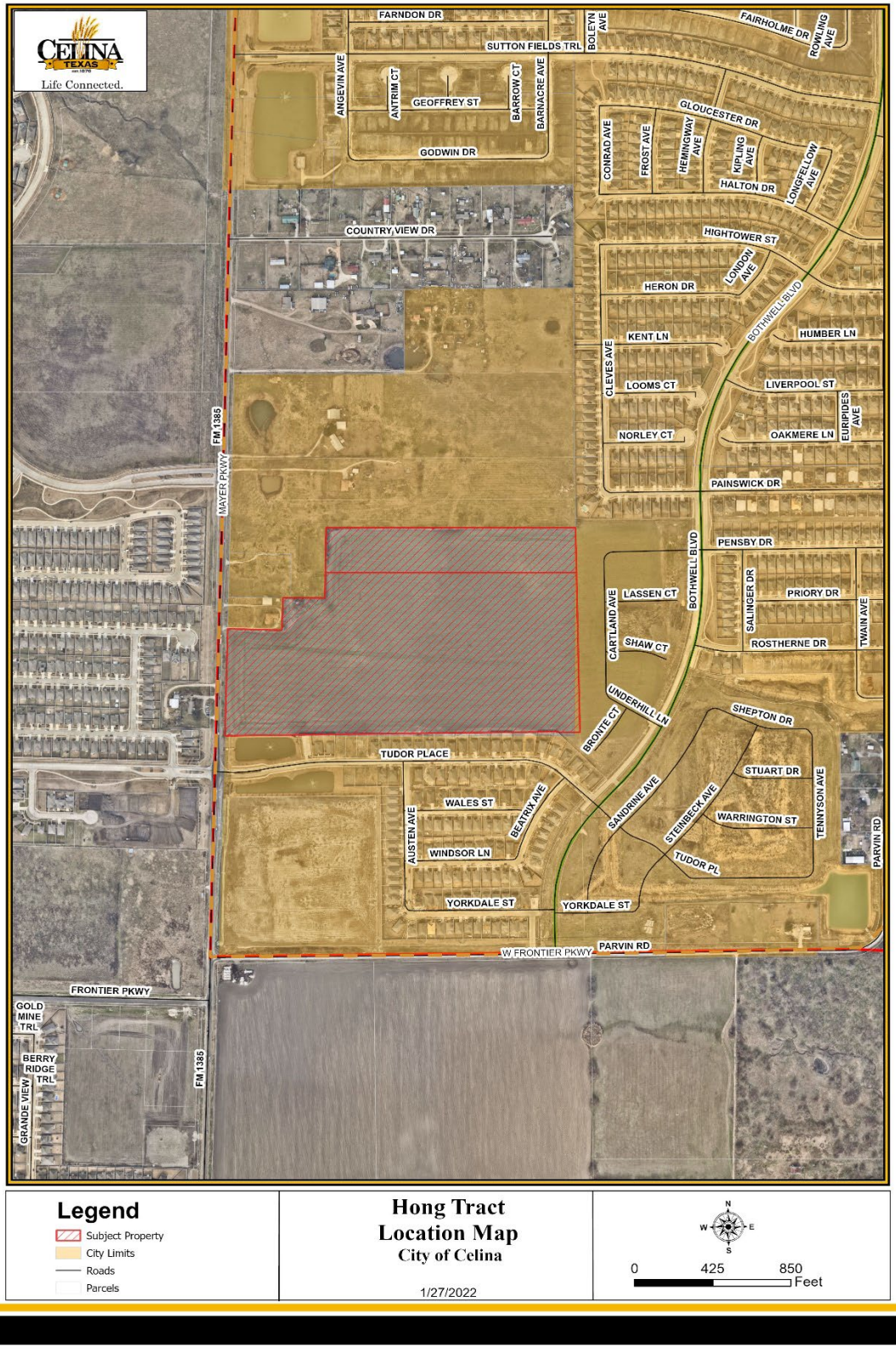
ZONING EXHIBIT
OF CALLED 40.265 ACRES
CONVEYED TO ANNA LIZ HONG
RECORDED IN DOCUMENT NO. 2014-15601
IN THE FREEMAN WILKERSON SURVEY
ABSTRACT NO. 1411
DENTON COUNTY, TEXAS

LANDPOINT INC.
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
(817)554–1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 2 OF 2 DRAWN BY: MJ CHECKED BY: RGM JOB NO. 21–3443

Attachment: Draft Ordinance (Hong Tract - PD Zoning)

Exhibit B
Depiction of Property



Attachment: Draft Ordinance (Hong Tract - PD Zoning)

Exhibit C
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.

Concept Plan: The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configuration of access and land use. The Concept Plan does not preclude the administration of engineering requirements such as storm detention.

Architecture: Architecture will abide by the City's Zoning Ordinance except as revised herein.

Regulations for 'C' (Commercial District): A minimum of 4 acres of C (Commercial, Office, & Retail) district shall be reserved along FM 1385.

Regulations for 'MF–0' (Horizontal Multi-Family District): The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

a. Maximum density. The maximum overall density for MF-0 developments shall be 12units/acre.
b. Maximum height. Maximum height of MF-0 developments shall be two (2) stories. Generally, 1-2 units with a maximum of 4 units per building
c. Due to the similarity between Horizontal Multi-Family products and single-family homes, the bedroom limitation standard does not apply.
d. Architecture. MF-0 developments are expected to abide by Single-family architectural requirements (all units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiberboard, on all facades).
e. Perimeters. Fencing/walls, screening, and home orientation shall abide by the following:
    i. No gates crossing the fire lanes are allowed.
    ii. Private yard spaces may be fenced with either open ornamental iron fencing or enhanced wooden fencing (cedar, board-on-board, with a decorative cap). Any fencing potentially visible from a public right-of-way as identified by the Master Thoroughfare Plan shall be open ornamental iron.
    iii. When adjacent to public streets and non-residential development, including othernon-MF-0 multi-family development, the shared border shall consist of homes that engage the perimeter by fronting onto and activating the perimeter (no garages) so that they are integrated into adjacent development. The landscape buffer and tree requirements still apply. Lead walks or other pedestrian connections are required, as determined by the Director.
    iv. When adjacent to single-family residential or other MF-0 development, wooden privacy fences are allowed within the landscape setback. Perimeter tree requirements still apply, as does the requirement for an eight (8) foot tall masonry wall along the shared property line.

Attachment: Draft Ordinance (Hong Tract - PD Zoning)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Kari White, Senior Planner
CC: Jason Laumer, City Manager
Date: August 9, 2022
Re: 22-01 Annexation Second Public Hearing

Action Requested:
The Celina City Council will conduct a public hearing in accordance with Texas Local Government Code Section 43.0686(c)(2), and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of the following properties:

1. Collin CAD Property ID 1013584, being an approximate 14.19 acre tract of land in Collin County, Texas, legally described as Abstract No. A0985 in the J. B. Wilmeth Survey, Tract 2; generally located on the south side of future Sunset Boulevard and approximately 1,035 feet west of future Custer Road (The Parks at Wilson Creek LP),
2. Collin CAD Property ID 998772, being an approximate 36.79 acre tract of land in Collin County, Texas, legally described as Abstract No. A0983 in the J. B. Wilmeth Survey, Tract 5; generally located north of the future Collin County Outer Loop and approximately 1,075 feet west of future Custer Road (The Parks at Wilson Creek LP),
3. Collin CAD Property ID 1011586, being an approximate 24.98 acre tract of land in Collin County, Texas, legally described as Abstract No. A0771 in the C. P. Rice Survey, Tract 6; generally located approximately 50 feet west of future Coit Road and approximately 30 feet north of future Old Glendenning Road (VP Caravan NoteCo LLC),
4. Collin CAD Property ID 1011602, being an approximate 62.14 acre tract of land in Collin County, Texas, legally described as Abstract No. A0771 in the C. P. Rice Survey, Tract 8; generally located at the southeast corner of future Coit Road and County Road 92 (VPTM Cross Creek LB LLC),
5. Collin CAD Property ID 2841668, being an approximate 37.70 acre tract of land in Collin County, Texas, legally described as Abstract No. A0771 in the C. P. Rice Survey, Tract 20; generally located west of future Coit Road and north of future Old Glendenning Road (VPTM Cross Creek LB LLC)
6. Collin CAD Property ID 2506775, being an approximate 5.00 acre tract of land in Collin County, Texas, legally described as Steeplechase Farms, Phase 1 (GCN), Lot 4; generally located east of future Custer Road and approximately 945 feet south of future Robinson Drive (Lucky Buddha Investment LLC),
7. Collin CAD Property ID 986473, being an approximate 29.83 acre tract of land in Collin County, Texas, legally described as Abstract No. A0810 in the W. W. Shawer Survey, Tract 6; generally located south of future Carl Darnall Parkway and approximately 2,625 feet east of Preston Road

(Dalaki, Mohammad Ali),

8. Collin CAD Property ID 2143120, being an approximate 10.04 acre tract of land in Collin County, Texas, legally described as Abstract No. A0168 in the Collin County School Land #16 Survey, Sheet 1, Tract 5; generally located west of FM 455 and approximately 935 feet south of J. Fred Smith Parkway (Gadiraju, Raju & Tsai, Feng Tzu),
9. Collin CAD Property ID 2711132, being an approximate 10.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 1, Tract 62; generally located east of Louisiana Drive and approximately 3,985 feet south of future G. A. Moore Parkway (Quest IRA Inc FBO Alagu Selvamani IRA#1491211 & Palaniappan, Selvamani & Selvamani, Alagu),
10. Collin CAD Property ID 1225221, being an approximate 10.48 acre tract of land in Collin County, Texas, legally described as Abstract No. A1053 in the Ousley & Floyd Survey, Tract 8; generally located west of Louisiana Drive and north and south of future J. Fred Smith Parkway (3G Investments LLC),
11. Collin CAD Property ID 991733, being an approximate 12.91 acre tract of land in Collin County, Texas, legally described as Abstract No. A0168 in the Collin County School Land #16 Survey, Sheet 1, Tract 11; generally located west of future Legacy Drive and approximately 1,320 feet south of future J. Fred Smith Parkway (Smith, Tracy D. & Dawn L.),
12. Collin CAD Property ID 2142193, being an approximate 10.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A1053 in the Ousley & Floyd Survey, Tract 14; generally located approximately 1,035 feet west of Louisiana Drive and south of County Road 994 (Vision & Structure LLC),
13. Collin CAD Property ID 2649863, being an approximate 11.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0127 in the B B B & C Ry Co Survey, Tract 4; generally located north of County Road 106 and approximately 1,940 feet west of future Custer Road (LaBorde, James L. & Mary B.),
14. Collin CAD Property ID 2507796, being an approximate 5.16 acre tract of land in Collin County, Texas, legally described as Abstract No. A0130 in the B B B & C Ry Co Survey, Tract 6; generally located west of future Custer Road and approximately 1,420 feet south of future Robinson Drive (Hollis, James Thomas),
15. Collin CAD Property ID 1766084, being an approximate 2.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0804 in the Thomas Stayton Survey, Tract 2; generally located west of FM 455 and approximately 695 feet north of County Road 8 (Donaldson, Richard L. & Frances L.)
16. Collin CAD Property ID 992153, being an approximate 0.40 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 20; generally located south of future J. Fred Smith Parkway and approximately 620 feet west of Preston Road (Hamm, Donald & Janie),
17. Collin CAD Property ID 985401, being an approximate 10.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0357 in the German Emigration Co Survey, Tract 12; generally located west of Louisiana Drive and approximately 945 feet north of Old Preston Trail (Gibson, Joe Elzie & Dessie Imogene),
18. Collin CAD Property ID 2665774, being an approximate 5.00 acre tract of land in Collin County, Texas, legally described as Abstract No. A0125 in the Benjamin Brewton Survey, Tract 11; generally located north of Country Road 57 and approximately 535 feet west of future Celina Parkway (5H Ventures LLC), and
19. Denton CAD Property ID 159732, being an approximate 1.00 acre tract of land in Denton County, Texas, legally described as Smiley Acres, Lot 7; generally located south of Old Dairy Farm Road and approximately 700 feet east of Smiley Road (Zarate, Mario Juanita).

Background:
Please refer to the attachments for additional information.

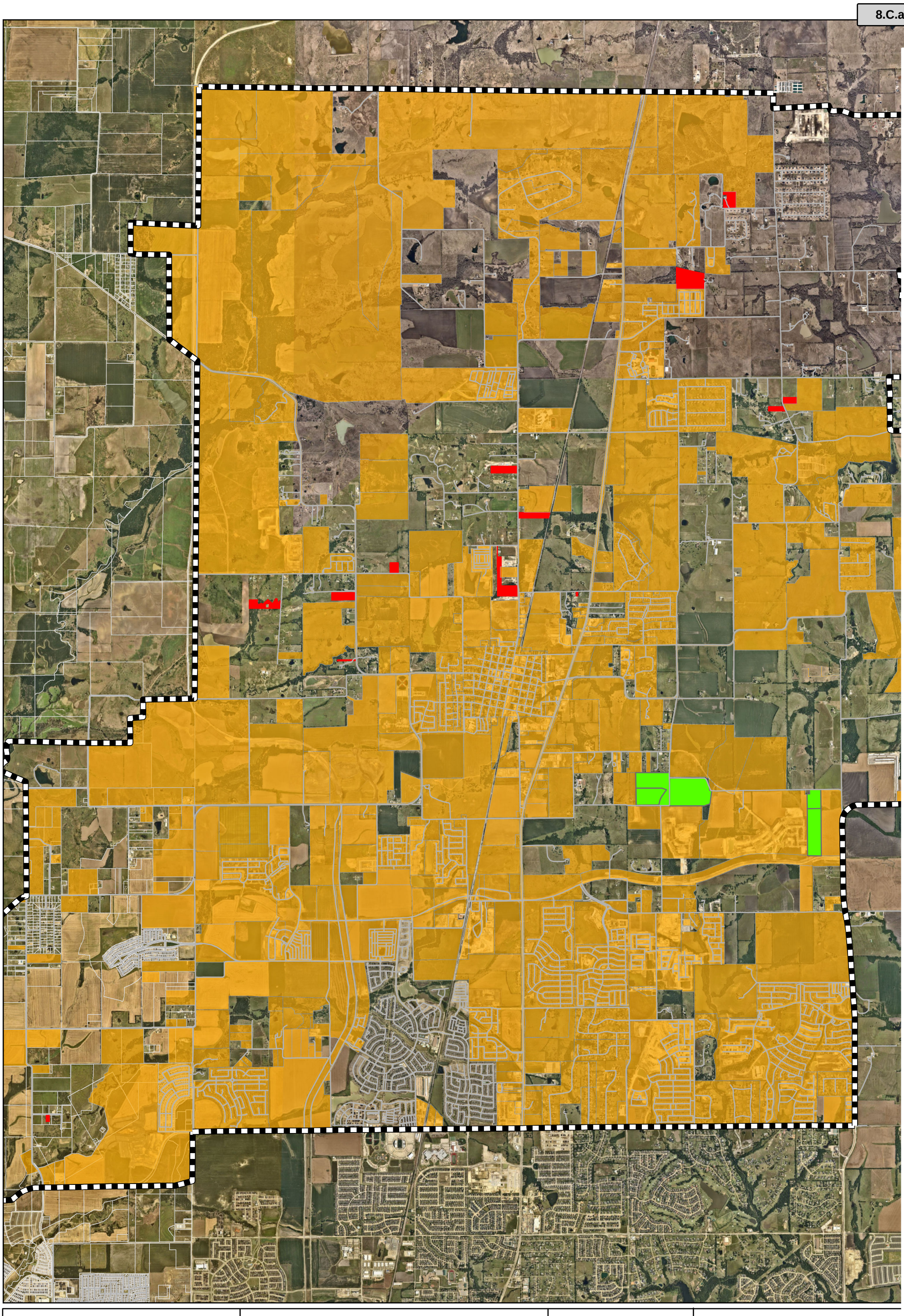
Below is the anticipated annexation schedule for the properties:

~~January 11, 2022 - Annexation Resolution~~
~~February 8, 2022 - 1st Public Hearing~~
~~July 12, 2022 - Petition Verification~~
August 9, 2022 - 2nd Public Hearing
September 13, 2022 - 3rd Public Hearing and Annexation Ordinance adoption

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:
NA



Attachment: Location Map (22-01 Annexation Second Public Hearing)

CELINA TEXAS EST. 1876

Life Connected.

Potential Annexations City of Celina

Date: 6/29/2022

Legend

- Ultimate Boundary
- Roads
- Petition
- Potential Annexation

N W E S

0 4,250 8,500 Feet

LEGAL DESCRIPTION OF AREA

1. Collin CAD Property ID 1013584 (The Parks at Wilson Creek LP),
2. Collin CAD Property ID 998772 (The Parks at Wilson Creek LP),
3. Collin CAD Property ID 1011586 (VP Caravan NoteCo LLC),
4. Collin CAD Property ID 1011602 (VPTM Cross Creek LB LLC),
5. Collin CAD Property ID 2841668 (VPTM Cross Creek LB LLC)
6. Collin CAD Property ID 2506775 (Lucky Buddha Investment LLC),
7. Collin CAD Property ID 986473 (Dalaki, Mohammad Ali),
8. Collin CAD Property ID 2143120 (Gadiraju, Raju & Tsai, Feng Tzu),
9. Collin CAD Property ID 2711132 (Quest IRA Inc FBO Alagu Selvaman IRA#1491211 & Palaniappan, Selvamani & Selvamani, Alagu),
10. Collin CAD Property ID 1225221 (3G Investments LLC),

Attachment: Staff Presentation (22-01 Annexation Second Public Hearing)

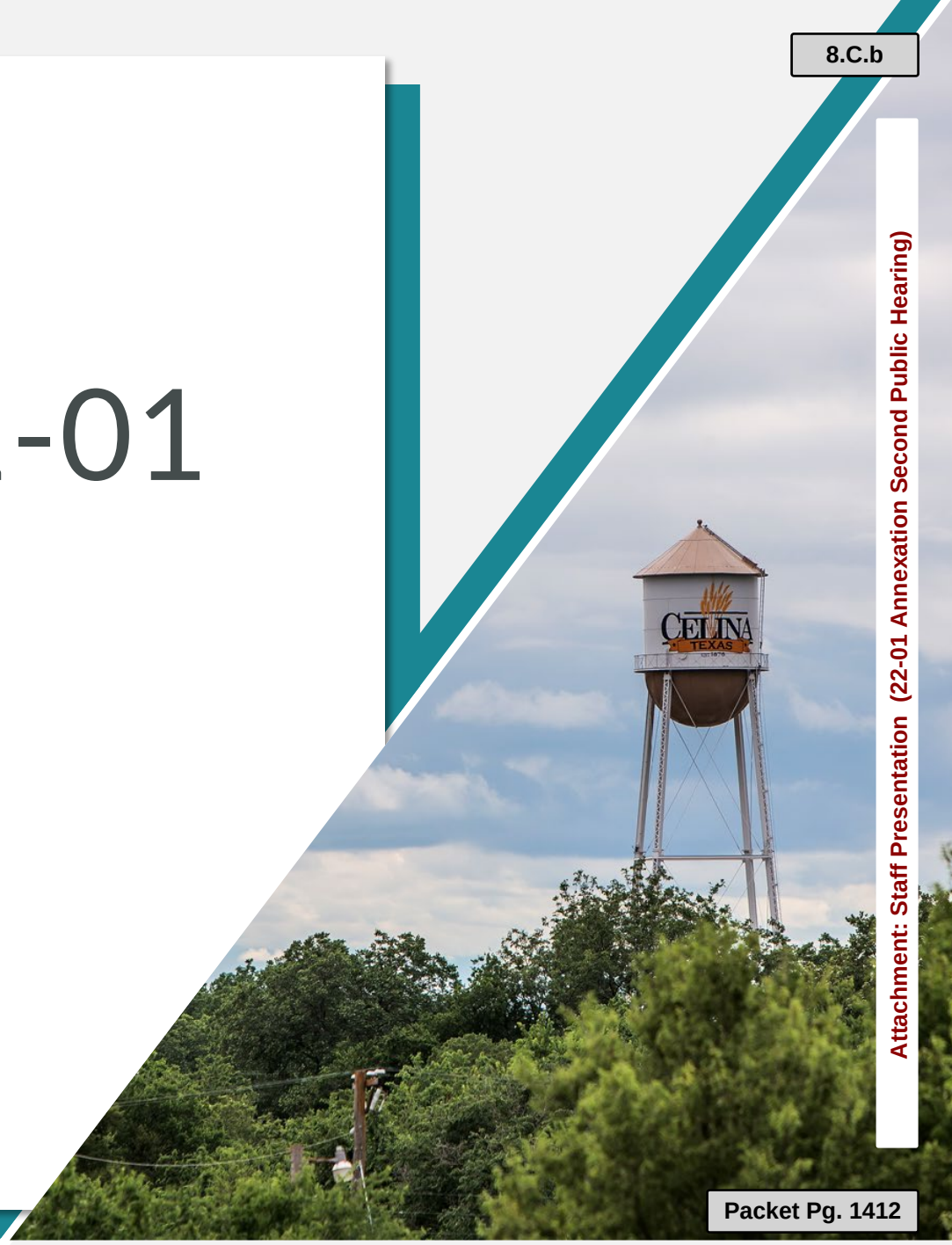
LEGAL DESCRIPTION OF AREA

11. Collin CAD Property ID 991733 (Smith, Tracy D. & Dawn L.),
12. Collin CAD Property ID 2142193 (Vision & Structure LLC),
13. Collin CAD Property ID 2649863 (LaBorde, James L. & Mary B.),
14. Collin CAD Property ID 2507796 (Hollis, James Thomas),
15. Collin CAD Property ID 1766084 (Donaldson, Richard L. & Frances L.)
16. Collin CAD Property ID 992153 (Hamm, Donald & Janie),
17. Collin CAD Property ID 985401 (Gibson, Joe Elzie & Dessie Imogene),
18. Collin CAD Property ID 2665774 (5H Ventures LLC), and
19. Denton CAD Property ID 159732 (Zarate, Mario Juanita).

Attachment: Staff Presentation (22-01 Annexation Second Public Hearing)

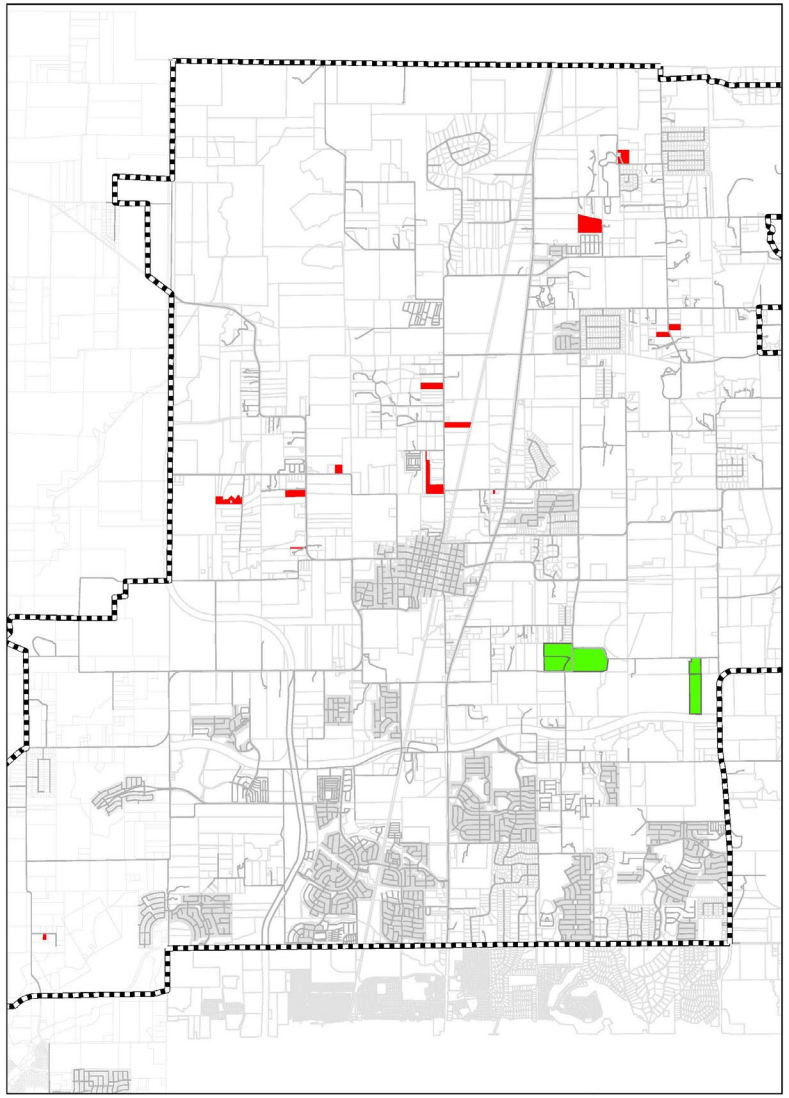
ANNEXATION 22-01

City Council
August 9, 2022



Attachment: Staff Presentation (22-01 Annexation Second Public Hearing)

ANNEXATION MAP



Legend

- Ultimate Boundary
- Roads
- Potential Annexations
- Petition

Attachment: Staff Presentation (22-01 Annexation Second Public Hearing)

FAST FACTS

- No person has been involuntarily annexed since 2017 State law changes (just commercial or vacant land to be developed in the future)
- City's preference is to defer annexation for as long as possible (over 800 agreements)
- When contacted, some property owners have desired immediate annexation and zoning in order to secure future entitlements and protect property values
- Annexation ensures more orderly growth and places the infrastructure burden on developers and not the tax-payer

Attachment: Staff Presentation (22-01 Annexation Second Public Hearing)

POLICY POINTS

- Since State law changed 5 years ago, the City has only initiated annexation on commercial or vacant land to be developed in the future
- Unregulated development lowers the property values of an area
- Prevents developers from having a “hall pass” to build cheaper, lower quality products under less restrictive safety regulations
- Prevents City taxpayers from subsidizing services and infrastructure to county residents in the ETJ
- Is critical to the health of the long-range tax base (and rate)

Attachment: Staff Presentation (22-01 Annexation Second Public Hearing)

ANNEXATION TIMELINE

- ~~January 11, 2022 – Annexation Resolution~~
- ~~February 8, 2022 – 1st Public Hearing~~
- ~~July 12, 2022 – Petition Verification~~
- August 9, 2022 – 2nd Public Hearing
- September 13, 2022 – 3rd Public Hearing and Annexation Ordinance adoption

Attachment: Staff Presentation (22-01 Annexation Second Public Hearing)

RECOMMENDATION

Staff recommends approval.

Attachment: Staff Presentation (22-01 Annexation Second Public Hearing)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jonathan Pollard, Senior Planner
CC:	Jason Laumer, City Manager
Date:	August 9, 2022
Re:	Harper Estates - PID Creation Resolution

Action Requested:
Conduct a public hearing to consider testimony regarding the creation of the Harper Estates Public Improvement District and act upon a resolution creating the Harper Estates Public Improvement District. (Harper Estates - PID Creation Resolution) (Pollard)

Background Information:
Please refer to the attachments for further information.

Legal Review:
This resolution has been reviewed by the City Attorney.

Supporting Documents:
- Draft Resolution
- Staff Presentation

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. 2022-___R

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE HARPER ESTATES PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its City limits or its extraterritorial jurisdiction ("ETJ"); and

WHEREAS, on June 28, 2022, 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) 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 or Deputy City Secretary of the City (either, the "City Secretary") a petition ("Petition") requesting the establishment of a public improvement district for property within the ETJ of the City; and

WHEREAS, the Petition requested the creation of the Harper Estates Public Improvement District (the "District"), which District is located within the ETJ of the City and is more particularly described by metes and bounds in **Exhibit A** and depicted in **Exhibit B** (the "Property") each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (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 the City and in the part of the ETJ in which the District is located 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 9, 2022; and

WHEREAS, the City Council closed the public hearing on the advisability of the improvements and services on August 9, 2022.

Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

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

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 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), 372.009(b), and 372.010, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on August 9, 2022, 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 the City and will confer a special benefit on the Property.

(b) **General Nature of the Authorized Improvements.** The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interest of the City and confer a special benefit upon the Property, 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 as approved by the City; and (vii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above (collectively, the “Authorized Improvements”).

Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

(c) **Estimated Costs of the Authorized Improvements**. The estimated total costs of the Authorized Improvements is $20,000,000, which costs shall be paid by assessment of the property owners within the proposed District.

(d) **Boundaries of the District.** The District includes approximately 99.951 acres of property generally located west of FM 2478 and north of FM 2478, and within the ETJ of the City, as more particularly described in the metes and bounds described in **Exhibit A** attached hereto and as more particularly depicted in **Exhibit B** attached hereto.

(e) **Proposed Method of Assessment**. The City shall levy assessments on each parcel 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 part or in full at any time (including interest) and certain assessments may be paid in annual installments (including interest). If 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 on those Authorized Improvements (including interest).

(f) **Apportionment of Costs**. The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied on the Property. No City property in the District shall be assessed. The developer of the property (the "Developer") may fund certain costs of the Authorized Improvements from other funds available to the Developer.

(g) **Management of the District.** The District shall 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.

(h) **Advisory Board.** The District shall be managed without the creation of an advisory body.

SECTION 4. The Harper 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,

Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

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. The City Council hereby authorizes and directs the City Secretary, on or before August 16, 2022, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of each county in which all or part of the public improvement district is located.

SECTION 6. Effective upon the date of the passage of this Resolution, the District shall be established.

SECTION 7. This Resolution is effectively immediately from and after the date of its passage in accordance with law.

[Execution page follows]

Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

ADOPTED, PASSED, AND APPROVED on this the 9th day of August, 2022.

CITY OF CELINA, TEXAS

_____
Mayor Pro-Tem

ATTEST:

_____
Deputy City Secretary

(CITY SEAL)

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on _____, 2022, by Jay Pierce, Mayor Pro-Tem of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

Metes and Bounds

BEING all that certain 99.951-acre tract of land situated in the W. A. Brown Survey, Abstract No. 55, S. P. Brown Survey, Abstract No. 62, and the John D. Brown Survey, Abstract No. 102, City of Celina, Collin County, Texas, and being all that certain tract of land conveyed to Beckett Investment Partners II, LP, by deed recorded in County Clerk's File No. (cc#) 20061020001512140, Official Public Records, Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most easterly southeast corner of said Beckett Investment tract, from which a 60D nail found in wood right-of-way monument bears North 07 deg. 46 min. East, 2.60 feet, and from which a 1/2 inch iron rod found bears S 02°14' E, 7.67 feet, same being the northeast corner of that certain tract of land conveyed to Booker Living Trust, by deed recorded in cc# 95-0020523, (DRCCT), same being in the westerly right-of-way line of F.M. Highway No. 2478 (100 foot right-of-way);

THENCE along the common line of said Beckett Investment tract and said Booker tract as follows:

S 89°01'38" W, a distance of 1105.31 feet to a ½-inch iron found for corner, from which a 5/8-inch iron rod found bears N 87°56' W, 0.16 feet;

S 01°01'07" E, a distance of 340.84 feet to a 1.5-inch brass disk monument found for the most southerly southeast corner of said Beckett Investment tract, same being the northeast corner of that certain tract of land conveyed to Story Living Trust, by deed recorded in cc# 20141223001395220 (OPRCCT);

THENCE S 89°35'38" W, along the common line of said Beckett Investment tract and said Story tract, a distance of 800.28 feet to a ½-inch iron rod found for angle point, same being the northwest corner of said Story tract, same being the northeast corner of that certain tract of land conveyed to Jay Khorsand and Sherry Sirospur, by deed recorded in Volume 5596, Page 5483 (DRCCT);

THENCE S 89°59'34" W, along the common line of said Beckett Investment tract and said Khorsand tract, a distance of 461.68 feet to a ½-inch iron rod found for the southwest corner of said Beckett Investment tract, same being the southeast corner of that certain tract of land conveyed to MEJ Holdings, LLC, by deed recorded in cc# 20181212001510710 (OPRCCT), same being in the approximate centerline of a creek;

THENCE along the common line of said Beckett Investment tract and said MEJ tract, same being the approximate centerline of said creek as follows:

N 04°24'56" E, a distance of 402.72 feet to a point;
N 01°22'34" E, a distance of 100.00 feet to a point;
N 11°10'34" E, a distance of 133.00 feet to a point;
N 13°52'34" E, a distance of 70.00 feet to a point;
N 09°09'46" E, a distance of 56.86 feet to a point;
N 27°35'17" E , a distance of 25.10 feet to a point;
N 09°44'46" E, a distance of 26.46 feet to a point;

Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

N 26°23'25" W, a distance of 16.51 feet to a point;
N 73°33'59" W, a distance of 39.19 feet to a point;
N 03°18'56" E, a distance of 9.09 feet to a point;
N 48°46'22" E, a distance of 22.54 feet to a point;
N 08°53'30" E, a distance of 56.48 feet to a point;
N 07°22'38" W, a distance of 38.92 feet to a point;
N 21°40'40" W, a distance of 27.10 feet to a point;
N 35°03'07" E, a distance of 21.67 feet to a point;
N 18°25'59" E, a distance of 12.49 feet to a point;
N 47°53'43" W, a distance of 15.64 feet to a point;
N 13°47'43" W, a distance of 9.19 feet to a point;
N 19°58'27" E, a distance of 10.67 feet to a point;
N 37°06'50" E, a distance of 15.66 feet to a point;
N 25°53'24" E, a distance of 22.37 feet to a point;
N 23°00'33" W, a distance of 14.77 feet to a point;
N 01°57'25" W, a distance of 27.53 feet to a point;
N 24°25'28" W, a distance of 19.28 feet to a point;
N 16°57'54" E, a distance of 36.94 feet to a point;
N 22°11'21" W, a distance of 23.42 feet to a point;
N 05°06'55" E, a distance of 23.61 feet to a point;
N 20°15'04" E, a distance of 18.51 feet to a point;
N 59°06'49" E, a distance of 29.77 feet to a point;
N 21°30'34" E, a distance of 27.60 feet to a point;
N 02°46'53" W, a distance of 41.96 feet to a point;
N 08°40'36" E, a distance of 46.51 feet to a ½-inch iron rod found in approximate centerline of said creek, same being the northeast corner of said MEJ tract, same being the southeast corner of that certain tract of land conveyed to Alexander Business Investments, LTD., by deed recorded in cc# 20121228001646070 (OPRCCT);

THENCE along the common line of said Beckett Investment tract and said Alexander tract, same being the approximate centerline of said creek as follows:

N 01°21'12" E, a distance of 41.64 feet to a point;
N 56°42'04" E, a distance of 69.23 feet to a point;
N 16°38'14" W, a distance of 65.83 feet to a point;
N 48°52'10" W, a distance of 44.78 feet to a point;
N 32°35'11" W, a distance of 32.89 feet to a point;
N 30°01'13" E, a distance of 18.42 feet to a point;
N 13°13'36" E, a distance of 53.61 feet to a point;
N 32°02'26" E, a distance of 33.11 feet to a point;
N 18°53'21" E, a distance of 25.86 feet to a point;
N 01°17'23" W, a distance of 61.40 feet to a point;
N 35°26'26" E, a distance of 19.74 feet to a point;
N 57°45'37" E, a distance of 68.00 feet to a point;
N 25°10'01" W, a distance of 33.76 feet to a point;
N 14°39'35" E, a distance of 56.00 feet to a point;
N 53°28'03" E, a distance of 50.27 feet to a point;

Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

N 03°02'00" E, a distance of 31.20 feet to a point;
N 15°25'31" E, a distance of 30.99 feet to a point;
N 10°27'43" W, a distance of 70.52 feet to a point;
N 13°08'57" E, a distance of 31.91 feet to a point;
N 45°28'45" W, a distance of 33.58 feet to a point;
N 10°55'35" E, a distance of 18.97 feet to a point;
N 04°24'43" W, a distance of 15.74 feet to a point for the northwest corner of said Beckett Investment tract, same being the southwest corner of that certain tract of land conveyed to James Beckett, III, by deed recorded in Volume 4457, Page 173, Deed Records, Collin County, Texas (DRCCT);

THENCE North 89 deg. 26 min. 46 sec. East, along the common line of said Beckett Investment tract and said James Beckett tract, passing at a distance of 300.00 feet, a ½-inch iron rod with "Peiser & Mankin SURV" red plastic cap set, and continuing a total distance of 2061.44 feet to a ½-inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the northeast corner of said Beckett Investment tract, same being the southeast corner of said James Beckett tract, same being in the westerly right-of-way line of aforesaid F.M. Highway No. 2478;

THENCE S 00°55'33" E, along the common line of said Beckett Investment tract and said F.M. Highway No. 2478, a distance of 649.32 feet to a ½-inch iron rod found;

THENCE S 01°41'55" E, continuing along the common line of said Beckett Investment tract and said F.M. Highway No. 2478, a distance of 1125.03 feet to the POINT OF BEGINNING and containing 99.951 acres of computed land, more or less.

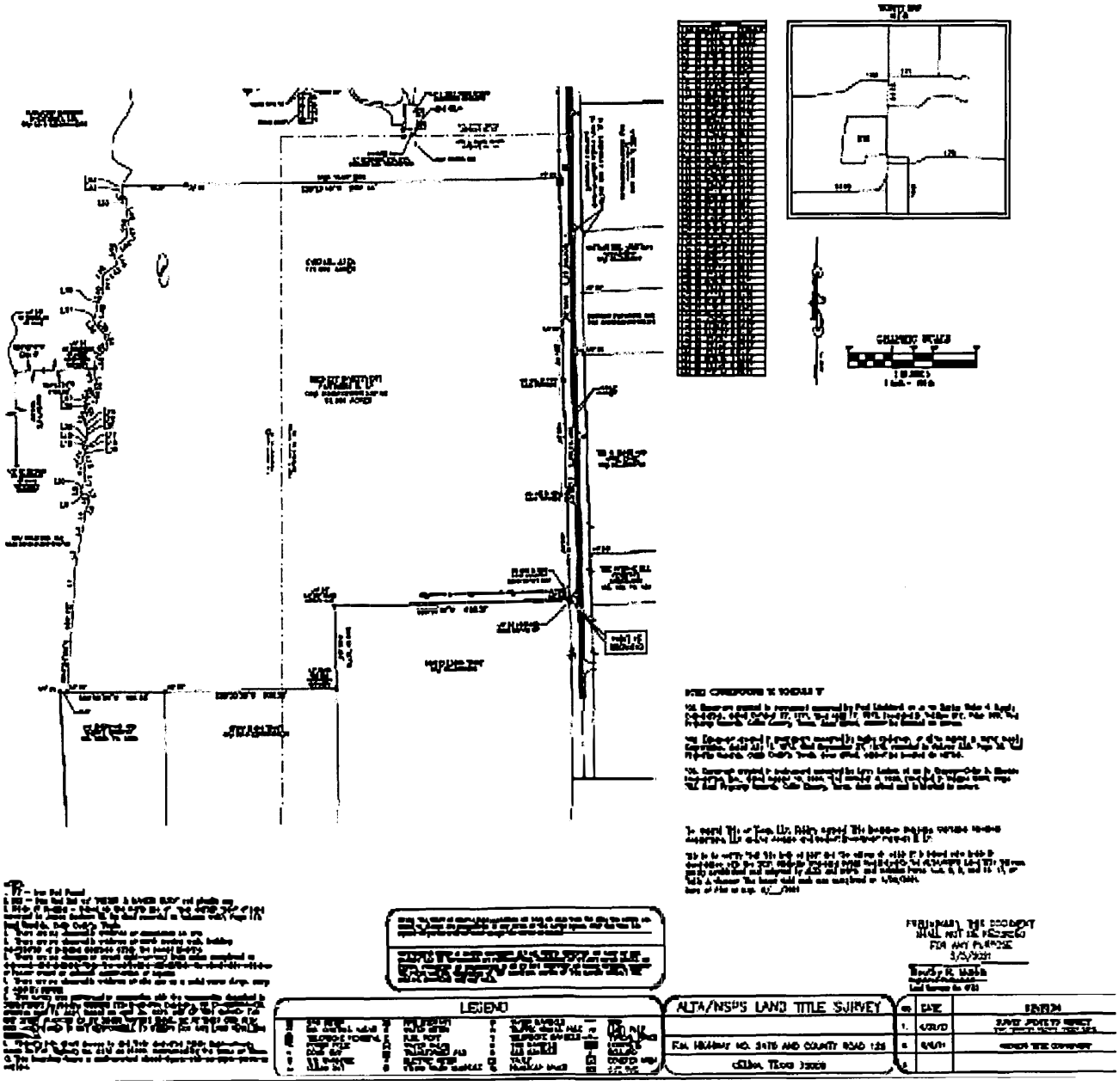
Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

EXHIBIT B

PROPERTY DEPICTION

Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

Property Depiction



Attachment: Draft Resolution (Harper Estates - PID Creation Resolution)

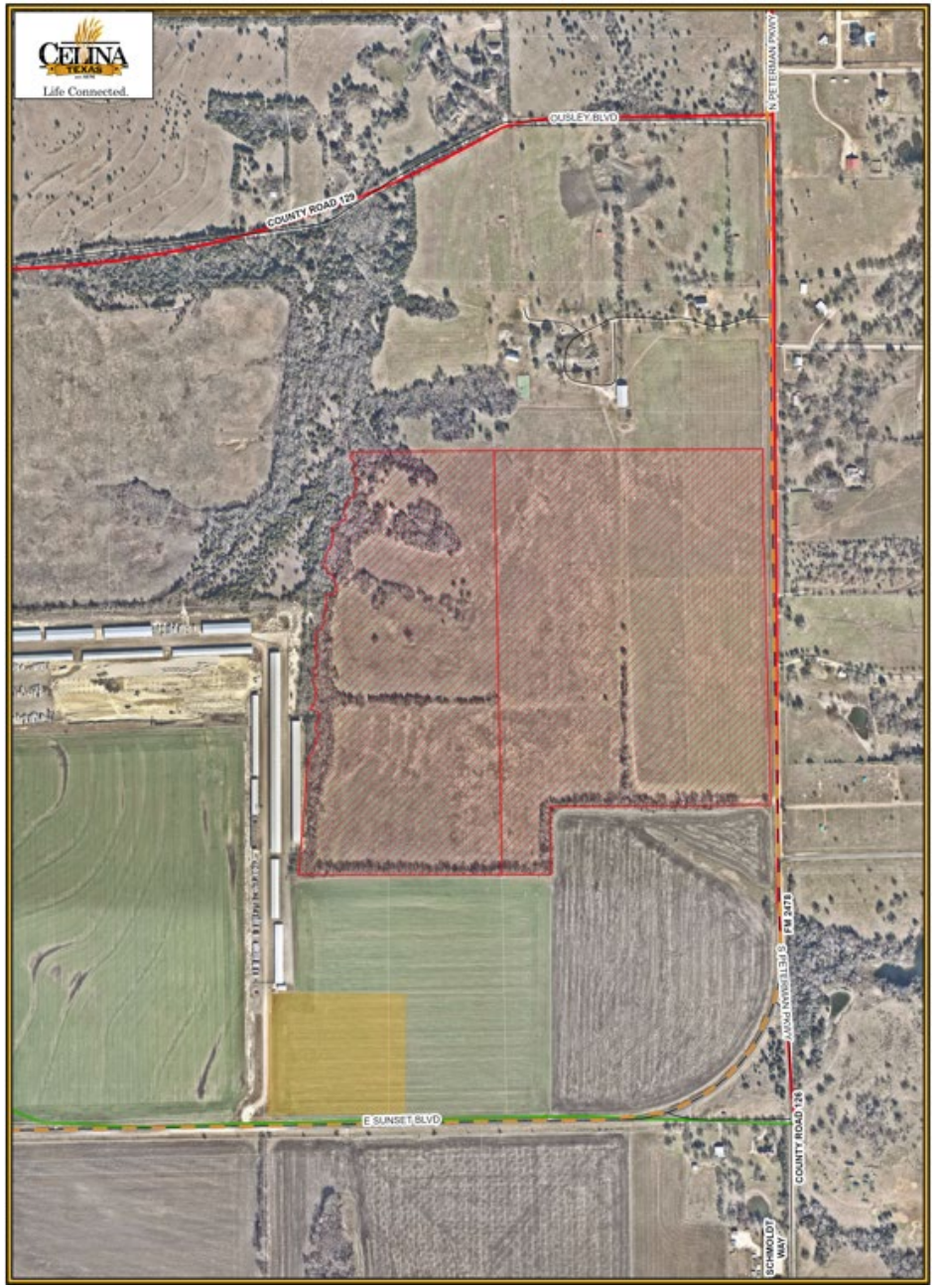
HARPER ESTATES

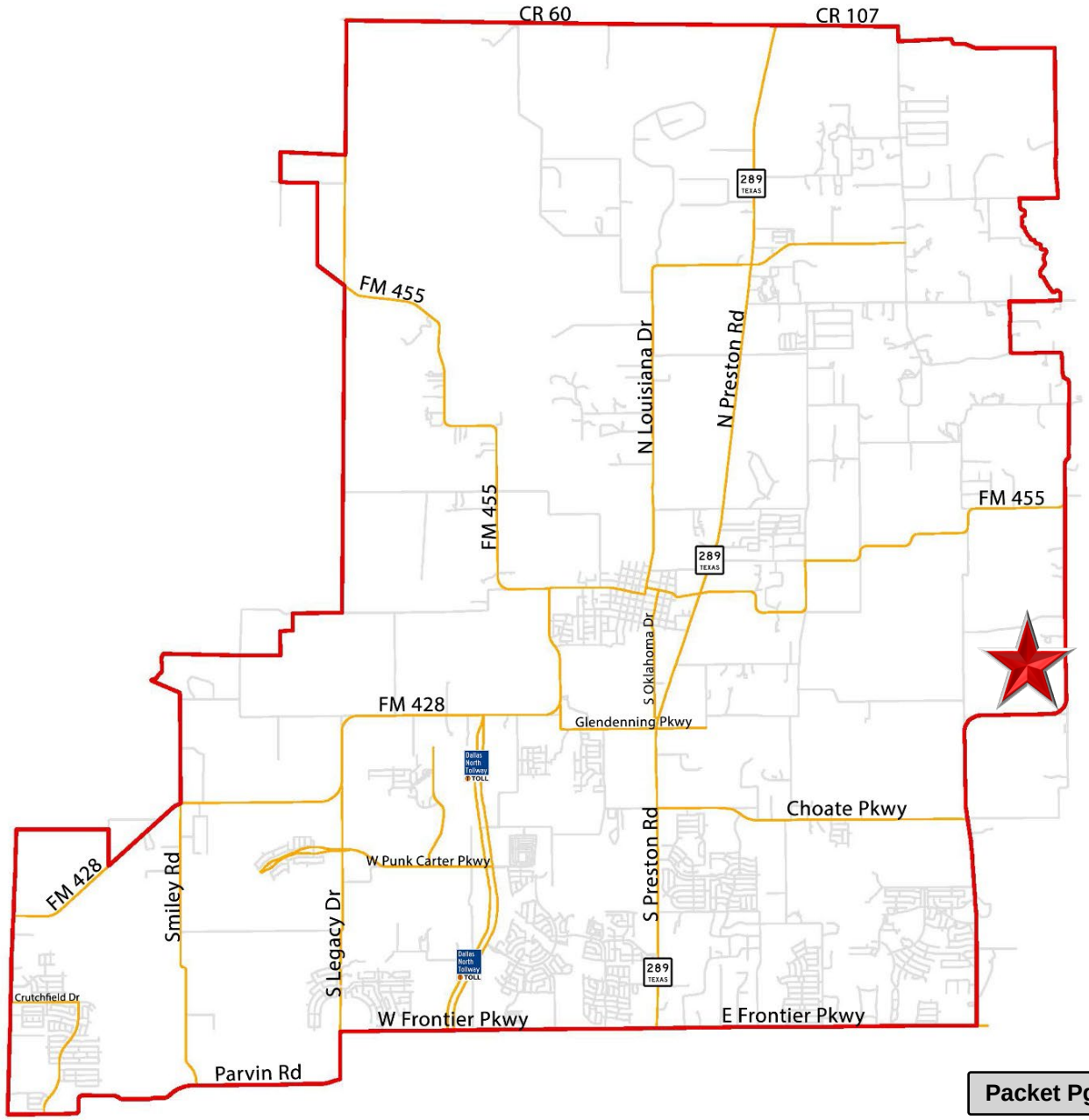
PID CREATION

City Council
August 9, 2022



Attachment: Staff Presentation (Harper Estates - PID Creation Resolution)





Attachment: Staff Presentation (Harper Estates - PID Creation Resolution)

BACKGROUND

- The Development Agreement (DA) for the subject property was approved by Council on May 10, 2022
- The DA allowed for a PID to fund, in part, the Public infrastructure associated with the project
- Failing to create the PID would be a breach of contract

Attachment: Staff Presentation (Harper Estates - PID Creation Resolution)

PID OVERVIEW

- The PID will consist of approximately 100 acres with extensive infrastructure needed to serve the project
- Maximum funding of $20mm in Authorized Improvements costs

Attachment: Staff Presentation (Harper Estates - PID Creation Resolution)

PID TIMELINE

- ~~July 12, 2022 – PID Petition Resolution~~
- August 9, 2022 – PID Creation Resolution
- September 13, 2022 – Pre-SAP Resolution & Calling Assessment
- October 11, 2022 – SAP/Levy Ordinance
- October 11, 2022 – Bond Ordinance

Attachment: Staff Presentation (Harper Estates - PID Creation Resolution)

RECOMMENDATION

- Staff recommends approval per the governing Development Agreement

Attachment: Staff Presentation (Harper Estates - PID Creation Resolution)

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Kim Brawner, Assistant City Manager
CC: Jason Laumer, City Manager
Date: August 9, 2022
Re: 2022 Thoroughfare Amendments

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

Background Information:
City staff has reviewed the existing Thoroughfare Plan and has determined that modification is necessary to provide a safe and efficient transportation system. Multiple changes are recommended and have been incorporated into the comprehensive plan, but Staff proposes the following major modifications:

1. Designate North Florida Avenue from Walnut Street to W J Fred Smith Parkway as a 2 lane collector per Uptown Developers Agreement.
2. Remove W Walnut Avenue from North Oklahoma Drive to Elm Street
3. Designate Oklahoma Drive from W Pecan Street to Lynn Stambaugh as a collector Road per the Uptown Developers Agreement.
4. Remove Malone/Lynn Stambaugh Parkway connection west of Preston
5. Remove Pecan Street From N Louisiana Drive to N Florida Drive from the thoroughfare.
6. Modify Old Glendenning Road from Choate Parkway to S Coit Road from a six lane divided Roadway to a 2 lane collector road.

Board Review/Citizen Input:
N/A

Alternatives:
Council could chose to not approve the proposed amendments.

Financial Considerations:
None

Legal Review:
City legal counsel has approved the attached ordinance

Supporting Documents:
Thoroughfare Amendment Exhibits

Staff Recommendation:

CITY OF CELINA, TEXAS

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AMENDING THE MASTER THOROUGHFARE PLAN AND MAP OF THE COMPREHENSIVE PLAN; PROVIDINGFOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Celina is a Home Rule municipal corporation operating undera municipal charter adopted as authorized by Article XI, Section 5 of the Texas Constitution; and,

WHEREAS, in April 2021, the City of Celina adopted a Comprehensive Plan for promoting the long range sound development of the City and promoting public health, safety and welfare; and,

WHEREAS, the Comprehensive Plan includes the Major Thoroughfare Plan (MTP) and map; and,

WHEREAS, the City staff and the City's professional consultants have conducted an analysis of existing and proposed land uses; existing collector streets, arterial streets and highways; Texas Department of Transportation plans for highway improvements and the needs for north-south and east-west routes and connectivity within the City; and,

WHEREAS, as a result of such analysis the City staff proposes amendments to the MTP and map as set forth in Exhibit "A" to this Ordinance, necessary to achieve connectivity to existing and proposed roadways and access to all parcels that will aid in orderly development; and,

WHEREAS, proper notice of public hearing upon this Ordinance has been posted in accordance with applicable law and the City Council has conducted the necessary public hearing thereon;

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

Section 1. The recitals set forth above are deemed to be the findings and determinations made by the City Council and are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. The Major Thoroughfare Plan and map component of the Comprehensive Plan is hereby amended as set forth in **Exhibit "A"** to this Ordinance, as if fully set forth herein.

Attachment: thoroughfare ordinance 08.09.22 (2022 Thoroughfare Plan Amendment)

Section 3. The terms and provisions of this Ordinance shall be deemed to be severable in that if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

Section 4.: This Ordinance shall be effective from and after the date of its adoption.

PASSED AND APPROVED on this the 9th day of August, 2022.

CITY OF CELINA, TEXAS

_____
Sean Terry, Mayor

ATTEST:

_____
Vicki Tarrant, City Secretary

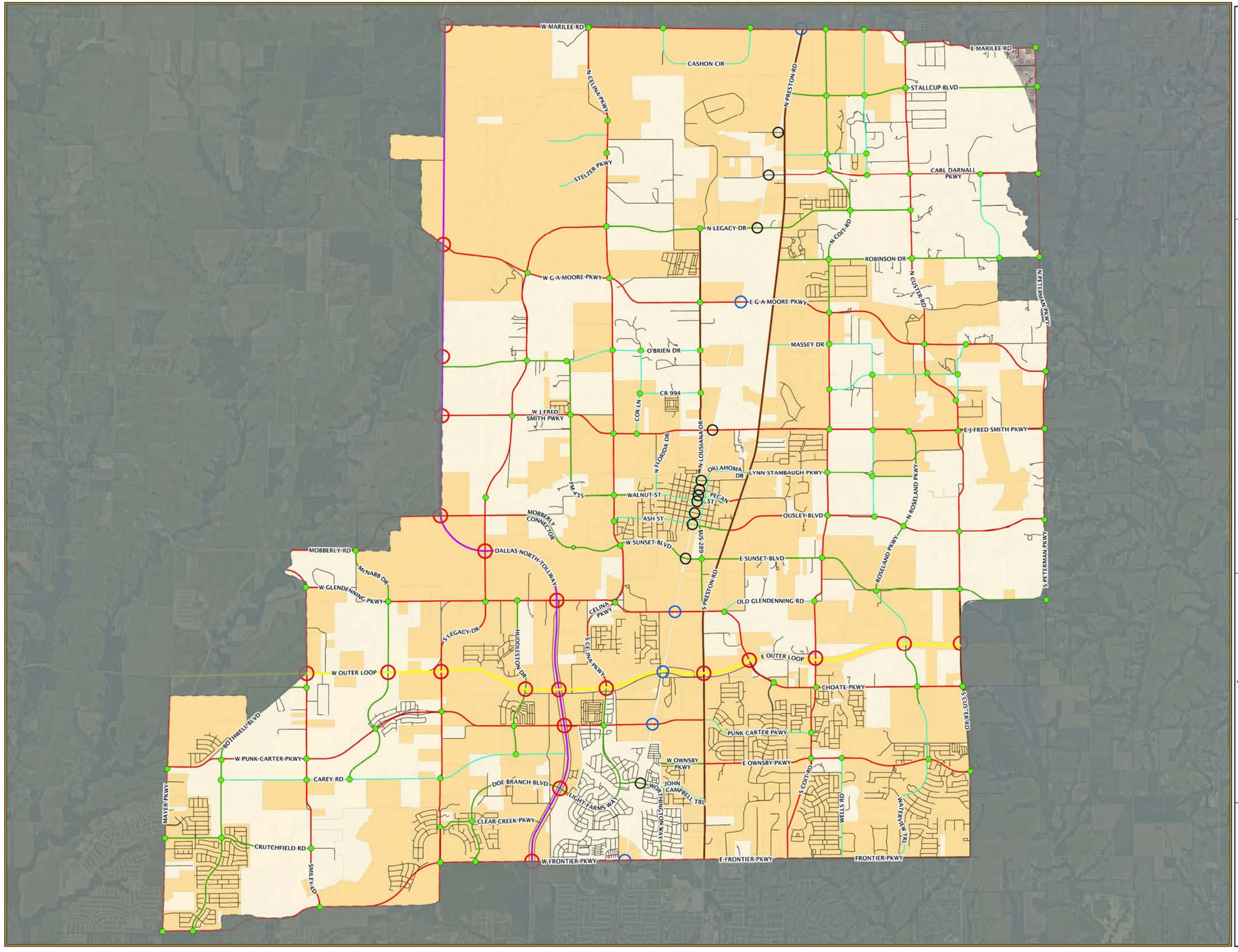
Approved as to Form:

_____
Lance Vanzant, City Attorney

Attachment: thoroughfare ordinance 08.09.22 (2022 Thoroughfare Plan Amendment)

EXHIBIT "A"

Attachment: thoroughfare ordinance 08.09.22 (2022 Thoroughfare Plan Amendment)



CELINA TEXAS est. 1876

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Amendment to Thoroughfare Plan

Proposed 2022

City of Celina

Legend

- Roundabout

Thoroughfare Crossing

- Grade Separated Crossings
- RR Grade Separated Crossings
- RR At Grade Crossings

Thoroughfare Plan

- 2LC 60' - 80' ROW***
- 4/6LD 100' ROW*
- 4LD 90' - 100' ROW*
- 6LD 120' ROW*
- 6LD 140' ROW*
- Freeway/Tollway 400' ROW
- Outer Loop 500' ROW
- Roads
- City Limits
- ETJ Limits

Notes:

*** MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS**

**** MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS**

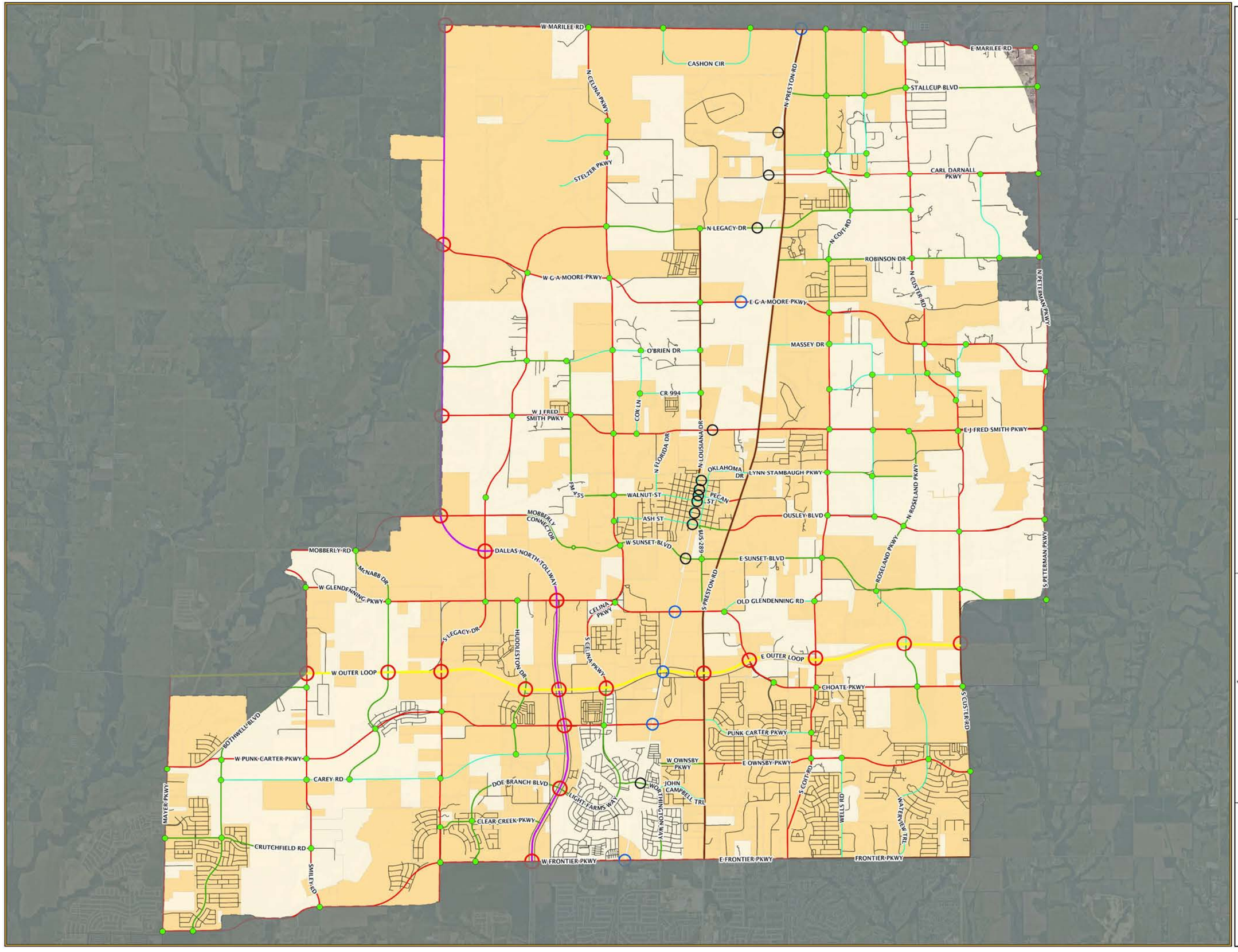
***** MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY**

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0 4,500 9,000 Feet

7/29/2022

Attachment: thoroughfare ordinance 08.09.22 (2022 Thoroughfare Plan Amendment)



CELINA TEXAS est. 1876

Life Connected.

Amendment to Thoroughfare Plan

Proposed 2022

City of Celina

Legend

- Roundabout

Thoroughfare Crossing

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- City Limits
- ETJ Limits

Notes:

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***** MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY**

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0 4,500 9,000 Feet

7/29/2022

Life Connected.

City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Lauren Field, Deputy City Secretary
CC: Jason Laumer, City Manager
Date: August 9, 2022
Re: Boards and commissions interview process

Action Requested:
Consider and provide direction to staff on the boards and commissions interview process. (Satarino)

Background Information:
The Council Nominating Committee met on August 3, 2022 to review applications received for the various City boards and commissions. Staff requests direction on how to proceed in the process on setting up interviews for the applicants selected.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

Life Connected.

City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Lauren Field, Deputy City Secretary
CC: Jason Laumer, City Manager
Date: August 9, 2022
Re: Local Option Petition Verification

Action Requested:
Discussion regarding City Secretary's verification of whether there are a sufficient number of signatures to the petition for local option election to legalize the sale of all alcoholic beverages including mixed beverages. (Field)

Background Information:
A petition for local option election to legalize the sale of all alcoholic beverages including mixed beverages was received by the Deputy City Secretary on July 8, 2022. Through a verification process authorized by Texas Election Code Chapter 277, the petition was found to contain a sufficient number of signatures necessary to call the election.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

Life Connected.

City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Lauren Field, Deputy City Secretary
CC: Jason Laumer, City Manager
Date: August 9, 2022
Re: Special Local Option Election

Action Requested:
Consider and act upon an Ordinance of the City Council of the City of Celina, Texas, ordering a special local option election to be held on November 8, 2022, for the purpose of submitting to the qualified voters of the City of Celina the following issue: legalizing the legal sale of all alcoholic beverages including mixed beverages in the City of Celina. (Field)

Background Information:
The City Council is being asked to adopt an ordinance ordering a special local option to be held on November 2, 2022, as a result of a citizen petition, for the purpose of legalizing the sale of all alcoholic beverages including mixed beverages.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:
The City Attorney has prepared the ordinance calling the election.

Supporting Documents:
Ordinance

Staff Recommendation:

CITY OF CELINA, TEXAS
ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ORDERING A SPECIAL LOCAL OPTION ELECTION TO BE HELD ON NOVEMBER 8, 2022, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF CELINA THE FOLLOWING ISSUE: LEGALIZING THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES INCLUDING MIXED BEVERAGES IN THE CITY OF CELINA; DESIGNATING LOCATIONS AND HOURS OF POLLING; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION; AUTHORIZING THE MAYOR AND CITY SECRETARY TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH APPLICABLE ELECTION LAWS; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas ("City") is a home-rule municipality of the State of Texas; and

WHEREAS, a Petition for Local Option Election was presented to the City Secretary and the City Secretary has verified that the petition bears the actual signatures of a number of qualified voters of the political subdivision equal to at least 35 percent of the registered voters in the City of Celina who voted in the most recent gubernatorial election for the ballot issue that permits voting for or against "the legal sale of all alcoholic beverages including mixed beverages" and

WHEREAS, the Petition for Local Option Election, received by the City Secretary on July 8, 2022, is presented to the City Council of the City of Celina, Texas, for consideration by the City Council to order a special election "For/Against the Legal Sale of All Alcoholic Beverages Including Mixed Beverages" in the City of Celina, Texas; and

WHEREAS, as set forth in Texas Election Code, Section 501.032, the City Council, on August 9, 2022, its next regular session on or after the 30th day after the date the petition is filed, shall order a local option election to be held on the issue set forth in the petition; and

WHEREAS, Section 41.001 of the Texas Election Code establishes Saturday, November 8, 2022, as the first succeeding uniform election date following the adoption of this Ordinance for which sufficient time elapses for the holding of an election; and

WHEREAS, the City and Collin County, Texas and the City and Denton County, Texas (both counties herein referred to as "County"), are entering into contracts for election services whereby the County will conduct all aspects of the special election; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place, and purpose of said meeting was given as required by Section 551.043 of the Texas Government Code.

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

SECTION 1. The findings set forth above are true and correct and are incorporated into this Ordinance as if fully set forth herein.

Attachment: ORD 2022-___ calling election for local option (Ordering November 2022 Special Local Option Election)

SECTION 2. A special election of the City of Celina, Texas is hereby ordered and will be held within the City on the 8th day of November 2022, between the hours of 7:00 a.m. and 7:00 p.m., to consider the legalization of the following in the City of Celina:

The legal sale of all alcoholic beverages including mixed beverages.

SECTION 3. The official ballots for said election shall be prepared in accordance with Sections 52.072 and 501.035 of the Texas Election Code, as amended so as to permit all eligible voters of the City to vote "FOR" or "AGAINST" the proposition, with the ballots to contain such provisions, markings and language as required by law and with such propositions to be expressed substantially as follows:

City of Celina Proposition A

The legal sale of all alcoholic beverages including mixed beverages.

(Ciudad de Celina Propuesta A)

(La venta de todas bebidas alcoholicas incluyendo bebidas mixtas.)

☐ For (A favor)

☐ Against (En contra)

SECTION 4. The City agrees to conduct a joint election with the political subdivisions designated by the County Elections Officer and the election will be conducted by the County pursuant to the terms of the election services contract between the City and the County, with Election Day polling location(s) and times for the voters in the City to be determined by the County, along with all early voting matters, in accordance with the laws of the State of Texas.

SECTION 5. In accordance with Sections 31.097 and 271.006 of the Texas Election Code, the following named person is hereby appointed as the Early Voting Clerk for the purposes of conducting said Election:

COLLIN COUNTY

Bruce Sherbet, Collin County Elections Administrator.

Applications for early voting ballots should be forwarded as follows:

Mailing Address: Bruce Sherbet, Early Voting Clerk
Collin County Elections Administration Office
2010 Redbud Blvd., Suite 102
McKinney, Texas 75069
Fax: (972) 547-1914
Email: election@collincountytx.gov

Attachment: ORD 2022-___ calling election for local option (Ordering November 2022 Special Local Option Election)

DENTON COUNTY

Frank Phillips, Denton County Elections Administrator.

Applications for early voting ballots should be forwarded as follows:

Mailing Address:	Frank Phillips, Early Voting Clerk Denton County Elections Administration Office PO Box 1720 Denton, Texas 76202
Fax:	(940) 349-3201
Email:	elections@dentoncounty.gov

SECTION 6. Early Voting by personal appearance shall be conducted beginning October 24, 2022 and continuing through November 4, 2022. The main early voting location shall be located at such location(s) as designated by the County. Early voting shall take place during the dates and times and at voting locations as prescribed by the Collin County Elections Administrator and the State of Texas.

SECTION 7. This election shall be held in accordance with, and shall be governed by, the election laws of the State of Texas. The Mayor, City Secretary or City Council shall perform each act as is required to be performed, in connection with the holding and consummation of such election, and to give effect to the intent of this Ordinance and the City's election contract with the County.

SECTION 8. All registered, qualified voters of the City shall be permitted to vote at the election. In addition, the election materials enumerated in the Texas Election Code, as amended, shall be printed in English and Spanish for use at the polling places and for early voting for the election.

SECTION 9. The election shall be held in accordance with the Constitution of the State of Texas, the Election Code.

SECTION 10. The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause 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 this Ordinance, and the City Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 11. The City Secretary is hereby authorized to give Notice of the Election by posting a notice of election in both English and Spanish at Celina City Hall located at 142 N. Ohio St., Celina, Texas, on the bulletin board not later than twenty-one (21) days prior to the date upon which the Election is to be held, and by publication of said notice at least once in the official newspaper of the City, being a newspaper of general circulation within the City, the date of said publication to be not less than ten (10) days nor more than thirty (30) days prior to the date set for the Election. Upon publication of the election notice, the City Secretary shall secure a publisher's affidavit.

Attachment: ORD 2022-___ calling election for local option (Ordering November 2022 Special Local Option Election)

SECTION 12. It is hereby officially found and determined that all notice required by law has been given and notice of this Ordinance was posted and the Ordinance passed in accordance with the Open Meeting Act.

SECTION 13. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED and APPROVED by the City Council of the City of Celina, Texas, on the 9th day of August 2022.

_____
Sean Terry
Mayor

ATTEST:

_____
Lauren Field
Deputy City Secretary

Attachment: ORD 2022-___ calling election for local option (Ordering November 2022 Special Local Option Election)

Life Connected.

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 9, 2022
Re:	Proposed Tax Rate and Budget FY 2022 - 2023

Action Requested:

Consider and act upon a resolution accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2022-2023 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2022-2023 budget; and providing for publication of public hearing notices as provided by the Texas law. (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 hearing.

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 13, 2022. The public hearing for the proposed budget is scheduled for September 13, 2022.

The City Council's vote on the Tax Rate and Budget is scheduled for September 13, 2022.

The September 13th, 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
- FY2023 Budget and Tax cover page

Staff Recommendation:
Approve

FY 2022-2023
ADOPTED BUDGET AND FINANCIAL PLAN

"This budget will raise more revenue from property taxes than last year's budget by an amount of $6,954,614, which is a 44.22 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 $4,559,356."

The above information is presented on the cover page of the City of Celina's FY2023 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:

AGAINST:

PRESENT and not voting:

ABSENT:

Tax Rate	Adopted 2021-2022	Proposed 2022-2023
Property Tax Rate	$ 0.645000	$ 0.634759
No-New-Revenue Tax Rate	$ 0.586330	$ 0.548349
No-New Revenue M&O Rate	$ 0.414865	$ 0.360099
Voter-Approval Tax Rate	$ 0.645000	$ 0.634759
Debt Rate	$ 0.215615	$ 0.262057

The total amount of municipal debt obligations secured by property taxes for the City of Celina is $272,945,000.

Date Considered:

Attachment: Truth in Taxation Statement (Proposed Tax Rate and Budget FY 2022-2023)

RESOLUTION NO. XXXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ACCEPTING THE PROPOSED PROPERTY TAX RATE; ESTABLISHING THE DATE, TIME, AND LOCATION FOR THE PUBLIC HEARING ON THE PROPOSED PROPERTY TAX RATE; PROVIDING FOR THE DATE TO ADOPT THE PROPERTY TAX RATE; ESTABLISHING THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2022-2023 BUDGET; PROVIDING FOR A DATE TO CONDUCT A VOTE TO ADOPT THE FISCAL YEAR 2022-2023 BUDGET; PROVIDING FOR THE PUBLICATION OF THE PUBLIC HEARINGS AS PROVIDED BY THE TEXAS LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Property Tax Rate of $0.634759 exceeds the No-New-Revenue Tax Rate of $0.548349 and does not exceed the Voter-Approval Tax Rate of $0.634759; and

WHEREAS, the Texas Property Tax Code, Chapter 26 requires the City Council to hold a public hearing before adopting the Property Tax Rate that exceeds the lower of the Voter-Approval Tax Rate or the No-New-Revenue Tax Rate; and

WHEREAS, the Texas Property Tax Code, Chapter 26 requires the property tax rate hearing notice to include how all members of the City Council voted on the proposed tax rate and indicating the absences, if any, during the vote on the proposed tax rate; and

WHEREAS, the Texas Local Government Code, Chapter 102 requires the City Council to hold a public hearing before taking action on the proposed Fiscal Year 2022-2023 Budget.

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

SECTION 1. The above and foregoing premises are true and correct and are incorporated into the body of this Resolution as if fully set forth therein.

SECTION 2. The City Council hereby accepting the proposed Property Tax Rate of $0.634759.

SECTION 3. The City Council will hold a Public Hearing on the proposed Property Tax Rate on September 13, 2022 at 5:00 p.m. in the Celina City Council Chambers at 112 N. Colorado, Celina, Texas 75009 to receive public comment. At the regular meeting on September 13, 2022, the City Council will take action on the proposed Property Tax Rate adoption.

SECTION 4. The City Council will hold a Public Hearing on the proposed Fiscal Year 2022-2023 Budget on September 13, 2022 at 5:00 p.m. in the Celina City Council Chambers at 112 N. Colorado, Celina, Texas 75009 to receive public comment. At the regular meeting on September 13, 2022, the City Council will take action on the proposed Fiscal Year 2022-2023 Budget adoption.

SECTION 5. The City Secretary is hereby authorized to cause notice of the aforementioned public hearings to be published in compliance with the Texas law.

SECTION 6. This Resolution shall be and become effective immediately upon and after its passage.

Attachment: Resolution Budget Record Vote v3 RNB 8.4.22 - clean copy (Proposed Tax Rate and Budget FY 2022-2023)

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on August 9, 2022, by the following roll call vote:

Mayor Sean Terry	YEA _	NAY _	ABSTAIN _	ABSENT _
Mayor Pro Tem Jay Pierce	YEA _	NAY _	ABSTAIN _	ABSENT _
Deputy Mayor Pro Tem Wendie Wigginton	YEA _	NAY _	ABSTAIN _	ABSENT _
Council Member Philip Ferguson	YEA _	NAY _	ABSTAIN _	ABSENT _
Council Member Tony Griggs	YEA _	NAY _	ABSTAIN _	ABSENT _
Council Member Andy Hopkins	YEA _	NAY _	ABSTAIN _	ABSENT _
Council Member Mindy Koehne	YEA _	NAY _	ABSTAIN _	ABSENT _

APPROVED:

_____
Sean Terry, Mayor

ATTEST:

_____
Lauren Field, Deputy City Secretary

Attachment: Resolution Budget Record Vote v3 RNB 8.4.22 - clean copy (Proposed Tax Rate and Budget FY 2022-2023)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Anthony Satarino, Strategic Services Manager
CC: Jason Laumer, City Manager
Date: August 9, 2022
Re: Impact Study on Residential Tax Increment Reinvestment Zones

---

Action Requested:
Consider and act upon the implementation of a comprehensive impact study focused on the existing residential tax increment reinvestment zones (TIRZ) established with the City of Celina. (Satarino)

Background Information:
Two City Council members have requested this item be placed on the agenda to consider the implementation of a comprehensive impact study focused on reviewing the financial impacts of TIRZ to the City's overall financial health.

TIRZs are governed by Chapter 311 of the Texas Tax Code. TIRZs are used as forms of tax increment financing, which is an economic development tool to incentivize both development and redevelopment. A TIRZ is not an additional tax. Instead, it establishes a "base tax value" for a designated geographic area when the Tax Increment Reinvestment Zone is created. Once that base tax value is established, the TIRZ payment is calculated from the captured value into the zone (geographic area).

Over a period of years from 2014, City Council has authorized eleven Residential Tax Increment Reinvestment Zones (TIRZ) within the city. Residential TIRZs, are utilized to "offset" the PID assessment a homeowner would otherwise be required to pay annually. All residential TIRZs are contractually obligated within the associated development agreements.

In each of these TIRZs, the TIRZ overlays a Public Improvement District (PID). There are currently eleven active TIRZ in different stages of development (see attached TIRZs Detail). In each of the TIRZ agreements, a percentage of the incremental ad valorem property tax allocated to the City is paid to the TIRZ. The City receives a reduced percentage of the property tax on all homes built within the TIRZ. One potential challenge confronting the City over time is the large population moving into the eleven TIRZ developments and the increased need to provide for their public safety and other city services. Residential TIRZs are typically no longer recommended due to the potential negative impact of reduced city property tax on the city's operating budget. This position was further reiterated with the adoption of the City Council adoption of the PID Policy on July 12, 2022, which states TIRZs should be discouraged as financial tool for residential development.

Scope of the Impact Study: (for Council discussion)

The impact study will analyze each of the eleven Residential TIRZs to determine the following:

- TIRZ start date and projected end date, area and development plan, the percentage of city ad valorem tax that is paid to the TIRZ, PID bond requirements, and developer
- TIRZ population forecast in five-year increments
- Analysis of city services to serve an increase in population
- Identify the financial impact due to the approval of the TIRZs
- Comparison of the City's cost of service to the eleven residential TIRZs population
- The impact study will provide a summary of the TIRZ impact on all property taxpayers
- Make recommendations to the Celina City Council on how to adequately fund public safety and other city services required within the TIRZs
- Identify any areas of concern and advise City Council on recommendations
- City Council to identify any other factors that should be considered
- Staff intends to follow the standard procurement procedures and issue a Request for Qualifications (RFQ). The vendor selected will be recommended for approval by City Council.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Staff will follow the standard procurement policies

Legal Review:
Staff will coordinate with the City Attorney throughout the process.

Supporting Documents:
TIRZs Detail

Staff Recommendation:
Recommended for Council to direct Staff to prepare and Request for Qualifications (RFQ)

Staff Recommendation:
Recommend to solicit vendors for a Request for Proposals (RFQ)

Staff Recommendation:
Recommend to solicit vendors for a Request for Proposals (RFQ)

TIRZ #	Name	Year Created	TIRZ Participation
2	Creeks of Legacy	2014	74.63%
3	Wells South (Lilyana)	2016	70.00%
4	Sutton Fields	2017	13.22%
5	Old Celina Limited	2016	50.00%
6	Glen Crossing	2016	44.48%
7	Ownsby Frms	2016	34.60%
8	Sutton Fields II	2017	7.76%
9	The Columns	2017	34.20%
10	Chalk Hill	2017	34.20%
12	Edgewood Creek	2022	47.00%
13	Legacy Hills	2022	15.50%

Attachment: TIRZ Detail (Impact Study on Residential Tax Increment Reinvestment Zones)

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Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jonathan Pollard, Senior Planner
CC: Jason Laumer, City Manager
Date: August 9, 2022
Re: Wells South NIA #5 - Pre-SAP

Action Requested:
Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Neighborhood Improvement Area #5 improvements to be financed within Neighborhood Improvement Area #5 of the Wells South Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #5 Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #5 Assessment Roll with the Deputy City Secretary; and providing for noticing and calling a public hearing on September 13, 2022, to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #5 of the Wells South Public Improvement District. (Wells South NIA #5 – Pre-SAP) (Pollard)

Background:
Please refer to the attachment for additional information.

Supporting Documents:
- Location Map
- Draft Resolution
- Staff Presentation

Staff Recommendation:
Staff recommends approval.

CELINA TEXAS EST. 1876
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E OWNSBY PKWY
S COIT RD
WELLS RD
E FRONTIER PKWY
FRONTIER PKWY

Legend

- Improvement Area
- City Limits
- Roads
- Parcels

Neighborhood Improvement Area #5

City of Celina

8/2/2022

N W E S

0 500 1,000 Feet

Attachment: Location Map (Wells South NIA #5 - Pre-SAP)

CITY OF CELINA, TEXAS

RESOLUTION NO. 2022-__R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #5 OF THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN UPDATED FOR NEIGHBORHOOD IMPROVEMENT AREA #5, INCLUDING A PROPOSED NEIGHBORHOOD IMPROVEMENT AREA #5 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED NEIGHBORHOOD IMPROVEMENT AREA #5 ASSESSMENT ROLL WITH THE CITY SECRETARY OR DEPUTY CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR SEPTEMBER 13, 2022 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #5 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 #5 - 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, pursuant to an ordinance adopted by the City Council on September 28, 2021, the City Council approved the Wells South Public Improvement District Service and Assessment Plan updated for Neighborhood Improvement Area #4, including the Neighborhood Improvement Area #4 Assessment Roll (the "NIA #4 SAP Update") which updated the NIA #3 SAP Update for the District, levied special assessments for the construction of the Neighborhood Improvement Area #4 Improvements against certain property within Neighborhood Improvement Area #4 of the District, and established a lien on such property; and

WHEREAS, the City Council and the City staff have been presented a preliminary service and assessment plan updated for Neighborhood Improvement Area #5, including a proposed Neighborhood Improvement Area #5 Assessment Roll attached thereto (the “Preliminary Updated

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

SAP"), which updates the Original SAP (as amended and restated by Annual Service Plan Updates and other updates to the Original SAP previously approved by the City Council) for the District to include assessments proposed to be levied against property within Neighborhood Improvement Area #5 of the District that benefit from the "Neighborhood Improvement Area #5 Improvements". A copy of the Preliminary Updated SAP is (i) attached hereto as **Exhibit A,** (ii) is incorporated herein for all purposes, (iii) identifies the area constituting Neighborhood Improvement Area #5 of the District, (iv) identifies the costs of the Neighborhood Improvement Area #5 Improvements, and (v) sets forth the proposed assessment roll for Neighborhood Improvement Area #5 (the "Proposed Neighborhood Improvement Area #5 Assessment Roll"); and

WHEREAS, the Preliminary Updated 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 #5 Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in Neighborhood Improvement Area #5 of the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary Updated SAP; and

WHEREAS, the PID Act requires that the Proposed Neighborhood Improvement Area #5 Assessment Roll be filed with the municipal secretary (the "City Secretary") or other officer performing the functions of the municipal secretary, such as the Deputy City Secretary of the City (the "Deputy 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 #5 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.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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 Updated SAP for the District, including the Proposed Neighborhood Improvement Area #5 Assessment Roll, in a form substantially similar to the attached **Exhibit A**, 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 Updated SAP.

SECTION 3. The City Council hereby determines that the total costs of the Neighborhood Improvement Area #5 Improvements to be financed by the District are as set forth in Table IV-F of the Preliminary Updated SAP.

SECTION 4. The City Council's final determination and approval of the costs of the Neighborhood Improvement Area #5 Improvements, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Neighborhood Improvement Area #5 Assessment Roll, after the properly noticed and held Assessment Hearing.

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

SECTION 6. The City Council hereby authorizes and directs the filing of the Proposed Neighborhood Improvement Area #5 Assessment Roll with the Deputy City Secretary and directs the Deputy 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 Updated SAP.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

SECTION 8. The City Council hereby authorizes, and calls, a public hearing (the Assessment Hearing, as defined above) to be held on **September 13, 2022, 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 #5 of the District that benefits from the Neighborhood Improvement Area #5 Improvements and which ordinance shall specify the method of payment of the assessments.

SECTION 9. The City Council hereby authorizes and directs the Deputy City Secretary to publish notice of the Assessment Hearing to be held on **September 13, 2022**, 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 1, 2022**, as required by Section 372.016(b) of the PID Act.

SECTION 10. When the Proposed Neighborhood Improvement Area #5 Assessment Roll is filed with the Deputy City Secretary, the City Council hereby authorizes and directs the Deputy City Secretary, on or before **September 1, 2022** to mail to owners of property liable for the proposed assessments notice of the Assessment Hearing to be held on **September 13, 2022**, 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 13, 2022** 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 #5 - Pre-SAP)

ADOPTED, PASSED, AND APPROVED on this the 9th day of August, 2022.

_____
Mayor

ATTEST:

_____
Deputy City Secretary

(City Seal)

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

EXHIBIT A

PRELIMINARY UPDATED SAP

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT

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, Neighborhood Improvement Area #4 on September 28, 2021, and Neighborhood Improvement Area #5 on August 9, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Draft Resolution (Wells South NIA #5 - 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 #5 - Pre-SAP)

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Attachment: Draft Resolution (Wells South NIA #5 - 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 approving the Major Improvement Area Assessment Roll and Neighborhood Improvement Area #1 Assessment Roll and levying assessments on property in the Major Improvement Area and Neighborhood Improvement Area #1; and

WHEREAS, the City and the Master Developer entered that certain Wells South Public Improvement District Reimbursement Agreement, effective December 7, 2015 (the "PID Reimbursement Agreement"), under which the City agrees to reimburse the Master Developer for a portion of the Actual Costs of certain Authorized Improvements 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 "2018 SAP Update") approving the Neighborhood Improvement Area #2 Assessment Roll and levying 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 levied Assessments on the Major Improvement Area Assessed Property and Neighborhood Improvement Area #1 Assessed Property for those water and sewer Major Improvements financed and constructed by the City and 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

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Service and Assessment Plan"), which updated, amended, restated, and replaced the Original SAP, the 2018 SAP Update, 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 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 reimbursed the City for the costs of the water and sewer Major Improvements financed and constructed by the City; and

WHEREAS, in early 2020, the City and the Master Developer determined that due to the change in the development plan, the Master Developer would 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 was released as described below; 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 approved the Neighborhood Improvement Area #3 Assessment Roll, 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. 2021-78 approving the Wells South Public Improvement District Amended and Restated Service and Assessment Plan, dated as of September 14, 2021 (the "2021 Amended and Restated 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 levied assessments for the Neighborhood Improvement Area #4 Improvements.

WHEREAS, on _____, 2022 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 _____, 2022 (the "2022 Amended and Restated Service and Assessment Plan"), to update and replace the 2021 Amended and Restated Service and Assessment Plan, which ordinance also approved the Neighborhood Improvement Area #5 Assessment Roll and levied assessments for the Neighborhood Improvement Area #5 Improvements.

NOW THEREFORE, the 2022 Amended and Restated Service and Assessment Plan is set forth below:

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

The City Council of the City of Celina, Texas authorized the creation of the PID to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created and all of which was subsequently annexed by the City and is now located within the corporate limits of the City.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property that receives a special benefit from the Authorized Improvements to be constructed.

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 "(i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements, and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended." The PID Act also requires the City "review and update the service plan annually for the purpose of determining the annual budget for improvements." The service plan for the PID is described in more detail in Section IV herein. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix C.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter. The current Assessment Rolls for the PID are included as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J of this Service and Assessment Plan. The Assessments as shown on each applicable Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

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

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"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, Neighborhood Improvement Area #4 and Neighborhood Improvement Area #5.

"Additional Interest Reserve" has the meaning set forth in Section IV.I of this Service and Assessment Plan.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance 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 each Parcel, each annual payment of: (i) the Assessments, including interest, as shown on the Assessment Rolls attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J as applicable, or in an Annual Service Plan Update, and calculated as provided in Section V of this Service and

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Assessment Plan, (ii) the amount collected from the Additional Interest Rate for the following (as applicable): (a) the Prepayment Reserve described in Section V of this Service and Assessment Plan (with respect to the Major Improvement Area Bonds and Neighborhood Improvement Area #1 Bonds), (b) the Delinquency Reserve in Section V of this Service and Assessment Plan (with respect to the Major Improvement Area Bonds and Neighborhood Improvement Area #1 Bonds) and/or (c) the Additional Interest Reserve described in Section V of this Service and Assessment Plan (with respect to the Neighborhood Improvement Areas #2-3 Bonds, Neighborhood Improvement Area #4 Bonds, and Neighborhood Improvement Area #5 Bonds); and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in Section IV 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 E, Appendix F, Appendix G, Appendix H, Appendix I, or Appendix J (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" or **"Special Assessment"** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments, updates or supplements to the Service and Assessment Plan) and levying Special Assessments against Assessed Property.

"**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, the Neighborhood Improvement Area #4 Assessment Roll, and the Neighborhood Improvement Area #5 Assessment Roll, included in this SAP as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J, 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" or "**Public Improvements**" mean those public improvements described in Section III of this Service and Assessment Plan and authorized under Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"**Budgeted Cost(s**)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certificate for Payment" means the certificate to be provided by the Master Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements substantially

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in the form of Exhibit A attached to the PID Reimbursement Agreement or otherwise approved by the Developer and the City.

"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 applicable 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 V.H of this SAP.

"Delinquent Collection Costs" means interest, penalties and expenses incurred or imposed with respect to any delinquent Assessment, or an Annual Installment thereof, in accordance with the PID Act which includes the costs related to pursuing collection of such delinquent 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 Assessment or interest thereon.

"Developer" means, collectively, the Master Developer, Neighborhood Improvement Areas #5-7 Developer and the Neighborhood Improvement Areas #5-7 Fee Developer.

"Development Agreement" means that certain "Amended and Restated Development Agreement (Wells South Tract)" related to the Property and effective as of April 28, 2015, by and between the City and The George White Family Limited Partnership approved by the City Council on September 8, 2015 and recorded in the real property records of the County as Document No. 20151123001468610 on November 23, 2015;and, as assigned by that certain "Assignment and Assumption of Celina Development Agreement (Wells South)" effective as of January 5, 2016 by and between The George White Family Limited Partnership and Master Developer and recorded in the real property records of the County as Document No. 20160321000333010 on March 21, 2016; and, as amended by that certain "First Amendment to Amended and Restated Development Agreement (Wells South Tract)", effective as of February 13, 2018, by and between the City and Master Developer and approved by the City Council on February 13, 2018 and recorded in the real property records of the County as Document No. 20180511000580740 on May 11, 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, Neighborhood Improvement Area #4, and Neighborhood Improvement Area #5, and within the boundaries of the PID but which are not subject to development at this time.

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"Future Neighborhood Improvement Area Bonds" means PID Bonds issued to fund Future Neighborhood Improvement Area Improvements (or a portion thereof) in a Future Neighborhood Improvement Area that are secured by Assessments levied on Assessed Property within such Future Neighborhood Improvement Area. In connection with Future Neighborhood Improvement Area Bonds (or the creation of an obligation under the PID Reimbursement Agreement related to such Future Neighborhood Improvement Area), Assessments related to such Future Neighborhood Improvement Area Bonds (or the related obligation under the PID Reimbursement Agreement) will be levied only on property located within the applicable Future Neighborhood Improvement Area to finance Authorized Improvements which will only benefit such Future Neighborhood Improvement Area.

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

"Homebuyer Disclosure" means the form of notice required by the PID Act and Section 5.014 of the Texas Property Code, as amended. A copy of the homebuyer disclosure for the PID is attached as Appendix C hereto.

"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 by the estimated average home value for each home at the time of assessment levy, considering factors such as density, Lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the Lot, as determined by the Administrator and confirmed by the City Council.

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

"Major Improvement Area" or **"MIA"** means the property within the PID as generally shown in Appendix A 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.

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"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 Assessments relating to the Major Improvement Area Projects are levied.

"Major Improvement Area Assessment Roll" means the document 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, 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 Assessments levied on Major Improvement Area Assessed Property.

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

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

"Neighborhood Improvement Area" or **"NIA"** 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 or the creation of an obligation under the PID Reimbursement Agreement for the Authorized 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" or **"NIA #1"** means the initial Neighborhood Improvement Area 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 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 F, 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

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Neighborhood Improvement Area #1 Project) that are secured by Assessments levied on the Neighborhood Improvement Area #1 Assessed Property.

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

"Neighborhood Improvement Area #1 Projects" mean, collectively, the: (i) pro rata portion of the Major Improvements allocable to Neighborhood Improvement Area #1, and (ii) Neighborhood Improvement Area #1 Improvements.

"Neighborhood Improvement Area #2" or **"NIA #2"** means the second Neighborhood Improvement Area 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 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 G, 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 Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #2 and are described in Section III.D; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #2-3 Bonds

"Neighborhood Improvement Area #3" or **"NIA #3"** means the third Neighborhood Improvement Area 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 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 H, 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 #3 Improvements" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #3 and are described in

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Section III.E; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #2-3 Bonds.

"Neighborhood Improvement Area #4" or **"NIA #4"** means the fourth Neighborhood Improvement Area 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 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 I, 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 Assessments levied on the Neighborhood Improvement Area #4 Assessed Property.

"**Neighborhood Improvement Area #4 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #4 and are described in Section III.F; and, that are financed with a portion of the proceeds of the Neighborhood Improvement Areas #4 Bonds.

"Neighborhood Improvement Area #5" or **"NIA #5"** means the fifth Neighborhood Improvement Area consisting of approximately 54.720 acres within the PID and as specifically described in Appendix B-6 and as depicted in Appendix A.

"Neighborhood Improvement Area #5 Assessed Property" means, for any year, all Parcels within Neighborhood Improvement Area #5, other than Non-Benefited Property, and listed in the Neighborhood Improvement Area #5 Assessment Roll against which Assessments relating to the Neighborhood Improvement Area #5 Improvements are levied.

"**Neighborhood Improvement Area #5 Assessment Roll**" means the Assessment Roll covering Neighborhood Improvement Area #5 included in this SAP as Appendix J, 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 #5 Bonds" means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Wells South Public Improvement District Neighborhood Improvement Area #5 Project) that are secured by Assessments to be levied on the Neighborhood Improvement Area #5 Assessed Property.

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"**Neighborhood Improvement Area #5 Improvements**" means those Authorized Improvements that confer a special benefit solely on Neighborhood Improvement Area #5 and are described in Section III.G; and, that are to be financed with a portion of the proceeds of the Neighborhood Improvement Areas #5 Bonds.

"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 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 Areas #5–7 Developer" means M/I Homes of DFW, LLC, a Delaware limited liability company, including its successors and assigns.

"Neighborhood Improvement Areas #5–7 Fee Developer" means HWC Development Management Services, L.P., a Texas limited partnership, acting on behalf of the Neighborhood Improvement Areas #5-7 Developer in the development of Neighborhood Improvements Areas #5, #6 and #7.

"Non-Benefited Property" means Parcels within the boundaries of the PID that accrue no special benefit from the Authorized Improvements as determined by City Council, which may include Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the 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 Assessments may not be reallocated pursuant to Section VI.H, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.I.

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

"Owner's Association Assessment Allocation" means 1% of the total Assessment collected from a specific Parcel or Neighborhood Improvement Area as may be shown in an Assessment Roll that is allocated to cover the benefit received by the Owner's Association from the Authorized Improvements benefitting the Owner's Association Property.

"Owner's Association Property" or **"OAP"** 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.

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"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"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, the Neighborhood Improvement Area #5 Bonds, and any Future Neighborhood Improvement Area Bonds which may be issued to finance Authorized Improvements in the Major Improvement Area, Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, 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 Master Developer in which the City agrees to reimburse the Master Developer for a portion of Actual Costs of the Authorized Improvements with interest as permitted by the PID Act.

"Prepayment Costs" mean interest and Administrative Expenses to the date of prepayment, 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 V.G 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 Appendix A of this 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" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended and updated from time to time in accordance with the PID Act.

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

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is currently located within the City and contains approximately 400.524 gross acres. A map of the property within the PID is shown on Appendix A and described in Appendix B-1 to this Service and Assessment Plan.

At completion, the PID is expected to consist of 1,308 single family residential units, 50 attached townhomes, and approximately 53,143 gross square feet of commercial, right-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft[(1)]	156	Units
Single Family – 60 Ft	381	Units
Single Family – 50 Ft	771	Units
Townhomes	50	Units
Subtotal Residential	*1,358*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

[(1)] 70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.

B. PROPERTY LOCATED IN NEIGHBORHOOD IMPROVEMENT AREA #1

Neighborhood Improvement Area #1 consists of approximately 93.2 acres and contains 293 single family residential units. A map of the property within Neighborhood Improvement Area #1 is shown on Appendix A and described in Appendix B-2 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #1 of the PID has been developed as shown in Table II-B.

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Table II-B
Actual Development – Neighborhood Improvement Area #1

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	85	Units
Single Family – 60 Ft	111	Units
Single Family – 50 Ft	97	Units
Total	**293**	**Units**

C. Property Located in the Major Improvement Area

The Major Improvement Area consists of Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, and the Future Neighborhood Improvement Area. A map of the property within the Major Improvement Area is shown on Appendix A and 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) to this Service and Assessment Plan.

At completion, the Major Improvement Area is expected to consist of 1,015 single family residential units, 50 attached townhomes, and approximately 53,143 gross square feet of commercial, right-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the Major Improvement Area is proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development – Major Improvement Area

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft	71	Units
Single Family – 60 Ft	270	Units
Single Family – 50 Ft	674	Units
Townhomes	50	Units
Subtotal Residential	*1,065*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

D. Property Located in Neighborhood Improvement Area #2

Neighborhood Improvement Area #2 consists of approximately 21.347 acres and contains 99 single family residential units. A map of the property within Neighborhood Improvement Area #2 is shown on Appendix A and described in Appendix B-3 to this Service and Assessment Plan.

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The property within Neighborhood Improvement Area #2 of the PID has been developed as shown in Table II-D.

Table II-D
Actual Development – Neighborhood Improvement Area #2

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	7	Units
Single Family – 50 Ft	92	Units
Total	**99**	**Units**

E. Property Located in Neighborhood Improvement Area #3

Neighborhood Improvement Area #3 consists of approximately 44.724 acres and contains 182 single family residential units. A map of the property within Neighborhood Improvement Area #3 is shown on Appendix A and described in Appendix B-4 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #3 of the PID has been developed as shown in Table II-E.

Table II-E
Actual Development – Neighborhood Improvement Area #3

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	8	Units
Single Family – 60 Ft	94	Units
Single Family – 50 Ft	80	Units
Total	**182**	**Units**

F. Property Located in Neighborhood Improvement Area #4

Neighborhood Improvement Area #4 consists of approximately 67.494 acres and contains 276 single family residential units. A map of the property within Neighborhood Improvement Area #4 is shown on Appendix A and described in Appendix B-5 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #4 of the PID has been developed as shown in Table II-F.

Table II-F
Actual Development – Neighborhood Improvement Area #4

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	20	Units
Single Family – 60 Ft	100	Units
Single Family – 50 Ft	156	Units
Total	**276**	**Units**

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G. Property Located in Neighborhood Improvement Area #5

Neighborhood Improvement Area #5 consists of approximately 54.720 acres and projected to contain 207 single family residential units. A map of the property within Neighborhood Improvement Area #5 is shown on Appendix A and described in Appendix B-6 to this Service and Assessment Plan.

The property within Neighborhood Improvement Area #5 of the PID is anticipated to be developed as shown in Table II-G.

Table II-G
Proposed Development – Neighborhood Improvement Area #5

Proposed Development	Quantity	Measurement
Single Family – 60 Ft	68	Units
Single Family – 50 Ft	139	Units
Total	**207**	**Units**

H. Property Located in Future Neighborhood Improvement Areas

As Future Neighborhood Improvement Areas are developed, it is anticipated that additional PID Bonds may be issued and/or obligations may be incurred under the PID Reimbursement Agreement for each new Neighborhood Improvement Area. In connection with the issuance of each new series of PID Bonds and/or new obligations under the PID Reimbursement Agreement, this Service and Assessment Plan will be updated to add additional details of each new Neighborhood Improvement Area as shown above. A map of the projected property within each Future Neighborhood Improvement Area is shown in Appendix A. The Future Neighborhood Improvement Areas are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J.

The estimated number of units at the build-out of the PID is based on the land use approvals by the City for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may 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 malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or 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) the 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 Authorized Improvements more particularly described in Section III.B, Section III.C, Section III.D, Section III.E, Section III.F. and Section III.G. Any change to the list of Authorized Improvements, including any Future Neighborhood Improvement Area Improvements as described in Section III.H, will require the approval of the City.

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B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The Actual Costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the estimated build-out-value.

The Major Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Major Improvements are shown in Table III-A.

A description of the Major Improvements follows:

Roadway Improvements

The roadway 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 roadway 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.

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

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public open space and trail system improvements have been constructed according to City standards.

Table III-A
Major Improvement Costs

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

Note: Original cost estimates provided by Huitt-Zollars Engineering. The Actual Costs shown above provided in the 1Q20 developer quarterly disclosure.

C. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #1 IMPROVEMENTS

The Neighborhood Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #1 Projects are shown in Table III-B.

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

Roadway Improvements

The roadway 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 roadway 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 roadway improvements have been constructed according to City standards.

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.

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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 Project Costs

Authorized Improvements	NIA #1's Proportionate Share of Major Improvements	NIA #1 Improvements	Total NIA #1 Projects
Roadway 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**

Note: Original cost estimates provided by Huitt-Zollars Engineering. The Actual Costs shown above provided in the 1Q19 developer quarterly disclosure.

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

The Neighborhood Improvement Area #2 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #2 Improvements are shown in Table III-C.

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

Roadway Improvements

The roadway 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 roadway improvements as described in the Development Agreement meets the

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requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The roadway 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.

Table III-C
Neighborhood Improvement Area #2 Costs

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

Note: Actual Costs provided by the Master Developer.

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

The Neighborhood Improvement Area #3 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #3 Improvements are shown in Table III-D. Information relating to the costs of the Neighborhood Improvement Area #1 Projects in the indentures relating to the Major Improvement Area Bonds and the Neighborhood Improvement Area #1 Bonds is now included in Table III-B.

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

Roadway Improvements

The roadway 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

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Improvement Area #3 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway 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 roadway 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.

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	Total
Roadway Improvements	$1,409,003
Wet Utilities	$1,651,648
Storm Drainage Improvements	$86,080
Soft Costs	$323,988
Total Authorized Improvements	**$3,470,719**

Note: Actual Costs provided by the Master Developer.

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

The Neighborhood Improvement Area #4 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Neighborhood Improvement Area #4 Improvements are shown in Table III-E.

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

Roadway Improvements

The roadway 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

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Improvement Area #4 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway 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 roadway 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	Total
Roadway Improvements	$2,078,164
Water Improvements	$950,663
Wastewater Improvements	$836,916
Storm Drainage Improvements	$1,286,117
Soft Costs and Contingency	$1,058,491
Total Authorized Improvements	**$6,210,351**

Note: Actual Costs provided by the Master Developer.

G. DESCRIPTIONS AND COSTS OF NEIGHBORHOOD IMPROVEMENT AREA #5 IMPROVEMENTS

The Neighborhood Improvement Area #5 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Neighborhood Improvement Area #5 Improvements are shown in Table III-F.

A description of the Neighborhood Improvement Area #5 Improvements are as follows:

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Roadway Improvements

The roadway improvement portion of the Neighborhood Improvement Area #5 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 #5 Assessed Property. The City has determined that the acquisition of rights-of-way related to roadway 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 roadway improvements will be constructed according to City standards.

Water Improvements

The water improvement portion of the Neighborhood Improvement Area #5 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 #5 Assessed Property. The water improvements will be constructed according to City standards.

Wastewater Improvements

The wastewater improvement portion of the Neighborhood Improvement Area #5 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #5 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 #5 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.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Neighborhood Improvement Area #5 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

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Table III-F
Neighborhood Improvement Area #5 Costs

Authorized Improvements	Total
Roadway Improvements	$2,096,917
Water Improvements	$809,025
Wastewater Improvements	$651,374
Storm Drainage Improvements	$438,238
Other Soft and Miscellaneous Costs	$1,226,379
Total Authorized Improvements	**$5,221,933**

Note: Costs provided by the Neighborhood Improvement Areas #5-7 Fee 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 Neighborhood Improvement Area #5 Improvements amount does not change.

H. 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-G 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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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

IV. 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, the Neighborhood Improvement Area #3 Improvements, and Neighborhood Improvement Area #4 Improvements have been constructed and accepted by the City. Construction of the Neighborhood Improvement Area #5 Improvements began in October 2021, and it is anticipated that the Neighborhood Improvement Area #5 Improvements will be complete by October 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."

As Future Neighborhood Improvement Areas are developed in connection with the issuance of PID Bonds or the creation of an obligations under the PID Reimbursement Agreement related to such Future Neighborhood Improvement Area, this Service and Assessment Plan will be amended (e.g. a new table will be added to include Neighborhood Improvement Area #6, etc.).

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Major Improvement Area

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 IV-A.

Table IV-A
Sources and Uses of Funds – MIA

Sources of Funds	**Amount**
Gross Bond Amount	$8,040,000
Master Developer Contribution[(a)]	$431,369
Total Sources of Funds	**$8,471,369**

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[(b)]	$6,146,368
Master Developer's 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) Master Developer funded all costs not covered by the PID Bonds.
(b) See Table III-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 #5 - Pre-SAP)

Neighborhood Improvement Area #1

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 IV-B.

Table IV-B
Sources and Uses of Funds – NIA #1

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

Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[(b)]	$5,733,903
Master Developer's 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) Master Developer funded all costs not covered by the PID Bonds.
(b) See Table III-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 #5 - Pre-SAP)

Neighborhood Improvement Area #2

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 IV-C.

Table IV-C
Sources and Uses of Funds – NIA #2

Sources of Funds	**Amount**
Gross Bond Amount	$920,000
Reimbursement Agreement Payment[(a)]	$25,000
Bond Premium	$14,248
Master Developer Contribution[(b)]	$2,690,242
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) Master Developer funded all costs not covered by the PID Bonds.
(c) See Table III-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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Neighborhood Improvement Area #3

The Actual Costs for the Neighborhood Improvement Area #3 Improvements 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 $3,964,618 as shown in Table IV-D.

Table IV-D
Sources and Uses of Funds – NIA #3

Sources of Funds	**Amount**
Gross Bond Amount	$2,275,000
Bond Premium	$36,372
Master Developer Contribution[(a)]	$1,653,246
Total Sources of Funds	**$3,964,618**
Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[(b)]	$3,470,719
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	**$3,964,618**

(a) Master Developer will fund all costs not covered by the PID Bonds.
(b) See Table III-D for final costs of the Neighborhood Improvement Area #3 Improvements.
(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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Neighborhood Improvement Area #4

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 $7,258,014 as shown in Table IV-E.

Table IV-E
Projected Sources and Uses of Funds – NIA #4

Sources of Funds	**Amount**
Gross Bond Amount	$5,255,000
Bond Premium	$99,439
Master Developer Contribution[(a)]	$1,903,575
Total Sources of Funds	**$7,258,014**
Uses of Funds	
Project Fund Deposits:	
Authorized Improvements[(b)]	$6,210,351
Other Fund Deposits	
Debt Service Reserve Fund[(c)]	$393,728
Administrative Fund	$25,000
Capitalized Interest	$166,580
Cost of Issuance	$304,705
Underwriters Discount/Underwriters Counsel[(d)]	$157,650
Total Uses of Funds	**$7,258,014**

(a) Master Developer funded all costs not covered by the PID Bonds.
(b) See Table III-E for final costs of the Neighborhood Improvement Area #4 Improvements.
(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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Neighborhood Improvement Area #5

The Budgeted Costs for the Neighborhood Improvement Area #5 Improvements plus costs related to the issuance of the Neighborhood Improvement Area #5 Bonds, and payment of expenses incurred in the establishment, administration, and operation of the PID is $6,744,386 as shown in Table IV-F. The sources and uses of funds shown in Table IV-F 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 IV-F
Projected Sources and Uses of Funds – NIA #5

Sources of Funds	**Total**
Bond par amount	$6,463,000
NIA #5 Developer Contribution[(a)]	$281,386
Total Sources	**$6,744,386**
Uses of Funds	
NIA #5 Improvements[(b)]:	
Roadway Improvements	$2,096,917
Water Improvements	$809,025
Wastewater Improvements	$651,374
Storm Drainage Improvements	$438,238
Other Soft and Miscellaneous Costs	$1,226,379
Subtotal	*$5,221,933*
Estimated Bond Issuance Costs:	
Cost of issuance	$380,983
Capitalized interest[(c)]	$321,893
Reserve fund[(d)]	$585,686
Administrative expense	$40,000
Underwriters discount[(e)]	$193,890
Subtotal	*$1,522,453*
Total Uses	**$6,744,386**

(a) NIA #5 Developer will fund all costs not covered by the PID Bonds.
(b) See Table III-F and Table V-L for details
(c) The PID Bonds include 12 months of capitalized interest.
(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

B. FIVE YEAR SERVICE PLAN

Major Improvement Area

The annual projected costs and annual projected indebtedness for the Major Improvement Area is shown in Table IV-G. The annual projected costs and indebtedness are subject to revision, and

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-G
Annual Projected Costs and Annual Projected Indebtedness - MIA

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected MIA Annual Installments
2021 & Prior	$8,471,369	$8,040,000	$431,369	$3,263,243
2022	$0	$0	$0	$746,237
2023	$0	$0	$0	$755,461
2024	$0	$0	$0	$756,950
2025	$0	$0	$0	$757,653
2026	$0	$0	$0	$757,570
2027	$0	$0	$0	$756,701
Total	**$8,471,369**	**$8,040,000**	**$431,369**	**$7,793,815**

The annual projected costs shown in Table IV-G are the annual expenditures relating to the Major Improvement Area Projects shown in Table III-A, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-A that are allocable to the Major Improvement Area. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Master Developer.

Neighborhood Improvement Area #1

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #1 is shown in Table IV-H. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-H
Annual Projected Costs and Annual Projected Indebtedness – NIA #1

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #1 Annual Installments
2021 & Prior	$6,978,903	$5,790,000	$1,188,903	$2,438,197
2022	$0	$0	$0	$517,853
2023	$0	$0	$0	$486,136
2024	$0	$0	$0	$485,075
2025	$0	$0	$0	$483,691
2026	$0	$0	$0	$481,983
2027	$0	$0	$0	$479,951
Total	**$6,978,903**	**$5,790,000**	**$1,188,903**	**$5,372,885**

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The annual projected costs shown in Table IV-H are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-B that are allocable to Neighborhood Improvement Area #1. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Master Developer.

Neighborhood Improvement Area #2

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #2 is shown in Table IV-I. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-I
Annual Projected Costs and Annual Projected Indebtedness – NIA #2

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #2 Annual Installments
2021 & Prior	$3,649,490	$945,000	$2,704,490	$164,363
2022	$0	$0	$0	$90,574
2023	$0	$0	$0	$72,527
2024	$0	$0	$0	$72,239
2025	$0	$0	$0	$71,957
2026	$0	$0	$0	$71,682
2027	$0	$0	$0	$71,288
Total	**$3,649,490**	**$945,000**	**$2,704,490**	**$614,629**

The annual projected costs shown in Table IV-I are the annual expenditures relating to the Neighborhood Improvement Area #2 Improvements shown in Table III-C, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-C that are allocable to Neighborhood Improvement Area #2. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Master Developer.

Neighborhood Improvement Area #3

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #3 is shown in Table IV-J. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-J
Annual Projected Costs and Annual Projected Indebtedness – NIA #3

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #3 Annual Installments
2021 & Prior	$3,964,617	$2,275,000	$1,689,617	$0
2022	$0	$0	$0	$160,181
2023	$0	$0	$0	$162,991
2024	$0	$0	$0	$162,311
2025	$0	$0	$0	$161,642
2026	$0	$0	$0	$160,983
2027	$0	$0	$0	$165,085
Total	**$3,964,617**	**$2,275,000**	**$1,689,617**	**$973,195**

The annual projected costs shown in Table IV-J are the annual expenditures relating to the Neighborhood Improvement Area #3 Improvements shown in Table III-D, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-D that are allocable to Neighborhood Improvement Area #3. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Neighborhood Improvement Area #4

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #4 is shown in Table IV-K. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-K
Annual Projected Costs and Annual Projected Indebtedness – NIA #4

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #4 Annual Installments
2021 & Prior	$7,258,014	$5,255,000	$2,003,014	$0
2022	$0	$0	$0	$0
2023	$0	$0	$0	$327,983
2024	$0	$0	$0	$327,973
2025	$0	$0	$0	$327,913
2026	$0	$0	$0	$327,803
2027	$0	$0	$0	$327,645
Total	**$7,258,014**	**$5,255,000**	**$2,003,014**	**$1,639,316**

The annual projected costs shown in Table IV-K are the annual expenditures relating to the Neighborhood Improvement Area #4 Improvements shown in Table III-E, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-E

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that are allocable to Neighborhood Improvement Area #4. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Master Developer.

Neighborhood Improvement Area #5

The annual projected costs and annual projected indebtedness for Neighborhood Improvement Area #5 is shown in Table IV-L. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-L
Annual Projected Costs and Annual Projected Indebtedness – NIA #5

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected NIA #5 Annual Installments
2022	$6,744,386	$6,463,000	$281,386	$0
2023	$0	$0	$0	$72,315
2024	$0	$0	$0	$504,580
2025	$0	$0	$0	$504,836
2026	$0	$0	$0	$504,868
2027	$0	$0	$0	$504,677
2028	$0	$0	$0	$505,263
Total	**$6,744,386**	**$6,463,000**	**$281,386**	**$2,596,540**

The annual projected costs shown in Table IV-L are the annual expenditures relating to the Neighborhood Improvement Area #5 Improvements shown in Table III-F, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-F that are allocable to Neighborhood Improvement Area #5. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Neighborhood Improvement Areas #5-7 Developer.

C. HOMEBUYER DISCLOSURE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The homebuyer disclosure is attached hereto as Appendix C and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements 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 governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated in such a manner that the Actual Costs of the Authorized Improvements that only benefit the PID shall be allocated on the basis of estimated buildout value of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the Actual Costs of the Authorized Improvements to Parcels similarly benefited.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within the Future Neighborhood Improvement Area will receive from the Future Neighborhood Improvement Area Improvements that are to be financed with PID Bonds and/or the PID Reimbursement Agreement for each Future Neighborhood Improvement Area. Therefore, Parcels within the Future Neighborhood Improvement Area have only been assessed for the special benefits conferred upon such Parcel at this time from the Major Improvements.

In connection with the issuance of PID Bonds and/or incurrence of an obligation under the PID Reimbursement Agreement relating to the Future Neighborhood Improvement Area, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Future Neighborhood Improvement Area Assessed Property receives from the Future Neighborhood Improvement Area Improvements. Prior to assessing Parcels located within the Future Neighborhood Improvement Area in connection with issuance of PID Bonds and/or the incurrence of an obligation under the PID Reimbursement Agreement for each Future Neighborhood Improvement Area, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special

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benefit of the Authorized Improvements, as applicable, to Parcels in a manner that results in equal shares of the Actual Costs of such Authorized Improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers, rationally exercised on the basis of analysis of relevant facts and upon advice of qualified consultants and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

The Assessed Property must receive a direct and special benefit from the Authorized Improvements, which must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements and the costs of issuance and payment of costs incurred in the establishment of the PID are authorized by the Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has or will consent to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the PID Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As

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a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The PID Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property has or will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of the Assessments on the Assessed Property. Use of Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result or will result in a special benefit to the Major Assessed Property, and this special benefit exceeds or will exceed the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The property owner has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the property owner is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the Assessed Property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

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

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Neighborhood Improvement Area #1 Assessed Property, as shown in Table V-A. The costs detailed in Table V-A are subject to revision through the Annual Service Plan Updates but may not result in increased Assessments except as authorized under this SAP or the PID Act.

Table V-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**
Roadway 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**

D. ASSESSMENT METHODOLOGY

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the 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.

1. Assessment Methodology for the Major Improvement Area

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Major Improvement Area Projects financed with the Major Improvement Area Bonds and by the Master Developer shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within the Major Improvement Area.

Based on the Actual Costs of the Major Improvement Area Projects, the City Council has determined that the benefit to the Major Improvement Area Assessed Property from the Major Improvement Area Projects is at least equal to the Assessments levied on the Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. For multifamily units, when final multifamily building sites are platted, Assessments will be apportioned proportionately among each multifamily unit based on the ratio of the estimated buildout value at the time multifamily units are platted to the total estimated buildout value of all multifamily units in the platted Parcel, as determined by the Administrator and confirmed by the

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City Council. For non-residential Parcels, when final building sites are platted, Assessments will be apportioned proportionately among each Parcel based ratio of the estimated buildout value at the time non-residential Parcels are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as Appendix E, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for Neighborhood Improvement Area #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #1 Projects financed with the Neighborhood Improvement Area #1 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #1.

Based on the Actual Costs provided by the Master 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 Assessments levied on the Neighborhood Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #1 is shown on the Neighborhood Improvement Area #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Neighborhood Improvement Area #2

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #2 Improvements financed with the Neighborhood Improvement Areas #2-3 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #2 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #2.

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

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #2 is shown on the Neighborhood Improvement Area #2 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for Neighborhood Improvement Area #3

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #3 Improvements financed with the Neighborhood Improvement Areas #2-3 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #3 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #3.

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

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #3 is shown on the Neighborhood Improvement Area #3 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

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5. Assessment Methodology for Neighborhood Improvement Area #4

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #4 Improvements to be financed with the Neighborhood Improvement Areas #4 Bonds and by the Master Developer shall be allocated to the Neighborhood Improvement Area #4 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #4.

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

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #4 is shown on the Neighborhood Improvement Area #4 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

6. Assessment Methodology for Neighborhood Improvement Area #5

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Neighborhood Improvement Area #5 Improvements to be financed with the Neighborhood Improvement Areas #5 Bonds and by the Neighborhood Improvement Areas #5-7 Developer shall be allocated to the Neighborhood Improvement Area #5 Assessed Property by spreading the entire Assessment across the Parcels based on the ratio of the estimated buildout value of each Lot to the estimated total buildout value for all Parcels within Neighborhood Improvement Area #5.

Based on the Budgeted Costs provided by the Neighborhood Improvement Areas #5-7 Developer and the Neighborhood Improvement Areas #5-7 Fee Developer for the Neighborhood Improvement Area #5 Improvements, the City Council has determined that the benefit to the Neighborhood Area #5 Assessed Property from the Neighborhood Improvement Area #5 Improvements is at least equal to the Assessments levied on the Neighborhood Improvement Area #5 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the ratio of the estimated buildout value of each lot to the total estimated buildout value for all Parcels. For residential Lots, when final residential building sites are platted,

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Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated buildout value at the time residential Lots are platted to the total estimated buildout value for lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Neighborhood Improvement Area #5 is shown on the Neighborhood Improvement Area #5 Assessment Roll, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

7. Assessment Methodology for Future Neighborhood Improvement Areas

When any given Future Neighborhood Improvement Areas are developed and the issuance of Future Neighborhood Improvement Area Bonds or the incurrence of an obligation under the PID Reimbursement Agreement related to such Future Neighborhood Improvement Area(s) 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.

E. ASSESSMENTS

The Assessments have been levied on each Parcel of Assessed Property within the Major Improvement Area, Neighborhood Improvement Area #1, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, and Neighborhood Improvement Area #5 according to the Assessment Rolls, attached hereto as Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix D for Assessment per unit and estimated tax rate equivalent calculation details.

F. 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, the Neighborhood Improvement Area #4 Assessment Roll, and the Neighborhood Improvement Area #5 Assessment Roll shown on Appendix E, Appendix F, Appendix G, Appendix H, Appendix I, and Appendix J, respectively, which are subject to revision through Annual Service Plan Updates.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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

A portion of the funds generated by the Additional Interest Rate collected in connection with Assessments levied against the Major Improvement Area and Neighborhood Improvement Area #1 will be allocated to fund the associated interest charged between the date of prepayment of an 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 an 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 the prepayment of the 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 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. No additional interest will be collected from any portion of an Assessment which secures an obligation under the PID Reimbursement Agreement and not a series of PID Bonds

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

A portion of the funds generated by the Additional Interest collected in connection with Assessments levied against the Major Improvement Area and Neighborhood Improvement Area #1 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. No Additional Interest will be collected from any portion of an Assessment which secures an obligation under the PID Reimbursement Agreement and not a series of PID Bonds

I. ADDITIONAL INTEREST RESERVE – NEIGHBORHOOD IMPROVEMENT AREAS #2-3 BONDS, NEIGHBORHOOD IMPROVEMENT AREA #4 BONDS, AND NEIGHBORHOOD IMPROVEMENT AREA #5 BONDS

Pursuant to the PID Act, the interest rate for any portion of the Assessments collected in connection with Assessments levied against Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, and/or Neighborhood Improvement

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Area #5 which secure a series of PID Bonds may exceed the actual interest rate per annum paid on the related PID Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the PID Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the PID Bonds, with the Additional Interest Rate of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs. The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding PID Bonds unless otherwise stipulated in the Bond documents. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Rate of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected from any portion of an Assessment which secures an obligation under the PID Reimbursement Agreement and not a series of PID Bonds.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

VI. TERMS OF THE ASSESSMENTS

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

The Assessments and Annual Installments for the Major Improvement Area Assessed Property are shown on the Major Improvement Area Assessment Roll in Appendix E. The 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 described in Section V.G , (iii) to fund the Delinquency Reserve described in Section V.H, and (iv) to cover the Administrative Expenses of the Major Improvement Area.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #1

The Assessments and Annual Installments for the Neighborhood Improvement Area #1 Assessed Property are shown on the Neighborhood Improvement Area #1 Assessment Roll in Appendix F. The 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 Neighborhood Improvement Area Bonds, (ii) to fund the Prepayment Reserve described in Section V.G , (iii) to fund the Delinquency Reserve described in Section V.H, and (iv) to cover the Administrative Expenses of Neighborhood Improvement Area #1.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #2

The Assessments and Annual Installments for the Neighborhood Improvement Area #2 Assessed Property are shown on the Neighborhood Improvement Area #2 Assessment Roll in Appendix G. The 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) 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 described in Section V.I, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #2.

D. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #3

The Assessments and Annual Installments for the Neighborhood Improvement Area #3 Assessed Property are shown on the Neighborhood Improvement Area #3 Assessment Roll in Appendix H.

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The 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) 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 described in Section V.I, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #3.

E. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #4

The Assessments and Annual Installments for the Neighborhood Improvement Area #4 Assessed Property are shown on the Neighborhood Improvement Area #4 Assessment Roll in Appendix I. The 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 Neighborhood Improvement Area #4 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.I, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #4.

F. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #5

The Assessments and Annual Installments for the Neighborhood Improvement Area #5 Assessed Property are shown on the Neighborhood Improvement Area #5 Assessment Roll in Appendix J. The 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 Neighborhood Improvement Area #5 Bonds, (ii) to fund the Additional Interest Reserve described in Section V.I, and (iii) to cover Administrative Expenses of Neighborhood Improvement Area #5.

G. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE NEIGHBORHOOD IMPROVEMENT AREAS

As Future Neighborhood Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Neighborhood Improvement Areas (e.g., an Appendix will be added as the Assessment Roll for Neighborhood Improvement Area #6, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

H. REALLOCATION OF ASSESSMENTS

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 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

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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 the County 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.

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 Assessment and all Prepayment Costs for each Lot on the affected Assessed Property to a level equal to the average Assessment that a Lot within its similar Lot type is assessed.

I. MANDATORY PREPAYMENT OF ASSESSMENTS

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

2. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

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J. REDUCTION OF 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 Assessments securing such series of PID Bonds, resulting in excess PID Bond proceeds being available to redeem PID Bonds of such series, then the 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) such that the sum of the resulting reduced 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 Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess PID Bond proceeds being available to redeem PID Bonds, then the 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, in accordance with the applicable Indenture. The City Council may reduce the 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 Assessments for each Parcel, and in accordance with the terms of the applicable Indenture, such that the sum of the resulting reduced Assessments equals the amount required to repay the PID Bonds, including interest on the PID Bonds and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the 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 Assessments securing the PID Bonds, resulting in excess Bond proceeds, then the City Council may reduce the Assessment securing the PID Bonds for each Assessed Property on a pro rata basis, and in accordance with the terms of the applicable Indenture, such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The 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 Assessment securing the PID Bonds for each Assessed Property pro-rata to reflect only the Actual Costs that were expended. The Assessments shall not be reduced to an amount less than the related outstanding series of PID Bonds and in accordance with the terms of the applicable Indenture.

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

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PID Bonds in accordance with the terms of the applicable Indenture.

K. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of PID Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of PID Bonds and reserve funds applied to the redemption under the applicable Indenture, net of any other costs applicable to the redemption of PID Bonds.

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

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture or applicable reimbursement agreement; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner responsible to pay an Assessment, the Assessment on any Parcel plus Prepayment Costs related thereto may be paid in part. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment of Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Rate (if applicable).

Major Improvement Area

Each Assessment for the Major Improvement Area Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Major Improvement Area Bonds. The Major Improvement Area Assessment Roll set forth for each year the Annual Installment for each Parcel based on an interest rate of 7.50% in years 1 through 30 (2016-2045) and the Additional Interest at the rate of 0.5% to fund Prepayment Reserve and Delinquency Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Major Improvement Area Assessment Roll, attached hereto as Appendix E.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Neighborhood Improvement Area #1

Each Assessment for the Neighborhood Improvement Area #1 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #1 Bonds. The Neighborhood Improvement Area #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 6.25% in years 1 through 30 (2016-2045) and the Additional Interest at the rate of 0.5% to fund Prepayment Reserve and Delinquency Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #1 Assessment Roll, attached hereto as Appendix F.

Neighborhood Improvement Area #2

Each Assessment for the Neighborhood Improvement Area #2 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #2-3 Bonds. The Neighborhood Improvement Area #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.50% in years 1 through 5 (2021-2025), 3.125% in years 6 through 10 (2026-2030), and 4.00% in years 11 through 30 (2031-2050) and the Additional Interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #2 Assessment Roll, attached hereto as Appendix G.

Neighborhood Improvement Area #3

Each Assessment for the Neighborhood Improvement Area #3 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Areas #2-3 Bonds. The Neighborhood Improvement Area #3 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.50% in years 1 through 5 (2021-2025), 3.125% in years 6 through 10 (2026-2030), and 4.00% in years 11 through 30 (2031-2050) and the Additional Interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #3 Assessment Roll, attached hereto as Appendix H.

Neighborhood Improvement Area #4

Each Assessment for the Neighborhood Improvement Area #4 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #4 Bonds. The Neighborhood Improvement Area #4 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.50% in years 1 through 5 (2022-2026), 3.00% in years 6 through 10 (2027-2031), 3.375% in years 11 through 20 (2032-2041) , and 4.00% in years 21 through 30 (2042-2051) and the Additional Interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #4 Assessment Roll, attached hereto as Appendix I.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Neighborhood Improvement Area #5

Each Assessment for the Neighborhood Improvement Area #5 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Neighborhood Improvement Area #5 Bonds. The Neighborhood Improvement Area #5 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an estimated interest rate of 5.50% and the Additional Interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Neighborhood Improvement Area #5 Assessment Roll, attached hereto as Appendix J. Upon the issuance of the Neighborhood Improvement Area #5 Bonds, this assessment roll shall be updated to include the actual interest rate(s) on the Neighborhood Improvement Area #5 Bonds.

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.

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 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.

L. 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 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 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.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Major Improvement Area

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. The initial Annual Installments relating to the Major Improvement Area Bonds were due when billed and were delinquent if not paid prior to February 1, 2017.

Neighborhood Improvement Area #1

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. The initial Annual Installments relating to the Neighborhood Improvement Area #1 Bonds were due when billed and were delinquent if not paid prior to February 1, 2017.

Neighborhood Improvement Area #2

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 were due when billed, and were delinquent if not paid prior to February 1, 2021

Neighborhood Improvement Area #3

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 were due when billed, and were delinquent if not paid prior to February 1, 2021

Neighborhood Improvement Area #4

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. The first payment of the Annual Installment of the Assessment levied against the Neighborhood Improvement Area #4 Assessed Property were due when billed, and were delinquent if not paid prior to February 1, 2022

Neighborhood Improvement Area #5

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 #5 Improvements that benefit the Neighborhood Improvement Area #5 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 #5 Bonds. It is expected that the first payment of the Annual Installment of the

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Assessment levied against the Neighborhood Improvement Area #5 Assessed Property will be due and payable on January 31, 2023, and delinquent if not paid prior to February 1, 2023.

M. 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.

N. 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.

O. 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.

P. 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.

Q. Surplus Funds Remaining in the Neighborhood Improvement Area #5 Bond Account

If proceeds from the Neighborhood Improvement Area #5 Bonds still remain after all of the Neighborhood Improvement Area #5 Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the Indenture related to the Neighborhood Improvement Area #5 Bonds.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

VII. THE ASSESSMENT ROLL

A. MAJOR IMPROVEMENT AREA 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 Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Major Improvement Area.

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 Improvement Area Projects, 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 less than the benefit received by the Major Improvement Area Assessed Property. Accordingly, the total Assessment to be applied to all the Major Improvement Area Assessed Property is $8,040,000 plus annual Administrative Expenses. The Assessment for each Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in Section VI.H. The Major Improvement Area Assessment Roll is attached hereto as Appendix E.

Table VII-A
Special Benefit Summary – Major Improvement Area

Special Benefit	Total Cost
Major Improvement Area Projects[1]	$6,146,368
PID Formation/Bond Costs of Issuance:	
Master 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
Subtotal PID Formation/Bond Cost of Issuance	*$2,325,001*
Total Special Benefit	**$8,471,369**
Special Benefit:	
Total Special Benefit	$8,471,369
Assessment	$8,040,000
Excess Benefit	**$431,369**

[1]See Table III-A for details.

Attachment: Draft Resolution (Wells South NIA #5 - 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 Authorized 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 Assessed 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 less than the benefit received by the Neighborhood Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Neighborhood Improvement Area #1 Assessed Property is $5,790,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section VI.H. The Neighborhood Improvement Area #1 Assessment Roll is attached hereto as Appendix F.

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

Special Benefit	Total Cost
Neighborhood Improvement Area #1 Projects[1]	$5,733,903
PID Formation/Bond Costs of Issuance:	
Master 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
Subtotal PID Formation/Bond Cost of Issuance	*$1,244,999*
Total Special Benefit	**$6,978,902**
Special Benefit:	
Total Special Benefit	$6,978,902
Assessment	$5,790,000
Excess Benefit	**$1,188,902**

[1]See Table III-B for details.

Attachment: Draft Resolution (Wells South NIA #5 - 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 Authorized 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 portion of 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 Assessment to be applied to all the Neighborhood Improvement Area #2 Assessed Property is $945,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #2 Assessed Property is calculated based on the allocation methodologies described in Section VI.H. The Neighborhood Improvement Area #2 Assessment Roll is attached hereto as Appendix G.

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

Special Benefit	Total Cost
Neighborhood Improvement Area #2 Improvements[1]	$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
Subtotal PID Formation/Bond Cost of Issuance	*$157,344*
Total Special Benefit	**$3,649,490**
Special Benefit:	
Total Special Benefit	$3,649,490
Assessment	$945,000
Excess Benefit	**$2,704,490**

[1]See Table III-C for details.

Attachment: Draft Resolution (Wells South NIA #5 - 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 Authorized 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 $3,964,617 in special benefit received by the Neighborhood Improvement Area #3 Assessed 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 portion of 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 Assessment to be applied to all the Neighborhood Improvement Area #3 Assessed Property is $2,275,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #3 Assessed Property is calculated based on the allocation methodologies described in Section VI.H. The Neighborhood Improvement Area #3 Assessment Roll is attached hereto as Appendix H.

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

Special Benefit	Total Cost
Neighborhood Improvement Area #3 Improvements[1]	$3,470,719
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
Subtotal PID Formation/Bond Cost of Issuance	*$493,898*
Total Special Benefit	**$3,964,617**
Special Benefit:	
Total Special Benefit	$3,964,617
Assessment	$2,275,000
Excess Benefit	**$1,689,617**

[1]See Table III-D for details.

Attachment: Draft Resolution (Wells South NIA #5 - 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 Authorized 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 $7,258,014 in special benefit received by the Neighborhood Improvement Area #4 Assessed 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 $5,255,000, which is less than the benefit received by the Neighborhood Improvement Area #4 Assessed Property. Accordingly, the total 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 Assessment for each Neighborhood Improvement Area #4 Assessed Property is calculated based on the allocation methodologies described in Section VI.H. The Neighborhood Improvement Area #4 Assessment Roll is attached hereto as Appendix I.

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

Special Benefit	Total Cost
Neighborhood Improvement Area #4 Improvements[1]	$6,210,351
PID Formation/Bond Costs of Issuance:	
Reserve Fund	$393,728
Administrative Fund	$25,000
Capitalized Interest	$166,580
Underwriter's Discount/Underwriters Counsel	$157,650
Cost of Issuance	$304,705
Subtotal PID Formation/Bond Cost of Issuance	*$1,047,663*
Total Special Benefit	**$7,258,014**
Special Benefit:	
Total Special Benefit	$7,258,014
Assessment	$5,255,000
Excess Benefit	**$2,003,014**

[1]See Table III-E for details.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

F. Neighborhood Improvement Area #5 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #5 (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 Authorized 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 #5 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #5 Improvements. Table VII-F summarizes the $6,744,386 in special benefit expected to be received by the Neighborhood Improvement Area #5 Assessed Property from the Neighborhood Improvement Area #5 Improvements, a portion of the costs of the PID formation and administration, and the Neighborhood Improvement Area #5 Bond issuance costs. The par amount of the Neighborhood Improvement Area #5 Bonds is expected to be $6,463,000, which is less than the benefit received by the Neighborhood Improvement Area #5 Assessed Property. Accordingly, the total Assessment to be applied to all the Neighborhood Improvement Area #5 Assessed Property is expected to be $6,463,000 plus annual Administrative Expenses. The Assessment for each Neighborhood Improvement Area #5 Assessed Property is calculated based on the allocation methodologies described in Section VI.H. The Neighborhood Improvement Area #5 Assessment Roll is attached hereto as Appendix J.

Table VII-F
Special Benefit Summary – Neighborhood Improvement Area #5

Special Benefit	Total Cost
Neighborhood Improvement Area #5 Improvements[1]	*$5,221,933*
Estimated PID Formation/Bond Costs of Issuance:	
Cost of Issuance	$380,983
Capitalized Interest	$321,893
Reserve Fund	$585,686
Administrative Expense	$40,000
Underwriter's Discount	$193,890
Subtotal Estimated PID Formation/Bond Issuance Costs	*$1,522,453*
Total Special Benefit	**$6,744,386**
Special Benefit:	
Total Special Benefit	$6,744,386
Projected Assessment	$6,463,000
Excess Benefit	**$281,386**

[1]See Table III-F for details.

G. 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).

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

H. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Rolls in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (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.K of this Service and Assessment Plan.

Once PID Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the PID Bonds. This update shall reflect the actual interest on the PID Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the PID Bonds and Developer funds.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before 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.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall terminate on the date the Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of the 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 can be made as permitted or required by the PID Act and under Texas law.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan 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 Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof 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 Service and Assessment Plan are declared to be severable for that purpose.

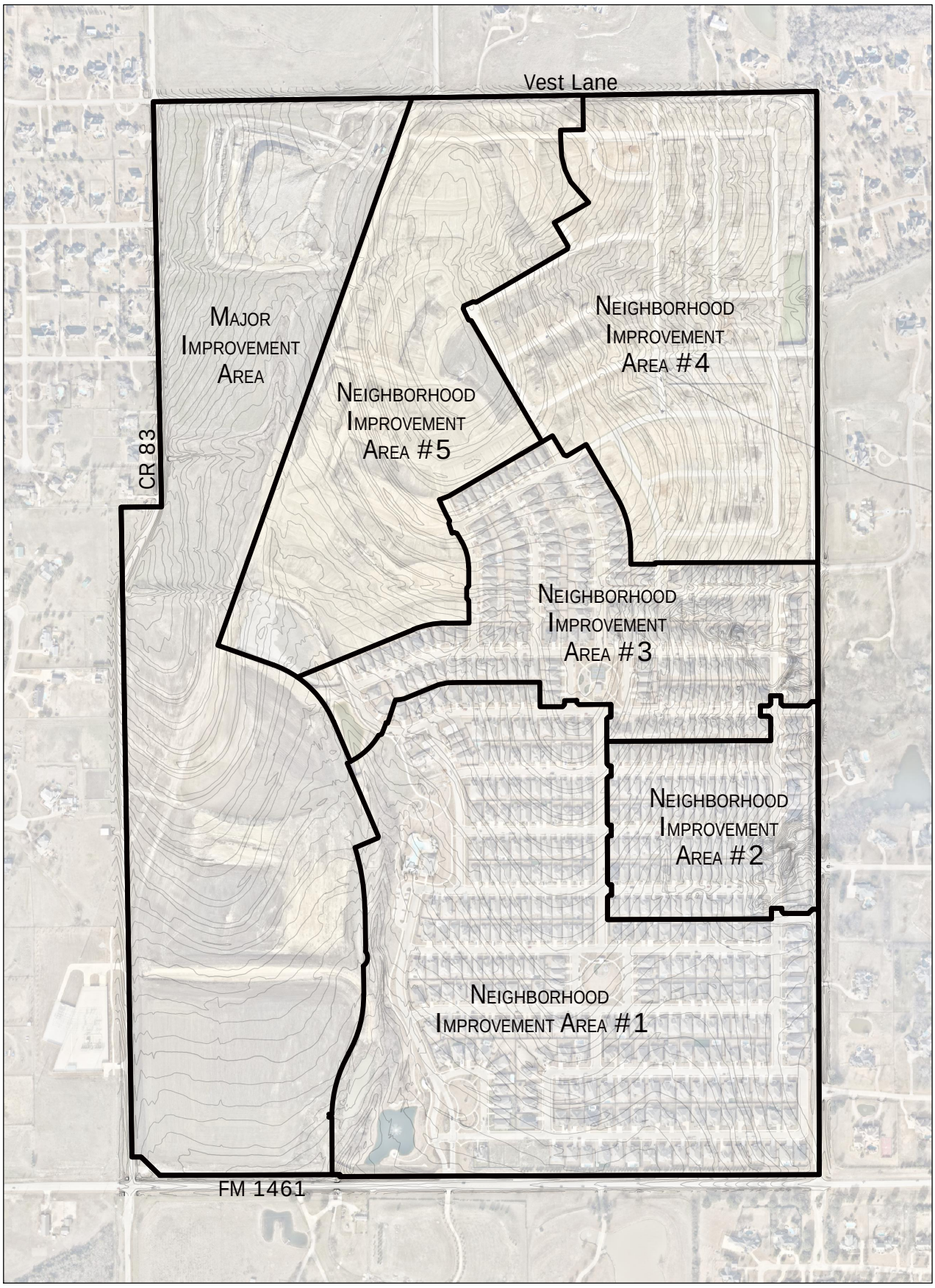
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

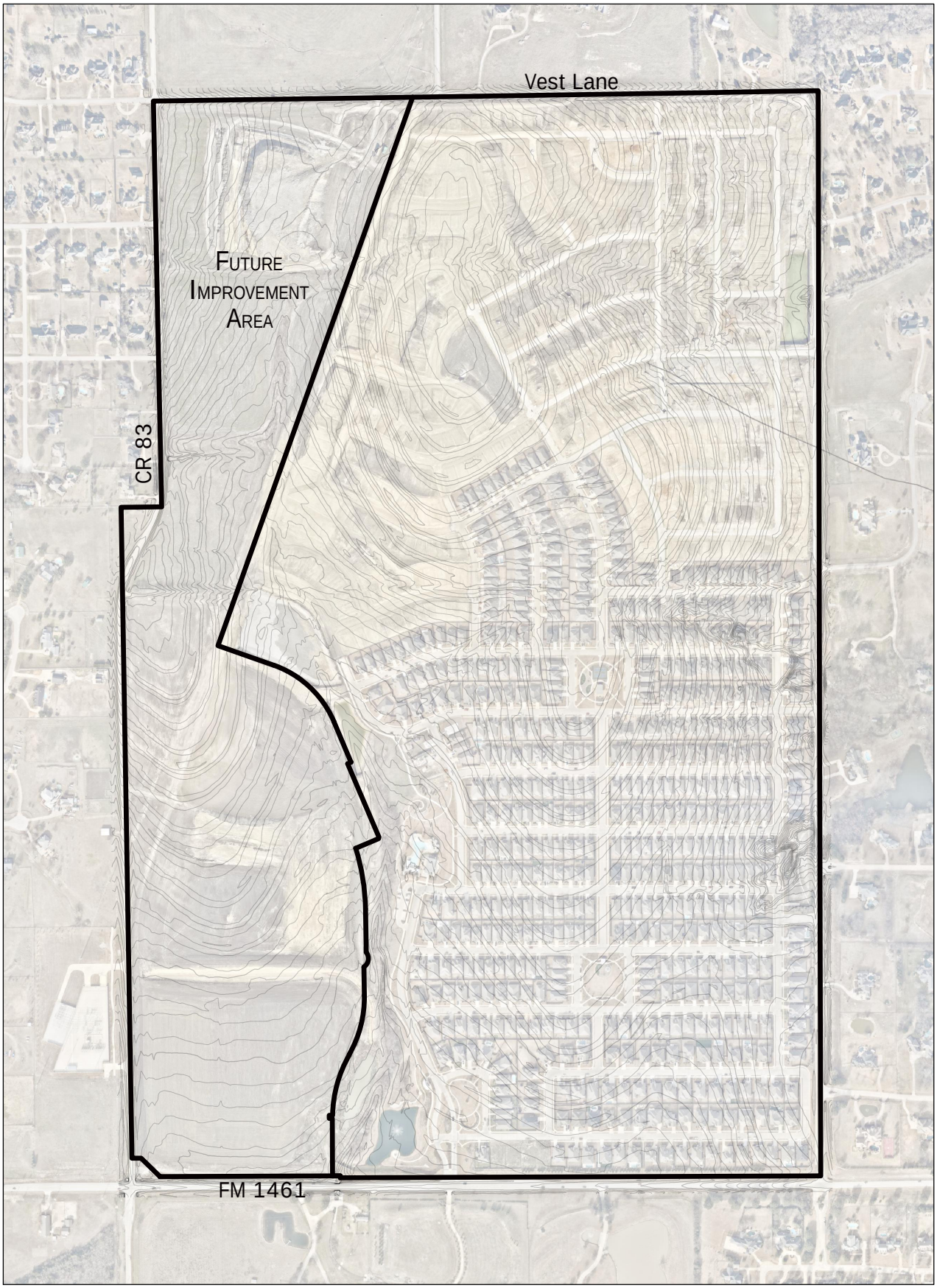
APPENDIX A
PID MAP

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)



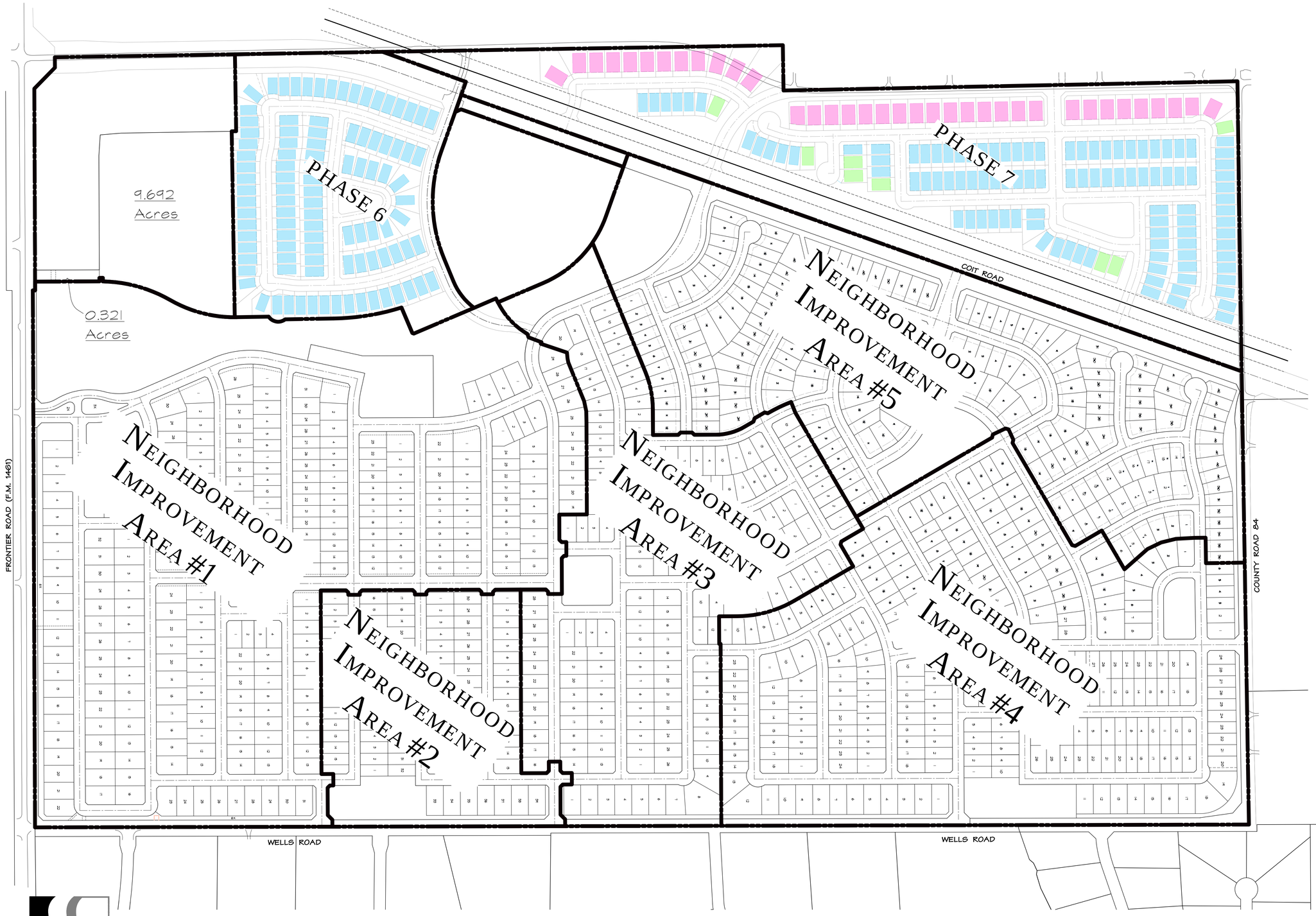
Drawing: G:\2016 JOBS\16-171 Lliyano\CAD\Improvement Areas Exhibits.dwg Saved By: kroberts Save Time: 4/7/2022 2:52:02 PM
Plotted by: lhoriz8 Plot Date: 5/16/2022 10:50 AM

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)



Drawing: G:\2016 JOBS\16-171 Lilyana\CAD\Improvement Areas Exhibits.dwg Saved By: jroberts Save Time: 4/7/2022 2:52:02 PM
Plotted by: jhoirib Plot Date: 5/16/2022 10:55 AM

Attachment: Draft Resolution (Wells South NIA #5 - 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'x120' Lots - 100
Total 100

PHASE 7 (Remaining)
50'x120' Lots - 107
60'x120' Lots - 8
71'x120' Lots - 36
Total 151

Total
50'x120' Lots - 769 (58.79%) Max. 60%
60'x120' Lots - 385 (29.43%)
70'x120'+ Lots - 154 (12.00%)
Total 1308

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972.422.0077 - www.spiarseng.com

WELLS SOUTH (LILYANA)
PAD MAP (P)

HILLWOOD COMMUNITIES
A PEROT COMPANY℠

Plotted by: jhoit8 Plot Date: 5/16/2022 11:08 AM
Drawing: G:\2016_JOBS\16-171 Lilyana\CAD\2022 04 07.JPG Exhibit pad-rev-P.dwg Saved By: lholt8 Save Time: 4/7/2022 2:40:56 PM
Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

APPENDIX B-1
LEGAL DESCRIPTION – ALL PROPERTY

Attachment: Draft Resolution (Wells South NIA #5 - 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 #5 - 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 #5 - Pre-SAP)

APPENDIX B-2
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #1

Attachment: Draft Resolution (Wells South NIA #5 - 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 #5 - 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;

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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 #5 - Pre-SAP)

APPENDIX B-3
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #2

Attachment: Draft Resolution (Wells South NIA #5 - 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;

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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;

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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 #5 - Pre-SAP)

APPENDIX B-4
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #3

Attachment: Draft Resolution (Wells South NIA #5 - 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;

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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;

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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;

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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;

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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 #5 - Pre-SAP)

APPENDIX B-5
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #4

Attachment: Draft Resolution (Wells South NIA #5 - 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;

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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;

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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 #5 - Pre-SAP)

APPENDIX B-6
LEGAL DESCRIPTION – NEIGHBORHOOD IMPROVEMENT AREA #5

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

METES AND BOUNDS DESCRIPTION

WHEREAS M/I Homes of DFW LLC, is the owner of a tract of land situated in the W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, being part of a tract described in deed recorded in Document No. 20210902001788700, Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of a remainder of that tract conveyed to Celina Development, LLC, recorded in Document No. 20151123001468620 DRCCT;

THENCE departing said corner, the following:

N 19°31'42" E, 127.06 feet;

THENCE N 25°16'36" E, 96.35 feet;

THENCE N 19°31'46" E, 90.58 feet;

THENCE N 64°31'46" E, 26.87 feet;

THENCE N 19°31'40" E, 42.68 feet;

THENCE around a non-tangent curve to the right having a central angle of 14°15'21", a radius of 60.00 feet, a chord of N 58°55'37" W - 14.89 feet, an arc length of 14.93 feet;

THENCE around a compound curve to the right having a central angle of 142°39'24", a radius of 3.00 feet, a chord of N 19°31'46" E - 5.68 feet, an arc length of 7.47 feet;

THENCE around a compound curve to the right having a central angle of 03°35'02", a radius of 60.00 feet, a chord of S 87°21'02" E - 3.75 feet, an arc length of 3.75 feet;

THENCE N 19°31'42" E, 45.91 feet;

THENCE N 25°28'16" W, 24.97 feet;

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THENCE N 19°31'42" E, 832.29 feet;

THENCE N 25°17'28" E, 96.32 feet;

THENCE N 19°31'46" E, 78.12 feet;

THENCE N 64°31'44" E, 26.87 feet;

THENCE N 19°31'42" E, 42.67 feet;

THENCE around a non-tangent curve to the right having a central angle of 14°20'17", a radius of 60.00 feet, a chord of N 58°58'47" W - 14.98 feet, an arc length of 15.01 feet;

THENCE around a compound curve to the right having a central angle of 142°37'36", a radius of 3.00 feet, a chord of N 19°30'10" E - 5.69 feet, an arc length of 7.47 feet;

THENCE around a non-tangent curve to the right having a central angle of 03°40'24", a radius of 60.00 feet, a chord of S 87°21'30" E - 3.85 feet, an arc length of 3.85 feet;

THENCE N 19°31'42" E, 45.87 feet;

THENCE N 25°28'18" W, 25.00 feet;

THENCE N 19°31'42" E, 1066.16 feet;

THENCE N 25°18'29" E, 96.28 feet;

THENCE N 19°31'46" E, 73.34 feet;

THENCE N 64°33'12" E, 35.34 feet to the south line of Vest Lane;

THENCE along the south line thereof, the following:

A non-tangent curve to the left having a central angle of 15°06'07", a radius of 402.63 feet, a chord of S 79°42'00" E - 105.82 feet, an arc length of 106.12 feet;

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A compound curve to the left having a central angle of 10°46'52", a radius of 179.50 feet, a chord of N 87°21'30" E - 33.73 feet, an arc length of 33.78 feet;

N 81°58'05" E, 52.52 feet;

A tangent curve to the right having a central angle of 07°17'16", a radius of 120.50 feet, a chord of N 85°36'43" E - 15.32 feet, an arc length of 15.33 feet;

And N 89°15'20" E, 533.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northwest corner of Lilyana Phase 4, an addition recorded in Cabinet 2022, Page 108, Plat Records, Collin County, Texas;

THENCE along the common line thereof, the following:

S 00°44'40" E, 138.00 feet;

S 89°15'20" W, 106.54 feet;

S 00°44'40" E, 86.28 feet;

A tangent curve to the left having a central angle of 35°18'53", a radius of 295.00 feet, a chord of S 18°24'06" E - 178.96 feet, an arc length of 181.83 feet;

S 36°03'33" E, 150.88 feet;

S 61°03'28" W, 190.99 feet;

S 28°56'32" E, 109.92 feet;

S 15°24'44" W, 14.30 feet;

S 59°46'00" W, 219.77 feet;

N 75°14'00" W, 14.14 feet;

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S 59°46'00" W, 50.00 feet;

S 14°46'00" W, 14.14 feet;

S 59°46'00" W, 225.35 feet;

N 75°14'00" W, 14.14 feet;

N 30°14'00" W, 4.87 feet;

S 59°46'00" W, 50.00 feet;

S 15°08'08" W, 14.05 feet;

A non-tangent curve to the left having a central angle of 01°05'25", a radius of 330.00 feet, a chord of S 59°05'27" W - 6.28 feet, an arc length of 6.28 feet;

S 31°27'16" E, 60.00 feet;

S 75°18'48" E, 14.12 feet;

S 30°14'00" E, 494.97 feet;

S 14°46'00" W, 14.14 feet;

S 30°14'00" E, 60.00 feet;

S 75°14'00" E, 14.14 feet;

And S 30°14'00" E, 110.00 feet to a north line of Lilyana Phase 2A-2, recorded in Document No. 20201102010004190 DRCCT;

THENCE S 59°46'00" W, 525.17 feet along the north line thereof and of Lilyana Phase 3, recorded in Document No. 20201102010004190 DRCCT, to a northerly corner thereof;

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THENCE continuing along the common line thereof, the following:

S 68°42'51" W, 50.00 feet;

A non-tangent curve to the left having a central angle of 08°56'51", a radius of 725.00 feet, a chord of S 25°45'34" E - 113.10 feet, an arc length of 113.22 feet;

S 30°14'00" E, 1.38 feet;

S 19°57'05" W, 12.81 feet;

S 18°49'20" E, 50.00 feet;

A non-tangent curve to the left having a central angle of 01°45'56", a radius of 325.00 feet, a chord of N 70°17'42" E - 10.01 feet, an arc length of 10.01 feet;

S 70°51'04" E, 15.18 feet;

S 30°14'00" E, 46.08 feet;

A tangent curve to the right having a central angle of 30°00'00", a radius of 250.00 feet, a chord of S 15°14'00" E - 129.41 feet, an arc length of 130.90 feet;

S 00°14'00" E, 92.81 feet;

S 44°46'00" W, 14.14 feet;

S 00°14'00" E, 50.00 feet;

S 45°14'00" E, 14.14 feet;

S 00°14'00" E, 110.00 feet;

S 89°46'00" W, 111.47 feet;

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

A tangent curve to the left having a central angle of 22°00'00", a radius of 430.00 feet, a chord of S 78°46'00" W - 164.10 feet, an arc length of 165.11 feet;

And S 67°46'00" W, 610.84 feet to a northwesterly corner of Lilyana Phase 3, being in the north line of said remainder;

THENCE along the north line thereof, around a non-tangent curve to the left having a central angle of 15°00'03", a radius of 500.00 feet, a chord of N 62°58'43" W - 130.53 feet, an arc length of 130.91 feet;

THENCE N 70°28'44" W, 226.60 feet continuing along the north line thereof to the POINT OF BEGINNING with the subject tract containing 2,383,619 square feet or 54.720 acres of land.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

APPENDIX C
HOMBUYER DISCLOSURE FORM

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

[AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

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

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Wells South Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas[4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

APPENDIX D
ASSESSMENT PER UNIT AND PROJECTED TAX RATE EQUIVALENTS

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Appendix D

A) Proposed Development

Table D-1 shows the proposed Lot Types to be developed within the PID.

Table D-1
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft	156	Units
Single Family – 60 Ft	381	Units
Single Family – 50 Ft	771	Units
Townhomes	50	Units
Subtotal Residential	*1,358*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

Table D-2 shows the proposed Lot Types within the Major Improvement Area.

Table D-2
Proposed Development – Major Improvement Area

Proposed Development	Quantity	Measurement
Residential:		
Single Family – 70 Ft	71	Units
Single Family – 60 Ft	270	Units
Single Family – 50 Ft	674	Units
Townhomes	50	Units
Subtotal Residential	*1,065*	*Units*
Non-Residential:		
Commercial	53,143	Square feet
Subtotal Commercial	*53,143*	*Square feet*

Table D-3 shows the Lot Types within Neighborhood Improvement Area #1.

Table D-3
Actual Development – Neighborhood Improvement Area #1

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	85	Units
Single Family – 60 Ft	111	Units
Single Family – 50 Ft	97	Units
Total	**293**	**Units**

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-4 shows the Lot Types within Neighborhood Improvement Area #2.

Table D-4
Actual Development – Neighborhood Improvement Area #2

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	7	Units
Single Family – 50 Ft	92	Units
Total	**99**	**Units**

Table D-5 shows the Lot Types within Neighborhood Improvement Area #3.

Table D-5
Actual Development – Neighborhood Improvement Area #3

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	8	Units
Single Family – 60 Ft	94	Units
Single Family – 50 Ft	80	Units
Total	**182**	**Units**

Table D-6 shows the Lot Types within Neighborhood Improvement Area #4.

Table D-6
Actual Development – Neighborhood Improvement Area #4

Proposed Development	Quantity	Measurement
Single Family – 70 Ft	20	Units
Single Family – 60 Ft	100	Units
Single Family – 50 Ft	156	Units
Total	**276**	**Units**

Table D-7 shows the Lot Types within Neighborhood Improvement Area #5.

Table D-7
Proposed Development – Neighborhood Improvement Area #5

Proposed Development	Quantity	Measurement
Single Family – 60 Ft	68	Units
Single Family – 50 Ft	139	Units
Total	**207**	**Units**

B) Allocation of Assessments to Lots within the Major Improvement Area

Table D-8 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Major Improvement Area Bonds for each Lot Type within the Major Improvement Area.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-8
Original Assessment Allocation - Major Improvement Area

Lot Size	Units/GSF	Estimated Buildout Value	Total Assessment	Annual Installment (1st Full Year After Cap I)[1]	Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (Pe $100/AV)
NIA #2							
50 Ft	92	$30,360,000	$452,161	$42,427	$4,915	$461	$0.
70 Ft	7	$3,010,000	$44,829	$4,206	$6,404	$601	$0.
OAP	-	-	$5,020	$471	-	-	
Subtotal	*99*	*$33,370,000*	*$502,010*	*$47,105*			
NIA #3							
50 Ft	80	$28,000,000	$417,013	$39,129	$5,213	$489	$0.
60 Ft	94	$37,600,000	$559,988	$52,545	$5,957	$559	$0.
70 Ft	8	$3,600,000	$53,616	$5,031	$6,702	$629	$0.
OAP	-	-	$10,410	$977	-	-	
Subtotal	*182*	*$69,200,000*	*$1,041,027*	*$97,682*			
NIA #4							
50 Ft	156	$70,200,000	$1,045,510	$98,103	$6,702	$629	$0.
60 Ft	100	$50,000,000	$744,665	$69,874	$7,447	$699	$0.
70 Ft	20	$11,000,000	$163,826	$15,372	$8,191	$769	$0.
OAP	-	-	$19,737	$1,852	-	-	
Subtotal	*276*	*$131,200,000*	*$1,973,739*	*$185,201*			
NIA #5							
50 Ft	139	$77,840,000	$1,159,295	$108,779	$8,340	$783	$0.
60 Ft	68	$51,000,000	$759,559	$71,271	$11,170	$1,048	$0.
OAP	-	-	$19,382	$1,819	-	-	
Subtotal	*207*	*$128,840,000*	*$1,938,236*	*$181,869*			
NIA #6							
50 Ft	100	$56,000,000	$834,025	$78,259	$8,340	$783	$0.
OAP	-	-	$8,424	$790	-	-	
Subtotal	*100*	*$56,000,000*	*$842,450*	*$79,049*			
NIA #7							
50 Ft	107	$59,920,000	$892,407	$83,737	$8,340	$783	$0.
60 Ft	8	$6,000,000	$89,360	$8,385	$11,170	$1,048	$0.
70 Ft	36	$28,800,000	$428,927	$40,247	$11,915	$1,118	$0.
OAP	-	-	$14,249	$1,337	-	-	
Subtotal	*151*	*$94,720,000*	*$1,424,943*	*$133,706*			
NIA #8							
Townhome	50	$15,000,000	$223,400	$20,962	$4,468	$419	$0.
Area F	53,143	$6,111,468	$91,020	$8,541	$1.71	$0.16	$0.
OAP	-	-	$3,176	$298	-	-	
Subtotal	*-*	*$21,111,468*	*$317,595*	*$29,801*			
Total	**1,015**	**$534,441,468**	**$8,040,000**	**$754,412**			

Note: Estimates in Table D-8 are based on updated Lot counts and estimated buildout values provided by the Master Developer as part of tl SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown, the original assessme allocation for each Lot Type will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of tl SAP, the PID Act, and any other documents associated with PID Bonds.

[1]Represents original annual installment first year after capitalized interest.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-9 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Major Improvement Area Bonds for each Lot Type within the Major Improvement Area.

Table D-9
Outstanding Assessment Allocation – Major Improvement Area

Lot Size	Units/GSF[1]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment[2]	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalen Tax Rate (P $100/AV)
NIA #2							
50 Ft	90	$30,360,000	$396,144	$39,086	$4,418	$434	$0
70 Ft	7	$3,010,000	$40,301	$3,961	$5,757	$566	$0
OAP	-	-	$4,513	$444	-	-	
Subtotal	*97*	*$33,370,000*	*$440,958*	*$43,342*			
NA #3							
50 Ft	80	$28,000,000	$374,897	$36,849	$4,686	$461	$0
60 Ft	94	$37,600,000	$503,433	$49,483	$5,356	$526	$0
70 Ft	8	$3,600,000	$48,201	$4,738	$6,025	$592	$0
OAP	-	-	$9,359	$920	-	-	
Subtotal	*182*	*$69,200,000*	*$935,890*	*$91,989*			
NIA #4							
50 Ft	156	$70,200,000	$939,921	$92,385	$6,025	$592	$0
60 Ft	100	$50,000,000	$669,459	$65,801	$6,695	$658	$0
70 Ft	20	$11,000,000	$147,281	$14,476	$7,364	$724	$0
OAP	-	-	$17,744	$1,744	-	-	
Subtotal	*276*	*$131,200,000*	*$1,774,405*	*$174,407*			
NIA #5							
50 Ft	139	$90,350,000	$1,209,713	$118,903	$8,703	$855	$0
60 Ft	68	$53,040,000	$710,162	$69,802	$10,444	$1,026	$0
OAP	-	-	$19,393	$1,906	-	-	
Subtotal	*207*	*$143,390,000*	*$1,939,267*	*$190,611*			
NIA #6							
50 Ft	100	$65,000,000	$870,297	$85,542	$8,703	$855	$0
OAP	-	-	$8,791	$864	-	-	
Subtotal	*100*	*$65,000,000*	*$879,088*	*$86,406*			
NIA #7							
50 Ft	107	$69,550,000	$931,218	$91,530	$8,703	$855	$0
60 Ft	8	$6,240,000	$83,548	$8,212	$10,444	$1,026	$0
70 Ft	36	$28,800,000	$385,608	$37,902	$10,711	$1,053	$0
OAP	-	-	$14,145	$1,390	-	-	
Subtotal	*151*	*$104,590,000*	*$1,414,520*	*$139,033*			
NIA #8							
Townhome	50	$15,000,000	$200,838	$19,740	$4,017	$395	$0
Area F	53,143	$6,111,468	$81,828	$8,043	$1.54	$0.15	$0
OAP	-	-	$2,855	$281	-	-	
Subtotal		*$21,111,468*	*$285,520*	*$28,064*			
Total	**1,013**	**$567,861,468**	**$7,669,648**	**$753,851**			

Note: Estimates in Table D-9 are based on updated Lot counts and estimated buildout values provided by the Master Developer as part of as this SAP. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown, the outstanding assess allocation for each Lot Type will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of SAP, the PID Act, and any other documents associated with PID Bonds.

[1]Assessments on (2) 50 Ft Lots in NIA #2 have prepaid their Assessment in full.

[2]Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

C) Allocation of Assessments to Lots within Neighborhood Improvement Area #1

Table D-10 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #1 Bonds for each Lot Type within Neighborhood Improvement Area #1.

Table D-10
Original Assessment Allocation – NIA #1

Lot Size[(1)]	Units	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	97	$33,920,027	$1,566,997	$137,959	$16,155	$1,422	$0.41
60 Ft	111	$46,411,431	$2,144,060	$188,764	$19,316	$1,701	$0.41
70 Ft	85	$43,748,565	$2,021,044	$177,933	$23,777	$2,093	$0.41
OAP	-	-	$57,900	$5,098	-	-	-
Total	**293**	**$124,080,023**	**$5,790,000**	**$509,753**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.

Table D-11 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #1 Bonds for each Lot Type within Neighborhood Improvement Area #1.

Table D-11
Outstanding Assessment Allocation – NIA #1

Lot Size[(1)]	Units[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	95	$33,220,645	$1,445,507	$131,110	$15,216	$1,380	$0.39
60 Ft	106	$44,320,826	$1,928,502	$174,918	$18,193	$1,650	$0.39
70 Ft	85	$43,748,565	$1,903,602	$172,659	$22,395	$2,031	$0.39
OAP	-	-	$53,309	$4,904	-	-	-
Total	**286**	**$121,290,036**	**$5,330,920**	**$483,522**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Assessments on five (5) 60 Ft Lots and two (2) 50 Ft Lots have prepaid their Assessment in full.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

D) Allocation of Assessments to Lots within Neighborhood Improvement Area #2

Table D-12 sets forth the original Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #2.

Table D-12
Original Assessment Allocation – NIA #2

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

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Table D-13 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #2.

Table D-13
Outstanding Assessment Allocation – NIA #2

Lot Size[(1)]	Units[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment[(3)]	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	90	$30,360,000	$788,603	$70,773	$8,762	$786	$0.24
70 Ft	7	$3,010,000	$79,922	$7,017	$11,417	$1,002	$0.23
OAP	-	-	$8,950	$786	-	-	-
Total	**97**	**$33,370,000**	**$877,475**	**$78,576**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Assessments on (2) 50 Ft Lots have prepaid their Assessment in full.
[3]Represents average Annual Installment for remaining years excluding actual amounts billed previously.

Table D-14 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #2 relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-12 and Neighborhood Improvement Area #2's portion of the Major Improvement Area Bonds as shown in Table D-8.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-14
Original Assessment Allocation (Combined) – NIA #2

Lot Size[(1)]	Units	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	92	$30,360,000	$1,303,323	$114,106	$14,167	$1,240	$0.38
70 Ft	7	$3,010,000	$129,216	$11,313	$18,459	$1,616	$0.38
OAP	-	-	$14,470	$1,267	-	-	-
Total	**99**	**$33,370,000**	**$1,447,010**	**$126,686**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.

Table D-15 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #2 relating to Neighborhood Improvement Area #2's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-13 and Neighborhood Improvement Area #2's portion of the Major Improvement Area Bonds as shown in Table D-9.

Table D-15
Outstanding Assessment Allocation (Combined) – NIA #2

Lot Size[(1)]	Units[(2)]	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	90	$30,360,000	$1,184,747	$109,859	$13,164	$1,221	$0.37
70 Ft	7	$3,010,000	$120,224	$10,978	$17,175	$1,568	$0.36
OAP	-	-	$13,463	$1,229	-	-	-
Total	**97**	**$33,370,000**	**$1,318,434**	**$122,067**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[1]70 ft lot size designation is based on a minimum front footage requirements of 70 ft. Actual lots sizes are typically 74 ft.
[2]Assessments on (2) 50 Ft Lots have prepaid their Assessment in full.

E) Allocation of Assessments to Lots within Neighborhood Improvement Area #3

Table D-16 sets forth the original Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #3.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-16
Original Assessment Allocation – NIA #3

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

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[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.
[2]Represents average Annual Installment excluding first year amount paid from capitalized interest.

Table D-17 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds for each Lot Type within Neighborhood Improvement Area #3.

Table D-17
Outstanding Assessment Allocation – NIA #3

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment[(2)]	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$911,315	$73,272	$11,391	$916	$0.26
60 Ft	94	$37,600,000	$1,223,766	$98,394	$13,019	$1,047	$0.26
70 Ft	8	$3,600,000	$117,169	$9,421	$14,646	$1,178	$0.26
OAP	-	-	$22,750	$1,829	-	-	-
Total	**182**	**$69,200,000**	**$2,275,000**	**$182,915**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[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.
[2]Represents average Annual Installment excluding first year amount paid from capitalized interest.

Table D-18 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #3 relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-16 and Neighborhood Improvement Area #3's portion of the Major Improvement Area Bonds as shown in Table D-8.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-18
Original Assessment Allocation (Combined) – NIA #3

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$1,328,328	$112,449	$16,604	$1,406	$0.40
60 Ft	94	$37,600,000	$1,783,754	$151,003	$18,976	$1,606	$0.40
70 Ft	8	$3,600,000	$170,785	$14,458	$21,348	$1,807	$0.40
OAP	-	-	$33,160	$2,807	-	-	-
Total	**182**	**$69,200,000**	**$3,316,027**	**$280,718**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[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.

Table D-19 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #3 relating to Neighborhood Improvement Area #3's portion of the Neighborhood Improvement Areas #2-3 Bonds as shown in Table D-17 and Neighborhood Improvement Area #3's portion of the Major Improvement Area Bonds as shown in Table D-9.

Table D-19
Outstanding Assessment Allocation (Combined) – NIA #3

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	80	$28,000,000	$1,286,212	$110,121	$16,078	$1,377	$0.39
60 Ft	94	$37,600,000	$1,727,199	$147,876	$18,374	$1,573	$0.39
70 Ft	8	$3,600,000	$165,370	$14,158	$20,671	$1,770	$0.39
OAP	-	-	$32,109	$2,749	-	-	-
Total	**182**	**$69,200,000**	**$3,210,890**	**$274,904**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[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.

F) Allocation of Assessments to Lots within Neighborhood Improvement Area #4

Table D-20 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #4 Bonds for each Lot Type within Neighborhood Improvement Area #4.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-20
Original Assessment Allocation – NIA #4

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$2,783,628	$193,375	$17,844	$1,240	$0.28
60 Ft	100	$50,000,000	$1,982,641	$137,732	$19,826	$1,377	$0.28
70 Ft	20	$11,000,000	$436,181	$30,301	$21,809	$1,515	$0.28
OAP	-	-	$52,550	$3,651	-	-	-
Total	**276**	**$131,200,000**	**$5,255,000**	**$365,059**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[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.

Table D-21 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #4 Bonds for each Lot Type within Neighborhood Improvement Area #4.

Table D-21
Outstanding Assessment Allocation – NIA #4

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$2,783,628	$193,375	$17,844	$1,240	$0.28
60 Ft	100	$50,000,000	$1,982,641	$137,732	$19,826	$1,377	$0.28
70 Ft	20	$11,000,000	$436,181	$30,301	$21,809	$1,515	$0.28
OAP	-	-	$52,550	$3,651	-	-	-
Total	**276**	**$131,200,000**	**$5,255,000**	**$365,059**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[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.

Table D-22 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #4 relating to the Neighborhood Improvement Area #4 Bonds as shown in Table D-20 and Neighborhood Improvement Area #4's portion of the Major Improvement Area Bonds as shown in Table D-8.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-22
Original Assessment Allocation (Combined) – NIA #4

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$3,829,138	$291,478	$24,546	$1,868	$0.42
60 Ft	100	$50,000,000	$2,727,306	$207,606	$27,273	$2,076	$0.42
70 Ft	20	$11,000,000	$600,007	$45,673	$30,000	$2,284	$0.42
OAP	-	-	$72,287	$5,503	-	-	-
Total	**276**	**$131,200,000**	**$7,228,739**	**$550,259**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[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.

Table D-23 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #4 relating to the Neighborhood Improvement Area #4 Bonds as shown in Table D-21 and Neighborhood Improvement Area #4's portion of the Major Improvement Area Bonds as shown in Table D-9.

Table D-23
Outstanding Assessment Allocation (Combined) – NIA #4

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	156	$70,200,000	$3,723,548	$285,760	$23,869	$1,832	$0.41
60 Ft	100	$50,000,000	$2,652,100	$203,533	$26,521	$2,035	$0.41
70 Ft	20	$11,000,000	$583,462	$44,777	$29,173	$2,239	$0.41
OAP	-	-	$70,294	$5,395	-	-	-
Total	**276**	**$131,200,000**	**$7,029,405**	**$539,466**			

Note: Estimates are based on information provided by the Master Developer as part of this SAP.
[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.

G) Allocation of Assessments to Lots within Neighborhood Improvement Area #5

Table D-24 sets forth the original Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #5 Bonds for each Lot Type within Neighborhood Improvement Area #5.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-24
Original Assessment Allocation – NIA #5

Lot Size	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$4,031,611	$315,220	$29,004	$2,268	$0.35
60 Ft	68	$53,040,000	$2,366,759	$185,050	$34,805	$2,721	$0.35
OAP	-	-	$64,630	$5,053	-	-	-
Total	**207**	**$143,390,000**	**$6,463,000**	**$505,324**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee as part of this SAP.

Table D-25 sets forth the outstanding Assessment per unit and estimated tax rate equivalent relating to the Neighborhood Improvement Area #5 Bonds for each Lot Type within Neighborhood Improvement Area #5.

Table D-25
Outstanding Assessment Allocation – NIA #5

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$4,031,611	$315,220	$29,004	$2,268	$0.35
60 Ft	68	$53,040,000	$2,366,759	$185,050	$34,805	$2,721	$0.35
OAP	-	-	$64,630	$5,053	-	-	-
Total	**207**	**$143,390,000**	**$6,463,000**	**$505,324**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee as part of this SAP.

Table D-26 sets forth the combined original Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #5 relating to the Neighborhood Improvement Area #5 Bonds as shown in Table D-23 and Neighborhood Improvement Area #5's portion of the Major Improvement Area Bonds as shown in Table D-8.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Table D-26
Original Assessment Allocation (Combined) – NIA #5

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$5,241,324	$434,123	$37,707	$3,123	$0.480
60 Ft	68	$53,040,000	$3,076,921	$254,852	$45,249	$3,748	$0.480
OAP	-	-	$84,023	$6,959	-	-	-
Total	**207**	**$143,390,000**	**$8,402,267**	**$695,935**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee as part of this SAP.

Table D-27 sets forth the combined outstanding Assessment per unit and estimated tax rate equivalent for each Lot Type within Neighborhood Improvement Area #5 relating to the Neighborhood Improvement Area #5 Bonds as shown in Table D-25 and Neighborhood Improvement Area #5's portion of the Major Improvement Area Bonds as shown in Table D-9.

Table D-27
Outstanding Assessment Allocation (Combined) – NIA #5

Lot Size[(1)]	Units/SF	Estimated Buildout Value	Total Outstanding Assessment	Average Outstanding Annual Installment	Outstanding Assessment Per Unit/SF	Average Outstanding Annual Installment Per Unit/SF	Equivalent Tax Rate (Per $100/AV)
50 Ft	139	$90,350,000	$5,241,324	$434,123	$37,707	$3,123	$0.480
60 Ft	68	$53,040,000	$3,076,921	$254,852	$45,249	$3,748	$0.480
OAP	-	-	$84,023	$6,959	-	-	-
Total	**207**	**$143,390,000**	**$8,402,267**	**$695,935**			

Note: Estimates are based on information provided by the Neighborhood Improvement Areas #5-7 Developer and Neighborhood Improvement Areas #5-7 Fee as part of this SAP.

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Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

APPENDIX E
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Appendix E
Major Improvement Area Assessment Roll

Parcel Assessment **All Parce $8,040,00**

Year [1]	Principal	Interest	CCMI[2]	Administrative Expenses[3]	Prepayment Reserve 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	$575,519	$0	$32,000	$38,368	($4,650)	$746,2
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**	**$12,581,970**	**$393,914**	**$1,200,116**	**$453,998**	**($1,289,905)**	**$21,380,0**

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 #5 - Pre-SAP)

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

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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: Draft Resolution (Wells South NIA #5 - Pre-SAP)

APPENDIX F
NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Appendix F
Neighborhood Improvement Area #1 Assessment Roll

Parcel Units	**All Parcels 293**
Assessment	**$5,790,000**

Year[1]	Principal	Interest	CCMI[2]	Administrative Expenses[3]	Prepayment Reserve and Delinquency Reserve	Capitalized Interest/Other Credits	Total Annual Installmen
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[5]	$215,000	$338,807	$0	$36,000	$27,105	($33,695)	$583,21
9/30/2022	$125,000	$333,182	$0	$36,000	$26,655	($2,984)	$517,85
9/30/2023	$100,000	$325,625	$0	$34,461	$26,050	$0	$486,13
9/30/2024	$105,000	$319,375	$0	$35,150	$25,550	$0	$485,07
9/30/2025	$110,000	$312,813	$0	$35,853	$25,025	$0	$483,69
9/30/2026	$115,000	$305,938	$0	$36,570	$24,475	$0	$481,98
9/30/2027	$120,000	$298,750	$0	$37,301	$23,900	$0	$479,95
9/30/2028	$155,000	$291,250	$0	$38,047	$160	$0	$484,45
9/30/2029	$160,000	$281,563	$0	$38,808	$0	$0	$480,37
9/30/2030	$170,000	$271,563	$0	$39,584	$0	$0	$481,14
9/30/2031	$180,000	$260,938	$0	$40,376	$0	$0	$481,31
9/30/2032	$190,000	$249,688	$0	$41,184	$0	$0	$480,87
9/30/2033	$205,000	$237,813	$0	$42,007	$0	$0	$484,82
9/30/2034	$215,000	$225,000	$0	$42,847	$0	$0	$482,84
9/30/2035	$230,000	$211,563	$0	$43,704	$0	$0	$485,26
9/30/2036	$245,000	$197,188	$0	$44,578	$0	$0	$486,76
9/30/2037	$260,000	$181,875	$0	$45,470	$0	$0	$487,34
9/30/2038	$275,000	$165,625	$0	$46,379	$0	$0	$487,00
9/30/2039	$290,000	$148,438	$0	$47,307	$0	$0	$485,74
9/30/2040	$305,000	$130,313	$0	$48,253	$0	$0	$483,56
9/30/2041	$325,000	$111,250	$0	$49,218	$0	$0	$485,46
9/30/2042	$340,000	$90,938	$0	$50,203	$0	$0	$481,14
9/30/2043	$360,000	$69,688	$0	$51,207	$0	$0	$480,89
9/30/2044	$385,000	$47,188	$0	$52,231	$0	$0	$484,41
9/30/2045	$370,000	$23,125	$0	$53,275	$0	$0	$446,40
Total	**$5,790,000**	**$7,108,443**	**$119,829**	**$1,210,982**	**$313,236**	**($499,767)**	**$14,042,72**

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.

5 – Principal payment in 2021 includes prepayments and redemptions.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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**

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

APPENDIX G
NEIGHBORHOOD IMPROVEMENT AREA #2 ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Appendix G
Neighborhood Improvement Area #2 Assessment Roll

Parcel	
Units	**All Parcels 99**
Assessment	**$945,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Capitalized Interest/Other Credits	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[4]	$38,014	$33,175	$15,000	$4,385	$0	$90,574
9/30/2023	$20,000	$32,636	$15,606	$4,285	$0	$72,527
9/30/2024	$20,000	$32,136	$15,918	$4,185	$0	$72,239
9/30/2025	$20,000	$31,636	$16,236	$4,085	$0	$71,957
9/30/2026	$20,000	$31,136	$16,561	$3,985	$0	$71,682
9/30/2027	$20,000	$30,511	$16,892	$3,885	$0	$71,288
9/30/2028	$15,000	$29,886	$17,230	$3,785	$0	$65,901
9/30/2029	$15,000	$29,417	$17,575	$3,710	$0	$65,702
9/30/2030	$15,000	$28,948	$17,926	$3,635	$0	$65,510
9/30/2031	$20,000	$28,479	$18,285	$3,560	$0	$70,324
9/30/2032	$20,000	$27,679	$18,651	$3,460	$0	$69,790
9/30/2033	$20,000	$26,879	$19,024	$3,360	$0	$69,263
9/30/2034	$20,000	$26,079	$19,404	$3,260	$0	$68,743
9/30/2035	$20,000	$25,279	$19,792	$3,160	$0	$68,232
9/30/2036	$20,000	$24,479	$20,188	$3,060	$0	$67,727
9/30/2037	$20,000	$23,679	$20,592	$2,960	$0	$67,231
9/30/2038	$20,000	$22,879	$21,004	$2,860	$0	$66,743
9/30/2039	$25,000	$22,079	$21,424	$2,760	$0	$71,263
9/30/2040	$25,000	$21,079	$21,852	$2,635	$0	$70,567
9/30/2041	$25,000	$20,079	$22,289	$2,510	$0	$69,879
9/30/2042	$25,000	$19,079	$22,735	$2,385	$0	$69,199
9/30/2043	$25,000	$18,079	$23,190	$2,260	$0	$68,529
9/30/2044	$25,000	$17,079	$23,653	$2,135	$0	$67,868
9/30/2045	$30,000	$16,079	$24,127	$2,010	$0	$72,216
9/30/2046	$90,000	$14,879	$24,609	$1,860	$0	$131,348
9/30/2047	$95,000	$11,279	$25,101	$1,410	$0	$132,791
9/30/2048	$100,000	$7,479	$25,603	$935	$0	$134,018
9/30/2049	$86,986	$3,479	$26,115	$435	$0	$117,016
Total	**$945,000**	**$741,614**	**$594,921**	**$82,953**	**$0**	**$2,364,488**

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.

4 – Principal payment in 2022 includes prepayments and redemptions.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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**

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

APPENDIX H
NEIGHBORHOOD IMPROVEMENT AREA #3 ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Appendix H
Neighborhood Improvement Area #3 Assessment Roll

Parcel	**All Parcels**
Units	**182**
Assessment	**$2,275,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment[3]
9/30/2021	$0	$79,814	$0	$0	($79,814)	$0
9/30/2022	$40,000	$86,806	$22,000	$11,375	$0	$160,181
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**	**$985,702**	**$229,150**	**($79,814)**	**$5,304,540**

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 #5 - Pre-SAP)

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

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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: Draft Resolution (Wells South NIA #5 - Pre-SAP)

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: Draft Resolution (Wells South NIA #5 - Pre-SAP)

APPENDIX I
NEIGHBORHOOD IMPROVEMENT AREA #4 ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Appendix I
Neighborhood Improvement Area #4 Assessment Roll

Parcel	**All Parcels**
Units	**276**
Assessment	**$5,255,000**

Year[1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment[3]
9/30/2022	$0	$166,580	$0	$0	($166,580)	$0
9/30/2023	$84,000	$192,208	$25,500	$26,275	$0	$327,983
9/30/2024	$86,000	$190,108	$26,010	$25,855	$0	$327,973
9/30/2025	$88,000	$187,958	$26,530	$25,425	$0	$327,913
9/30/2026	$90,000	$185,758	$27,061	$24,985	$0	$327,803
9/30/2027	$92,000	$183,508	$27,602	$24,535	$0	$327,645
9/30/2028	$95,000	$180,748	$28,154	$24,075	$0	$327,977
9/30/2029	$98,000	$177,898	$28,717	$23,600	$0	$328,215
9/30/2030	$101,000	$174,958	$29,291	$23,110	$0	$328,359
9/30/2031	$105,000	$171,928	$29,877	$22,605	$0	$329,410
9/30/2032	$107,000	$168,778	$30,475	$22,080	$0	$328,332
9/30/2033	$112,000	$165,166	$31,084	$21,545	$0	$329,796
9/30/2034	$116,000	$161,386	$31,706	$20,985	$0	$330,077
9/30/2035	$118,000	$157,471	$32,340	$20,405	$0	$328,216
9/30/2036	$123,000	$153,489	$32,987	$19,815	$0	$329,291
9/30/2037	$128,000	$149,338	$33,647	$19,200	$0	$330,184
9/30/2038	$131,000	$145,018	$34,320	$18,560	$0	$328,897
9/30/2039	$137,000	$140,596	$35,006	$17,905	$0	$330,507
9/30/2040	$140,000	$135,973	$35,706	$17,220	$0	$328,899
9/30/2041	$146,000	$131,248	$36,420	$16,520	$0	$330,188
9/30/2042	$150,000	$126,320	$37,149	$15,790	$0	$329,259
9/30/2043	$157,000	$120,320	$37,892	$15,040	$0	$330,252
9/30/2044	$162,000	$114,040	$38,649	$14,255	$0	$328,944
9/30/2045	$170,000	$107,560	$39,422	$13,445	$0	$330,427
9/30/2046	$380,000	$100,760	$40,211	$12,595	$0	$533,566
9/30/2047	$395,000	$85,560	$41,015	$10,695	$0	$532,270
9/30/2048	$411,000	$69,760	$41,835	$8,720	$0	$531,315
9/30/2049	$427,000	$53,320	$42,672	$6,665	$0	$529,657
9/30/2050	$444,000	$36,240	$43,526	$4,530	$0	$528,296
9/30/2051	$462,000	$18,480	$44,396	$2,310	$0	$527,186
Total	**$5,255,000**	**$4,152,469**	**$989,202**	**$518,745**	**($166,580)**	**$10,748,836**

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 interest rate of 2.50% in years 1 through 5 (2022-2026), 3.0% in years 6 through 10 (2027-2031), 3.375% in years 11 through 20 (2032-2041), and 4.0% in years 21 through 30 (2042-2051) on the Neighborhood Improvement Area #4 Bonds plus the Additional Interest plus Administrative Expenses.

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

APPENDIX J
PROPOSED NEIGHBORHOOD IMPROVEMENT AREA #5 ASSESSMENT ROLL

Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

Appendix J
Proposed Neighborhood Improvement Area #5 Assessment Roll

Parcel	**All Parcels**
Units	**207**
Assessment	**$6,463,000**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest Reserve	Capitalized Interest/Other Credits	Total Annual Installment
9/30/2023	$0	$321,893	$40,000	$32,315	($321,893)	$72,315
9/30/2024	$76,000	$355,465	$40,800	$32,315	$0	$504,580
9/30/2025	$80,000	$351,285	$41,616	$31,935	$0	$504,836
9/30/2026	$84,000	$346,885	$42,448	$31,535	$0	$504,868
9/30/2027	$88,000	$342,265	$43,297	$31,115	$0	$504,677
9/30/2028	$93,000	$337,425	$44,163	$30,675	$0	$505,263
9/30/2029	$97,000	$332,310	$45,046	$30,210	$0	$504,566
9/30/2030	$102,000	$326,975	$45,947	$29,725	$0	$504,647
9/30/2031	$108,000	$321,365	$46,866	$29,215	$0	$505,446
9/30/2032	$113,000	$315,425	$47,804	$28,675	$0	$504,904
9/30/2033	$120,000	$309,210	$48,760	$28,110	$0	$506,080
9/30/2034	$126,000	$302,610	$49,735	$27,510	$0	$505,855
9/30/2035	$132,000	$295,680	$50,730	$26,880	$0	$505,290
9/30/2036	$140,000	$288,420	$51,744	$26,220	$0	$506,384
9/30/2037	$147,000	$280,720	$52,779	$25,520	$0	$506,019
9/30/2038	$154,000	$272,635	$53,835	$24,785	$0	$505,255
9/30/2039	$163,000	$264,165	$54,911	$24,015	$0	$506,091
9/30/2040	$171,000	$255,200	$56,010	$23,200	$0	$505,410
9/30/2041	$181,000	$245,795	$57,130	$22,345	$0	$506,270
9/30/2042	$189,000	$235,840	$58,272	$21,440	$0	$504,552
9/30/2043	$200,000	$225,445	$59,438	$20,495	$0	$505,378
9/30/2044	$210,000	$214,445	$60,627	$19,495	$0	$504,567
9/30/2045	$223,000	$202,895	$61,839	$18,445	$0	$506,179
9/30/2046	$417,000	$190,630	$63,076	$17,330	$0	$688,036
9/30/2047	$440,000	$167,695	$64,337	$15,245	$0	$687,277
9/30/2048	$465,000	$143,495	$65,624	$13,045	$0	$687,164
9/30/2049	$492,000	$117,920	$66,937	$10,720	$0	$687,577
9/30/2050	$520,000	$90,860	$68,275	$8,260	$0	$687,395
9/30/2051	$550,000	$62,260	$69,641	$5,660	$0	$687,561
9/30/2051	$582,000	$32,010	$71,034	$2,910	$0	$687,954
Total	**$6,463,000**	**$7,549,223**	**$1,622,723**	**$689,345**	**($321,893)**	**$16,002,398**

1 – The 9/30/XX dates represent the fiscal year end for the Neighborhood Improvement Area #5 Bonds.

3- Annual installments are calculated using an estimated interest rate of 5.50% on the Neighborhood Improvement Area #5 Bonds and will be updated at the time of bond issuance.

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Wells South NIA #5 - 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 13, 2022 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 #5 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 #5 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 #5 Improvements, including administrative costs and the costs of issuing bonds, is estimated to be $6,744,386.

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 #5 of the District will be considered at the public hearing.

A copy of the proposed Neighborhood Improvement Area #5 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Neighborhood Improvement Area #5 of the District that benefits from the Neighborhood Improvement Area #5 Improvements, is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

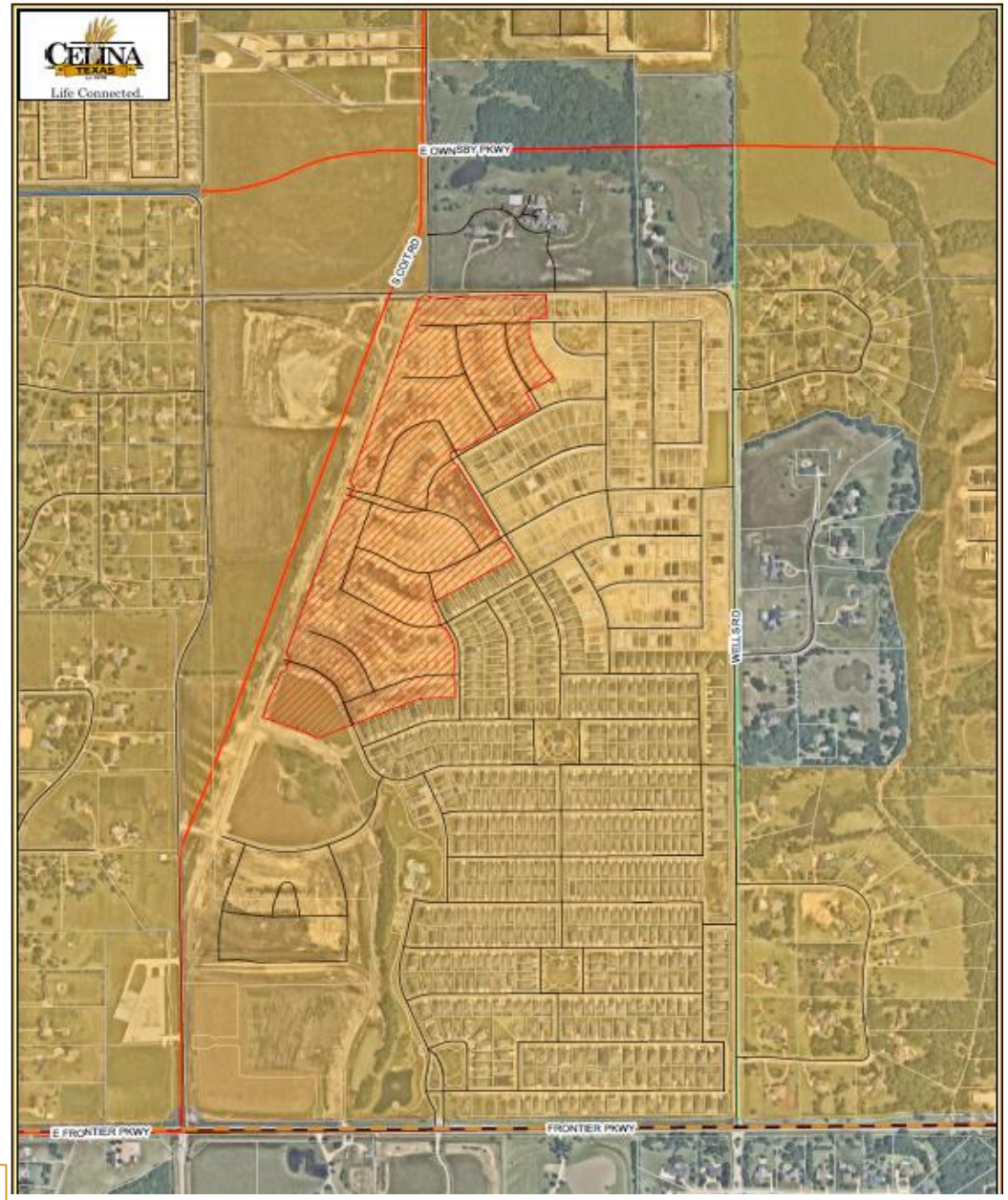
Attachment: Draft Resolution (Wells South NIA #5 - Pre-SAP)

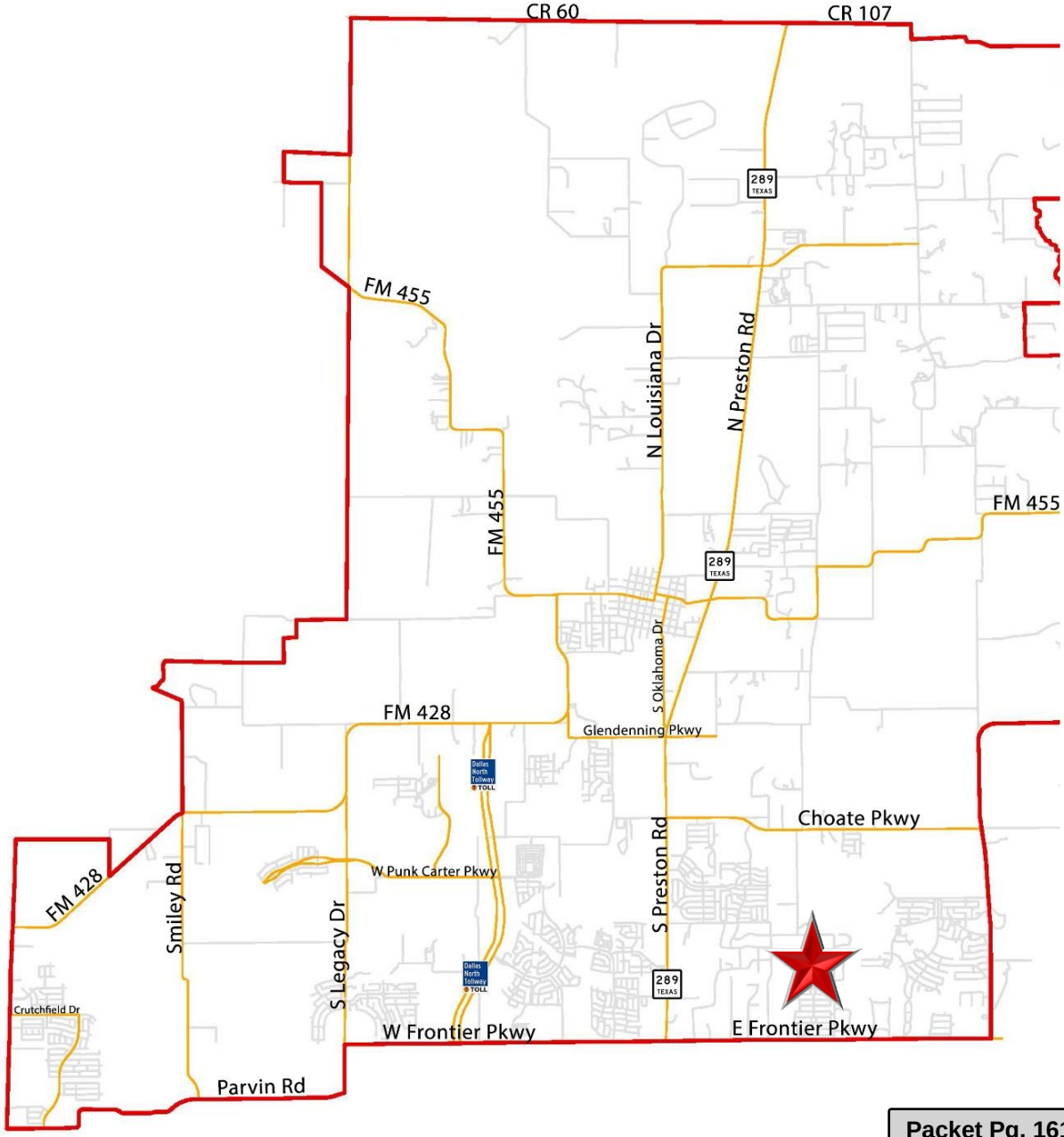
WELLS SOUTH NIA #5

PID PRE-SAP

City Council
August 9, 2022







Attachment: Staff Presentation (Wells South NIA #5 - Pre-SAP)

BACKGROUND

- The Development Agreement (DA) for the subject property was approved by Council on September 8, 2015
- The DA allowed for a PID to fund, in part, the Public infrastructure associated with the project
- The Planned Development (PD#58) was approved in December 2015

Attachment: Staff Presentation (Wells South NIA #5 - Pre-SAP)

PID OVERVIEW

- The proposed Neighborhood Improvement Area #5 of the PID will consist of approximately 55 acres with extensive infrastructure needed to serve the project
- Maximum funding of $6.7mm in Authorized Improvements costs for NIA #5

Attachment: Staff Presentation (Wells South NIA #5 - Pre-SAP)

PID TIMELINE

- ~~July 14, 2015 – PID Petition Resolution~~
- ~~October 27, 2015 – PID Creation Resolution~~
- August 9, 2022 – PID Pre-SAP (Action item)
- September 13, 2022 – SAP/Levy Ordinance
- September 13, 2022 – Bond Ordinance

Attachment: Staff Presentation (Wells South NIA #5 - Pre-SAP)

RECOMMENDATION

- Staff recommends approval per the governing Development Agreement
- Failing to continue the PID process would be a breach of contract

Attachment: Staff Presentation (Wells South NIA #5 - Pre-SAP)