

ORDINANCE NO. 2025-39

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 June 14, 2022 (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. 2023-09 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3 – Additional Projects, dated as of February 14, 2023 (the “Updated Service and Assessment Plan and Phase #3 Assessment Roll – Additional Projects”); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #3 of the PID, pursuant to Ordinance No. 2023-10 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3 – Phase #3 Improvements, dated as of February 14, 2023 (the “Updated Service and Assessment Plan and Phase #3 Assessment Roll – Phase #3 Improvements”)

WHEREAS, the City has also heretofore levied assessments against property within Phase #4 of the PID, pursuant to Ordinance No. 2025-27 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #4 – Phase #4 Improvements, dated as of May 13, 2025 (the “Updated Service and Assessment Plan and Phase #4 Assessment Roll – Phase #4 Improvements”)

WHEREAS, the City has also heretofore levied assessments against property within Phase #4 of the PID, pursuant to Ordinance No. 2025-28 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #4 – Additional Projects, dated as of May 13, 2025 (the “Updated Service and Assessment Plan and Phase #4 Assessment Roll – Additional Projects”); [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, Phases #2-7 Major Improvement Area Assessment Roll, Phase #2 Assessment Roll, Phase #3 Assessment Roll – Phase #3 Improvements, Phase #3 Assessment Roll – Additional Projects, and the Phase #4 Assessment Roll – Phase #4 Improvements, 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 Assessment Roll, Phases #2-7 Major Improvement Area Assessment Roll, Phase #2 Assessment Roll, Phase #3 Assessment Roll – Additional Projects, Phase #3 Assessment Roll – Phase #3 Improvements, Phase #4 Assessment Roll – Phase #4 Improvements, and Phase #4 Assessment Roll – Additional Projects, 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

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 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.

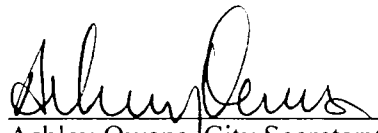
SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

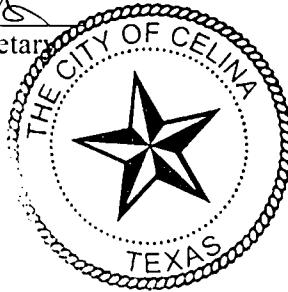
DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 12th day of August 2025.

CITY OF CELINA


Ryan Tubbs, Mayor

ATTEST:


Ashley Owens, City Secretary



**CAMBRIDGE CROSSING
PUBLIC IMPROVEMENT DISTRICT**

CITY OF CELINA, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 - 8/31/26)**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 12, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/25 – 8/31/26)

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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 February 28, 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, updated for Phase #3 on February 14, 2023 to incorporate reimbursement obligations for the Phase #3 in the aggregate principal amount of \$7,708,239 (the “Phase #3 Reimbursement Agreement”) to finance the Phase #3 Improvements, and updated for Phase #4 on May 13, 2025 to incorporate reimbursement obligations for the Phase #4 in the aggregate principal amount of \$13,973,394 (the “Phase #4 Reimbursement Agreement”) to finance the Phase #4 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 2025-26 (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”), Phase #2 of the PID (the “Phase #2 Assessment Roll”), Phase #3 of the PID (the “Phase #3 Assessment Roll”), and Phase #4 of the PID (the “Phase #4 Assessment Roll”) attached as Appendix H, Appendix G, Appendix I, Appendix J, and Appendix K 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, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, and Phase #4 Assessment Roll for 2025-26.

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 is 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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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on August 14, 2018, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Phases #2-7 Major Improvement costs and bond issuance costs, were equal to \$9,906,948. 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.

According to the City, 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-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 Initial Major Improvement costs and Additional 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/IssueView/Details/ES389258>

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Table II-A-1
Updated Sources and Uses – Phase #1

Sources of Funds	Phase #1 Estimated Budget¹	Phase #1 Actual Costs²	Variance
Par amount	\$9,555,000	\$9,555,000	\$0
<i>Other funding sources</i>			
Phase #1 Improvement Account additional interest income ³	\$0	\$77,492	\$77,492
Phase #1 Major Improvement Account additional interest income ⁴	\$0	\$52,242	\$52,242
Developer contributions	\$351,948	\$2,307,766	\$1,955,817
<i>Subtotal: Other funding sources</i>	<i>\$351,948</i>	<i>\$2,437,499</i>	<i>\$2,085,551</i>
Total Sources	\$9,906,948	\$11,992,499	\$2,085,551
Uses of Funds			
<i>Phase #1 Improvements</i>			
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
<i>Subtotal: Phase #1 Improvements</i>	<i>\$4,837,000</i>	<i>\$4,914,500</i>	<i>\$77,500</i>
<i>Initial Major Improvements</i>			
Road improvements	\$2,302,624	\$2,169,249	(\$133,375)
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	\$87,065
Other soft and miscellaneous costs	\$79,957	\$303,914	\$223,957
<i>Subtotal: Additional Major Improvements</i>	<i>\$3,148,382</i>	<i>\$3,254,369</i>	<i>\$105,987</i>
<i>Additional Major Improvements</i>			
Road improvements including Right-of-Way	\$0	\$682,679	\$682,679
Water distribution system improvements	\$0	\$128,165	\$128,165
Sanitary sewer improvements	\$0	\$45,748	\$45,748
Storm drainage improvements	\$0	\$1,045,472	\$1,045,472
Other soft and miscellaneous costs	\$0	\$0	\$0
<i>Subtotal: Initial Major Improvements</i>	<i>\$0</i>	<i>\$1,902,064</i>	<i>\$1,902,064</i>
<i>Bond Issuance Costs</i>			
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
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,921,566</i>	<i>\$1,921,566</i>	<i>\$0</i>
Total Uses	\$9,906,948	\$11,992,499	\$2,085,551

1 - According to the original Service and Assessment Plan dated August 14, 2018.

2 - According to the Updated Service and Assessment Plan Updated for Phase #3 on February 14, 2023.

3 - 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.

4 - 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.

Phase #1 Improvement Cost Variances

As stated in Table II-A-1 on the previous page, there are improvement cost increases of \$2,085,551 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 \$53,753 for the Phase #1 Improvements and Initial Major Improvements was funded by the Developer. According to the Updated Service and Assessment Plan, the Additional Major Improvement costs of \$1,902,064 will be paid by the developer without reimbursement.

Phases #2-7 Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on August 14, 2018, the initial total estimated costs of the Phases #2-7 Major Improvements, including bond issuance costs, were equal to \$14,028,091. 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.

According to the City, the Phases #2-7 Major Improvements were completed and accepted on June 10, 2021.

Table II-A-2 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.

For additional Phases #2-7 Major Improvement development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/ES389259>

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Table II-A-2
Updated Sources and Uses – Phases #2-7 Major Improvements

Sources of Funds	Phases #2-7 Major Improvements Estimated Budget¹	Phases #2-7 Major Improvements Actual Costs²	Variance
Par amount	\$13,795,000	\$13,795,000	\$0
<i>Other funding sources</i>			
Phases #2-7 Major Improvement Account additional interest income ³	\$0	\$153,101	\$153,101
Developer Contribution	\$233,091	\$456,956	\$223,866
<i>Subtotal: Other funding sources</i>	<i>\$233,091</i>	<i>\$610,058</i>	<i>\$376,967</i>
Total Sources	\$14,028,091	\$14,405,058	\$376,967
Uses of Funds			
<i>Major Improvements</i>			
Road improvements including Right-of-Way	\$8,189,716	\$7,715,343	(\$474,373)
Water distribution system improvements	\$796,543	\$702,334	(\$94,210)
Sanitary sewer improvements	\$1,109,947	\$949,282	(\$160,665)
Storm drainage improvements	\$817,228	\$1,126,892	\$309,665
<i>Other soft and miscellaneous costs</i>	<i>\$284,376</i>	<i>\$1,080,926</i>	<i>\$796,550</i>
<i>Subtotal: Major Improvements</i>	<i>\$11,197,811</i>	<i>\$11,574,778</i>	<i>\$376,967</i>
<i>Bond Issuance Costs</i>			
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
<i>Subtotal: Bond Issuance Costs</i>	<i>\$2,830,280</i>	<i>\$2,830,280</i>	<i>\$0</i>
Total Uses	\$14,028,091	\$14,405,058	\$376,967

1 - According to the original Service and Assessment Plan dated August 14, 2018.

2 - According to the Updated Service and Assessment Plan Updated for Phase #3 on February 14, 2023.

3 - 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.

Phases #2-7 Major Improvement Area Cost Variances

As stated in Table II-A-2 above, there are improvement cost increases of \$376,967 of which \$153,101 was funded by additional interest earned in the Phases #2-7 Major Improvement Account. The additional increase of \$223,866 was funded by the Developer.

Phase #2 Improvements Sources and Uses

In addition to the actual costs of the Phase #2 Improvements, the Developer has provided additional costs for the Phase #2 Additional Projects. There have been changes reported by the Developer to the revised estimated costs of the Authorized Improvements as shown in the Updated Service and Assessment Plan for Phase #2.

Table II-A-3 below summarizes the updated sources and uses of funds required to construct the Phase #2 Improvements and the Phase #2 share of the Additional Major Improvements. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-7 dated as of June 30, 2024, the Phase #2 Improvements were completed and accepted by the City on August 24, 2022.

Table II-A-3
Updated Sources and Uses – Phase #2

Sources of Funds	Phase #2 Estimated Budget¹	Phase #2 Actual Costs²	Variance
Assessment amount	\$5,938,154	\$5,938,154	\$0
Other funding sources	\$0	\$1,081,043	\$1,081,043
Total Sources	\$5,938,154	\$7,019,197	\$1,081,043
Uses of Funds			
<u>Phase #2 Improvements</u>			
Roadway improvements	\$2,984,392	\$2,984,392	\$0
Water improvements	\$806,538	\$806,538	\$0
Sanitary sewer improvements	\$543,344	\$543,344	\$0
Storm drainage improvements	\$1,261,460	\$1,261,460	\$0
Other soft and miscellaneous costs	\$342,420	\$342,420	\$0
<i>Subtotal: Phase #2 Improvements</i>	<i>\$5,938,154</i>	<i>\$5,938,154</i>	<i>\$0</i>
<u>Additional Major Improvements</u>			
Road improvements	\$0	\$388,002	\$388,002
Water distribution system improvements	\$0	\$72,843	\$72,843
Sanitary sewer improvements	\$0	\$26,001	\$26,001
Storm drainage improvements	\$0	\$594,197	\$594,197
Other soft and miscellaneous costs	\$0	\$0	\$0
<i>Subtotal: Additional Major Improvements</i>	<i>\$0</i>	<i>\$1,081,043</i>	<i>\$1,081,043</i>
Total Uses	\$5,938,154	\$7,019,197	\$1,081,043

1 - According to the Updated Service and Assessment Plan updated for Phase #2 on June 14, 2022.

2 - According to the Updated Service and Assessment Plan Updated for Phase #3 on February 14, 2023 and the Developer's Quarterly Implementation Report dated June 30, 2024.

Phase #2 Cost Variances

As shown in Table II-A-3 on the previous page, there is a variance of \$1,081,043 attributable to the cost of the Phase #2 Additional Major Improvements. According to the Updated Service and Assessment Plan, Phase #2 Actual Costs variance will be paid by the Developer without reimbursement.

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.

Table II-A-4 on the following page summarizes the updated sources and uses of funds required to construct the Phase #3 Improvements and the Phase #3 portion of the Additional Major Improvements. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-7 dated as of June 30, 2024, the Phase #3 Improvements were completed and accepted by the City on March 14, 2023.

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Table II-A-4
Updated Sources and Uses – Phase #3

Sources of Funds	Phase #3 Estimated Budget¹	Phase #3 Actual Costs²	Variance
Assessment amount	\$7,708,239	\$7,708,239	\$0
Other funding sources	\$0	\$0	\$0
Total Sources	\$7,708,239	\$7,708,239	\$0
Uses of Funds			
<i><u>Phase #3 Improvements</u></i>			
Roadway improvements	\$2,651,819	\$2,651,819	\$0
Water improvements	\$1,009,058	\$1,009,058	\$0
Sanitary sewer improvements	\$723,478	\$723,478	\$0
Storm drainage improvements	\$1,517,380	\$1,517,380	\$0
Other soft and miscellaneous costs	\$359,310	\$359,310	\$0
<i>Subtotal: Phase #2 Improvements</i>	<i>\$6,261,045</i>	<i>\$6,261,045</i>	<i>\$0</i>
<i><u>Additional Major Improvements</u></i>			
Road improvements	\$503,268	\$503,268	\$0
Water distribution system improvements	\$94,483	\$94,483	\$0
Sanitary sewer improvements	\$33,725	\$33,725	\$0
Storm drainage improvements	\$770,718	\$770,718	\$0
Other soft and miscellaneous costs	\$0	\$0	\$0
<i>Subtotal: Additional Major Improvements</i>	<i>\$1,402,194</i>	<i>\$1,402,194</i>	<i>\$0</i>
Administrative Expenses	\$45,000	\$45,000	\$0
Total Uses	\$7,708,239	\$7,708,239	\$0

1 - According to the Updated Service and Assessment Plan updated for Phase #3 on February 14, 2023.

2 - According to the Developer's Quarterly Implementation Report dated June 30, 2024.

Phase #3 Cost Variances

As stated in Table II-A-4 above, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

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.

Table II-A-5 on the following page summarizes the updated sources and uses of funds required to construct the Phase #4 Improvements and the Phase #4 portion of the Additional Major Improvements.

Table II-A-5
Updated Sources and Uses – Phase #4

Sources of Funds	Initial Estimated Budget¹	Budget Revisions	Updated Budget²	Spent to Date²	Remaining to Draw
Reimbursement Agreement amount allocable to Phase #4 Improvements	\$12,000,000	\$0	\$12,000,000	\$0	\$12,000,000
Reimbursement Agreement amount allocable to Phase #4 Additional Projects	\$1,973,394	\$0	\$1,973,394	\$0	\$1,973,394
Other funding sources	\$0	\$0	\$0	\$0	\$0
Total Sources	\$13,973,394	\$0	\$13,973,394	\$0	\$13,973,394
Uses of Funds					
<i><u>Phase #4 Improvements</u></i>					
Roadway improvements	\$4,332,062	\$0	\$4,332,062	\$0	\$4,332,062
Water improvements	\$1,505,785	\$0	\$1,505,785	\$0	\$1,505,785
Sanitary sewer improvements	\$1,134,868	\$0	\$1,134,868	\$0	\$1,134,868
Storm drainage improvements	\$1,328,267	\$0	\$1,328,267	\$0	\$1,328,267
Other soft and miscellaneous costs	\$3,664,018	\$0	\$3,664,018	\$0	\$3,664,018
<i>Subtotal: Phase #4 Improvements</i>	<i>\$11,965,000</i>	<i>\$0</i>	<i>\$11,965,000</i>	<i>\$0</i>	<i>\$11,965,000</i>
<i><u>Phase #4 Additional Major Improvements</u></i>					
Roadway improvements	\$779,269	\$0	\$779,269	\$0	\$779,269
Water improvements	\$109,175	\$0	\$109,175	\$0	\$109,175
Sanitary sewer improvements	\$95,015	\$0	\$95,015	\$0	\$95,015
Storm drainage improvements	\$979,935	\$0	\$979,935	\$0	\$979,935
Other soft and miscellaneous costs	\$0	\$0	\$0	\$0	\$0
<i>Subtotal: Phase #4 Additional Major Improvements</i>	<i>\$1,963,394</i>	<i>\$0</i>	<i>\$1,963,394</i>	<i>\$0</i>	<i>\$1,963,394</i>
<i><u>Other Assessment Related Costs</u></i>					
Assessment Levy Fee and First Year Admin	\$45,000	\$0	\$45,000	\$0	\$45,000
<i>Subtotal: Other Assessment Related Costs</i>	<i>\$45,000</i>	<i>\$0</i>	<i>\$45,000</i>	<i>\$0</i>	<i>\$45,000</i>
Total Uses	\$13,973,394	\$0	\$13,973,394	\$0	\$13,973,394

1 – According to the Updated Service and Assessment Plan approved by the City on May 13, 2025.

2 – The Developer has not submitted any Phase #4 Improvements costs as of June 1, 2025.

Phase #4 Cost Variances

As stated in Table II-A-5 above, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. All 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-B-1 below.

Table II-B-1
Projected Annual Installments (2020-2031)

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments	Phases #2-7 Projected Annual Installments	Phase #2 Projected Annual Installments	Phase #3 Projected Annual Installments	Phase #4 Projected Annual Installments
2020-2025	\$4,179,403	\$6,096,221	\$1,114,653	\$0	\$0
2026	\$715,090	\$1,053,987	\$548,390	\$711,068	\$1,089,403
2027	\$733,239	\$1,075,958	\$562,774	\$715,235	\$1,088,623
2028	\$732,503	\$1,080,828	\$563,536	\$715,998	\$1,087,351
2029	\$731,271	\$1,079,615	\$492,320	\$716,780	\$1,088,588
2030	\$733,318	\$1,080,968	\$492,050	\$624,634	\$1,087,142
2031	\$729,538	\$1,076,138	\$491,511	\$623,718	\$1,087,141
Total	\$8,554,363	\$12,543,715	\$4,265,234	\$4,107,433	\$6,528,249

1 - Projected Annual Installments for Assessment Years ending 2020-2026 represent actual amounts billed and include applicable credits. Assessment Years ending 2027-2031 represent projected amounts and will be updated in future Annual Service Plan Updates.

C. STATUS OF DEVELOPMENT**Phase #1**

According to the City, greater than 95 percent of the total building permits expected to be issued within Phase #1 have been issued as of June 18, 2023. 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 homes completed in Phase #1 of the PID in the Annual Service Plan Update.

Phases #2-7 Major Improvement Area

See Table II-C-1 on the following page for the status of completed homes within the Phases #2-7 Major Improvement Area of the PID as of June 1, 2025.

Table II-C-1
Completed Homes

Status	Cumulative as of September 30, 2024¹	Homes Completed during FY 2025 as of June 1, 2025	Cumulative as of June 1, 2025¹
Completed Homes – Phase #2	134	28	162
Completed Homes – Phase #3	142	27	179
Completed Homes – Phase #4	0	0	0
Total	276	65	341

1 - According to the City report of certificates of occupancy issued as of June 1, 2025.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2025-26

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-two (22) 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 5.15 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 (5.15 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 2025 and will be delinquent on February 1, 2026.

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 2025-26 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 2025-26

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Phase #1 Annual Installments
to be Collected for 2025-26

	Phase #1 Bonds
Interest payment on March 1, 2026	\$216,078
Interest payment on September 1, 2026	\$216,078
Principal payment on September 1, 2026	\$210,000
<i>Subtotal debt service payments</i>	<i>\$642,157</i>
Administrative expenses	\$41,008
Excess interest for additional interest reserves	\$41,925
<i>Subtotal Expenses</i>	<i>\$725,090</i>
Available Reserve Fund Income	(\$10,000)
Available Capitalized Interest Account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$10,000)</i>
Annual Installments	\$715,090

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$216,078 and on September 1, 2026, in the amount of \$216,078, which equal interest on the outstanding Phase #1 Assessments balance of \$8,384,956 for six months each and an effective interest rate of 5.15 percent. Annual Installments to be collected include a principal amount of \$210,000 due on September 1, 2026. As a result, total Annual Installments to be collected in 2025-26 for principal and interest is estimated to be equal to \$642,157.

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 Phase #1 administrative expenses to be collected for 2025-26 are \$41,008.

Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	\$6,200
Administrator	\$28,000
Trustee	\$3,000
Auditor	\$2,000
Contingency	\$1,808
Total	\$41,008

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$41,925, which equals 0.5 percent interest on the outstanding Phase #1 Assessments balance of \$8,384,956.

Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$10,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phase #1 Bonds' debt service.

Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #1 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the balance in the Administrative Expense Fund was \$40,881. Approximately \$40,881 is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2025-26 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 Additional Interest Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Updated Service and Assessment Plan, 330 units representing 254.02 total Equivalent Units are estimated to be built within Phase #1 of the PID. According to Trustee records, seven Parcels have prepaid their Phase #1 Assessment in full representing 5.98 Equivalent Units. As a result, the outstanding Phase #1 total Equivalent Units are 248.04 ($254.02 - 5.98 = 248.04$). The Annual Installment due to be collected per Equivalent Unit within Phase #1 of the PID for 2025-26 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Equivalent Unit – Phase #1

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$210,000	\$846.64
Interest	\$464,082	\$1,870.99
Administrative expenses	\$41,008	\$165.33
Total	\$715,090	\$2,882.96

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 248.04 Equivalent Units.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2025-26 is shown in Table II-E-2 below.

Table II-E-2
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)	\$2,882.96	1.00	\$2,882.96
Lot Type 2 (60 Ft)	\$2,882.96	0.81	\$2,335.20
Lot Type 3 (50 Ft)	\$2,882.96	0.68	\$1,960.41

The list of Parcels within Phase #1 of the PID, the corresponding lot size and lot types of 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 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix C.

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-three (23) 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 Phases #2-7 Major Improvement Bonds. The effective interest rate on the Phases #2-7 Major Improvement Bonds is 5.54 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 (5.54 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 2025 and will be delinquent on February 1, 2026.

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 2025-26 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 2025-26

The budget for Phase #2-7 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-F-1 on the following page.

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Table II-F-1
Budget for the Phases #2-7 Major Improvement Area
Annual Installments to be Collected for 2025-26

	Phases #2-7 Major Improvement Bonds
Interest payment on March 1, 2026	\$346,606
Interest payment on September 1, 2026	\$346,606
Principal payment on September 1, 2026	\$280,000
<i>Subtotal debt service payments</i>	<i>\$973,211</i>
Administrative expenses	\$40,204
Excess interest for prepayment and delinquency reserves	\$62,572
<i>Subtotal Expenses</i>	<i>\$1,075,987</i>
Available Reserve Fund Income	(\$22,000)
Available Capitalized Interest Account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$22,000)</i>
Annual Installments	\$1,053,987

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$346,606 and on September 1, 2026, in the amount of \$346,606, which equal interest on the outstanding Phases #2-7 Major Improvement Assessments balance of \$12,514,378 for six months each and an effective interest rate of 5.54 percent. Annual Installments to be collected include a principal amount of \$280,000 due on September 1, 2026. As a result, total Phases #2-7 Major Improvement Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to \$973,211.

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 Phases #2-7 Major Improvement administrative expenses to be collected for 2025-26 are \$40,204.

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Table II-F-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	\$6,200
Administrator	\$23,000
Trustee	\$3,000
Dissemination Agent	\$3,500
Auditor	\$2,000
Contingency	\$2,504
Total	\$40,204

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$62,572, which equals 0.5 percent interest on the outstanding Phases #2-7 Assessments balance of \$12,514,378.

Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$22,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phases #2-7 Bonds' debt service.

Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no capitalized interest account credit available to reduce the Phases #2-7 Major Improvement 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the balance in the Administrative Expense Fund was \$55,140. Approximately \$55,140 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phases #2-7 Major Improvement 2025-26 Annual Installment.

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, 1,204 units representing 898.07 total Equivalent Units are estimated to be built within Phases #2-7 of the PID. According to Trustee records, seven Parcels have prepaid their Phases #2-7 Assessment in full representing 5.19 Equivalent Units. As a result, the outstanding Phases #2-7 total Equivalent Units are 892.88 ($898.07 - 5.19 = 892.88$). The Annual Installment due to be collected per Equivalent Unit within Phases #2-7 of the PID for 2025-26 is shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Equivalent Unit – Phases #2-7 Major Improvement Area

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$280,000	\$313.59
Interest	\$733,783	\$821.82
Administrative expenses	\$40,204	\$45.03
Total	\$1,053,987	\$1,180.44

1 – Refer to Table II-F-1 of this report for additional budget details.

2 – Based on the current outstanding 892.88 Equivalent Units.

The Annual Installment due to be collected from each Land Use Class in Phases #2-7 for 2025-26 is shown in Table II-G-2 below.

Table II-G-2
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)	\$1,180.44	0.91	\$1,074.20
Lot Type 2 (60 Ft)	\$1,180.44	0.79	\$932.54
Lot Type 3 (50 Ft)	\$1,180.44	0.71	\$838.11
Lot Type 4 (84 Ft)	\$1,180.44	1.00	\$1,180.44
Lot Type 5 (40 Ft)	\$1,180.44	0.59	\$696.46

The list of Parcels within the Phases #2-7 Major Improvement Area of the PID, the corresponding lot size and lot types of 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 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D.

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 Phase #2 Lot or Phase #2 Parcel 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 collection, 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 Phase #2 Assessed Property, such that all Assessments in Phase #2 begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #2 Lot or Phase #2 Parcel shall be due by January 31st of the following calendar year.

According to section (i) stated above, the conditions were satisfied as of September 1, 2023. As a result, if the Assessment is not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning September 1, 2023 of which twenty-eight (28) 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 8.75 percent for 2025-26. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

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 2025-26 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 the Reimbursement Agreement for Phase #2 Improvements and any accrued interest thereon (the “Phase #2 Reimbursement Amount”) from the collection of the Annual Installments in accordance with the Phase #2 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #2 Annual Installments to be collected for 2025-26

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-H-1 below.

Table II-H-1
Budget for the Phase #2 Annual Installments
to be Collected for 2025-26

	Phase #2 Reimbursement Agreement
Interest due on Phase #2 Reimbursement Amount	\$505,774
Phase #2 Assessments due	\$1,000
<i>Subtotal debt service</i>	<i>\$506,774</i>
Administrative Expenses	\$41,616
<i>Subtotal Expenses</i>	<i>\$548,390</i>
Available Administrative Expense Account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$548,390

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2025-26 in the amount of \$505,774, which equal interest on the outstanding Assessments balance of \$5,780,270 for one year and an effective interest rate of 8.75 percent. Annual Installments to be collected include a principal amount of \$1,000. As a result, total Annual Installments to be collected for Phase #2 for principal and interest in 2025-26 is estimated to be equal to \$506,774.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-H-2 below the total administrative expenses to be collected for 2025-26 are \$41,616.

Table II-H-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	\$6,200
Administrator	\$34,000
Contingency	\$1,416
Total	\$41,616

Available Administrative Expense Account

As of May 31, 2025, the balance in the Phase #2 Reimbursement Administrative Account was \$51,176. Approximately \$51,176 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no funds available in the Phase #2 Reimbursement Administrative Account to reduce the Phase #2 2025-26 Annual Installment.

I. 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 Updated Service and Assessment Plan, 227 units representing 143.60 total Equivalent Units are estimated to be built within Phase #2 of the PID. According to Trustee records, five Parcels have prepaid their Phase #2 Assessment in full representing 3.77 Equivalent Units. As a result, the outstanding Phase #2 total Equivalent Units are 139.83 ($143.60 - 3.77 = 139.83$). The Annual Installment due to be collected per Equivalent Unit within Phase #2 of the PID for 2025-26 is shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Equivalent Unit – Phase #2

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$1,000	\$7.15
Interest	\$505,774	\$3,617.06
Administrative expenses	\$41,616	\$297.62
Total	\$548,390	\$3,921.83

1 – Refer to Table II-H-1 of this report for additional budget details.

2 – Based on the current outstanding 139.83 Equivalent Units.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2025-26 is shown in Table II-I-2 on the following page.

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Table II-I-2
Annual Installment Per Unit – Phase #2

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (74 Ft)	\$3,921.83	0.91	\$3,568.87
Lot Type 2 (60 Ft)	\$3,921.83	0.79	\$3,098.25
Lot Type 4 (84 Ft)	\$3,921.83	1.00	\$3,921.83
Lot Type 5 (40 Ft)	\$3,921.83	0.59	\$2,313.88

The list of Parcels within Phase #2 of the PID, the corresponding lot size and lot types of 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 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix E.

J. ANNUAL BUDGET – PHASE #3

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #3 Lot or Phase #3 Parcel shall commence upon the earlier of: (i) September 1, 2024 (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #3 Projects, such that upon the issuance of Bonds all Assessments in Phase #3 shall begin collection, 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 Phase #3 Assessed Property, such that all Assessments in Phase #3 begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Phase #3 Parcel shall be due by January 31st of the following calendar year.

According to section (i) stated above, the conditions were satisfied as of September 1, 2024. As a result, if the Assessment is not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning September 1, 2024 of which twenty-nine (29) 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 Reimbursement Agreement for Phase #3 Direct Improvements and Phase #3 Additional Major Improvements are each 8.75 percent for 2025-26. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

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 2025-26 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 the Reimbursement Agreement for both the Phase #3 Direct Improvements Phase #3 Additional Major Improvements and any accrued interest thereon (the "Phase #3 Reimbursement Amount") from the collection of the Annual Installments in accordance with the Phase #3 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

Phase #3 Annual Installments to be collected for 2025-26

The budget for Phase #3 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-J-1 below.

Table II-J-1
Budget for the Phase #3 Annual Installments
to be Collected for 2025-26

	Phase #3 Direct Improvements Reimbursement Agreement	Phase #3 Additional Major Improvements Reimbursement Agreement	Total Phase #3 Reimbursement Agreement
Interest due on Phase #3 Reimbursement Amount	\$541,296	\$121,872	\$663,168
Phase #3 Assessments due	\$1,000	\$1,000	\$2,000
<i>Subtotal debt service</i>	<i>\$542,296</i>	<i>\$122,872</i>	<i>\$665,168</i>
Administrative Expenses	\$37,465	\$8,435	\$45,900
<i>Subtotal Expenses</i>	<i>\$579,761</i>	<i>\$131,307</i>	<i>\$711,068</i>
Available Administrative Expense Account	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Annual Installments	\$579,761	\$131,307	\$711,068

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2025-26 in the amount of \$541,296, which equal interest on the outstanding Phase #3 Direct Improvement Assessments balance of \$6,257,759 for one year and an effective interest rate of 8.65 percent. Annual Installments to be collected include a principal amount of \$1,000. As a result, total Annual Installments to be collected for the Phase #3 Direct Improvements for principal and interest in 2025-26 is estimated to be equal to \$542,296.

Annual Installments to be collected for principal and interest include interest due for 2025-26 in the amount of \$121,872, which equal interest on the outstanding Phase #3 Additional Major Improvement Assessments balance of \$1,408,921 for one year and an effective interest rate of 8.65 percent. Annual Installments to be collected include a principal amount of \$1,000. As a result, total Annual Installments to be collected for the Phase #3 Additional Major Improvements for principal and interest in 2025-26 is estimated to be equal to \$122,872.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-J-2 below the total administrative expenses to be collected for 2025-26 are \$45,900.

Table II-J-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	\$6,200
Administrator	\$38,000
Contingency	\$1,700
Total	\$45,900

Available Administrative Expense Account

As of May 31, 2025, the balance in the Phase #3 Reimbursement Administrative Account was \$62,244. Approximately \$62,244 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no funds available in the Phase #3 Reimbursement Administrative Account to reduce the Phase #3 2025-26 Annual Installment.

K. 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 Updated Service and Assessment Plan, 242 units representing 186.26 total Equivalent Units are estimated to be built within Phase #3 of the PID. According to Trustee records, one Parcel has prepaid their Phase #3 Assessment in full representing 0.71 Equivalent Units and one Parcel has partially prepaid their Phase #3 Assessment representing 0.25 Equivalent Units. As a result, the outstanding Phase #3 total Equivalent Units used for principal and interest are 185.30 ($186.26 - 0.71 - 0.25 = 185.30$). Administrative Expenses will continue to be collected from all Parcels with an outstanding Phase #3 Assessment balance based on each Parcel's initial Equivalent Unit. As a result, the outstanding Phase #3 total Equivalent Units used for Administrative Expenses are 185.55 ($186.26 - 0.71 = 185.55$). The Annual Installment due to be collected per Equivalent Unit within Phase #3 of the PID for 2025-26 is shown in Table II-K-1 below.

Table II-K-1
Annual Installment Per Equivalent Unit – Phase #3

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$2,000	\$10.79
Interest	\$663,168	\$3,578.81
Administrative expenses	\$45,900	\$247.37
Total	\$711,068	\$3,836.98

1 – Refer to Table II-J-1 of this report for additional budget details.

2 – Based on the current outstanding 139.83 Equivalent Units.

The Annual Installment due to be collected from each Land Use Class in Phase #3 for 2025-26 is shown in Table II-K-2 below.

Table II-K-2
Annual Installment Per Unit – Phase #3

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (74 Ft)	\$3,836.98	0.91	\$3,491.65
Lot Type 2 (60 Ft)	\$3,836.98	0.79	\$3,031.21
Lot Type 3 (50 Ft)	\$3,836.98	0.71	\$2,724.25

The list of Parcels within Phase #3 of the PID, the corresponding lot size and lot types of 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 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix F.

L. ANNUAL BUDGET – PHASE #4

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #4 Lot or Phase #4 Parcel shall commence upon the earlier of: (i) September 1, 2025, or (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #4 Projects, such that upon the issuance of Bonds all Assessments in Phase #4 shall begin collection. Such first Annual Installment for a Phase #4 Lot or Phase #4 Parcel shall be due by January 31st of the following calendar year.

According to section (i) stated above, the conditions will be satisfied as of September 1, 2025, and collection of Annual Installments from Parcels within Phase #4 will be due no later than January 31, 2026. As a result, if the Assessment is not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning September 1, 2025, of which thirty (30) 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 Direct Improvements and Phase #4 Additional Major Improvements are each 6.38 percent for 2025-26. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

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 2025-26 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 the Reimbursement Agreement for both the Phase #4 Direct Improvements Phase #4 Additional Major 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 2025-26

The budget for Phase #4 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-L-1 on the following page.

Table II-L-1
Budget for the Phase #4 Annual Installments
to be Collected for 2025-26

	Phase #4 Direct Improvements Reimbursement Agreement	Phase #4 Additional Major Improvements Reimbursement Agreement	Total Phase #4 Reimbursement Agreement
Interest due on Phase #4 Reimbursement Amount	\$765,600	\$125,903	\$891,503
Phase #4 Assessments due	\$132,000	\$20,000	\$152,000
<i>Subtotal debt service</i>	<i>\$897,600</i>	<i>\$145,903</i>	<i>\$1,043,503</i>
Administrative Expenses	\$39,418	\$6,482	\$45,900
<i>Subtotal Expenses</i>	<i>\$937,018</i>	<i>\$152,385</i>	<i>\$1,089,403</i>
Available Administrative Expense Account	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Annual Installments	\$937,018	\$152,385	\$1,089,403

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2025-26 in the amount of \$765,600, which equal interest on the outstanding Phase #4 Direct Improvement Assessments balance of \$12,000,000 for one year and an effective interest rate of 6.38 percent. Annual Installments to be collected include a principal amount of \$132,000. As a result, total Annual Installments to be collected for the Phase #4 Direct Improvements for principal and interest in 2025-26 is estimated to be equal to \$897,600.

Annual Installments to be collected for principal and interest include interest due for 2025-26 in the amount of \$125,903, which equal interest on the outstanding Phase #4 Additional Major Improvement Assessments balance of \$1,973,394 for one year and an effective interest rate of 6.38 percent. Annual Installments to be collected include a principal amount of \$20,000. As a result, total Annual Installments to be collected for the Phase #4 Additional Major Improvements for principal and interest in 2025-26 is estimated to be equal to \$145,903.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-L-2 on the following page the total administrative expenses to be collected for 2025-26 are \$45,900.

Table II-L-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	\$6,200
Administrator	\$38,000
Contingency	\$1,700
Total	\$45,900

Available Administrative Expense Account

As of May 31, 2025, the balance in the Phase #4 Reimbursement Administrative Account was \$45,000. Approximately \$45,000 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Phase #4 Reimbursement Administrative Account to reduce the Phase #4 2025-26 Annual Installment.

M. 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 Updated Service and Assessment Plan, 289 units representing 224.11 total Equivalent Units are estimated to be built within Phase #4 of the PID. The Annual Installment due to be collected per Equivalent Unit within Phase #4 of the PID for 2025-26 is shown in Table II-M-1 below.

Table II-M-1
Annual Installment Per Equivalent Unit – Phase #4

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$152,000	\$678.24
Interest	\$891,503	\$3,977.97
Administrative expenses	\$45,900	\$204.81
Total	\$1,089,403	\$4,861.02

1 – Refer to Table II-L-1 of this report for additional budget details.

2 – Based on the current outstanding 224.11 Equivalent Units.

The Annual Installment due to be collected from each Land Use Class in Phase #4 for 2025-26 is shown in Table II-M-2 on the following page.

Table II-M-2
Annual Installment Per Unit – Phase #4

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (74 Ft)	\$4,861.02	0.91	\$4,423.53
Lot Type 2 (60 Ft)	\$4,861.02	0.79	\$3,840.20
Lot Type 3 (50 Ft)	\$4,861.02	0.71	\$3,451.32

The list of Parcels within Phase #4 of the PID, the corresponding lot size and lot types of 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 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix G.

N. 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.

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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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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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 C, Appendix D, Appendix E, Appendix F, and Appendix 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 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.

According to the Developer and the Collin Central Appraisal District records, Phase #2 of the PID was completely subdivided and final plat recorded on September 2, 2022. Parcels in Phase #2 of the PID were subdivided from Parcels 997979 and 961622.

According to the Developer and the Collin Central Appraisal District records, Phase #3 of the PID was completely subdivided and final plat recorded on March 28, 2023. Parcels in Phase #3 of the PID were subdivided from Parcels 961613, 961622, 985517, 286384, and 2707966.

According to the Developer and Collin Central Appraisal District Records, the parent parcels were split between Phase #4 and Phases #5-7 for the sale of the Phases #5-7 land to a land bank. Phase #4 land is now represented by Parcels 961613 and 2707966 and Phases #5-7 land is represented by Parcels 2936561 and 2936578

See Appendix H for the Phases #2-7 Major Improvement Assessment allocation prior to and after the subdivision of the Phase #4 Parcels.

B. PREPAYMENT OF ASSESSMENTS

As of May 31, 2025, seven Parcels have prepaid their Phase #1 Assessment in full, seven Parcels have prepaid their Phases #2-7 Major Improvement Assessment in full, five Parcels have prepaid their Phase #2 Assessment in full, one Parcel has prepaid their Phase #3 Assessment in full, and one Parcel has partially prepaid their Phase #3 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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APPENDIX A
CAMBRIDGE CROSSING PID MAP

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2812595	Phase #1	3/30/2022	\$36,926.23	Full
2812551	Phase #1	1/13/2023	\$36,214.82	Full
2812396	Phase #1	4/28/2023	\$24,626.08	Full
2812591	Phase #1	5/15/2023	\$36,214.82	Full
2812656	Phase #1	8/4/2023	\$29,334.00	Full
2812483	Phase #1	8/9/2024	\$24,109.98	Full
2812531	Phase #1	12/26/2024	\$28,036.92	Full
2865726	Phase #2	9/1/2023	\$56,057.11	Full
2865714	Phase #2	11/10/2023	\$56,057.11	Full
2865652	Phase #2	11/27/2024	\$32,903.64	Full
2865912	Phase #2	4/4/2025	\$32,903.64	Full
2865639	Phase #2	4/4/2025	\$32,903.64	Full
2878959	Phase #3	8/27/2024	\$39,823.44	Full
2878950	Phase #3	12/20/2024	\$10,917.82	Partial
		3/14/2025	\$9,500.00	Partial

1 - Represents the amount of outstanding assessment prepaid and does not include any applicable credits.

APPENDIX C
PHASE #1 ASSESSMENT ROLL – 2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2811954	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2811955	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811956	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811975	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811976	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811977	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811982	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811983	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811984	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811985	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811986	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811987	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811988	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811989	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811990	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811991	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811992	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811993	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812018	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812019	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812020	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812021	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812023	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812024	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812025	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812026	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812027	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812028	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812029	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812030	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812031	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812193	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812194	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812195	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812196	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812197	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812198	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812199	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812200	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812201	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812202	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812203	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812204	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812205	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812206	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812207	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812208	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812209	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812210	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812211	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812212	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812213	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812214	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812215	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812216	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812217	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812218	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812219	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812220	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812221	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812222	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812223	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812224	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812344	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812345	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812346	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812347	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812348	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812349	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812350	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812351	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812352	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812353	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812354	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812355	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812356	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812357	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812358	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812359	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812360	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812361	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812362	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812363	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812364	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812365	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812366	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812367	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812368	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812369	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812370	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41
2812371	1	50	3	0.68	\$22,987.30	\$575.71	\$1,157.34	\$114.94	\$112.42	\$1,960.41

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2812572	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812573	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812574	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812575	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812583	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812584	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812585	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812586	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812587	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812588	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812589	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812590	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812591	1	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812592	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812593	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812594	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812595	1	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812596	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812597	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812598	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812599	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812600	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812601	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812602	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812603	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812604	1	74	1	1.00	\$33,804.85	\$846.64	\$1,701.97	\$169.02	\$165.33	\$2,882.96
2812607	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812608	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812609	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812614	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812615	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812616	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812617	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812618	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812620	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812621	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812622	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812624	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812625	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812626	1	60	2	0.41	\$13,690.97	\$342.89	\$689.30	\$68.45	\$66.96	\$1,167.60
2856649	1	60	2	0.41	\$13,690.97	\$342.89	\$689.30	\$68.45	\$66.96	\$1,167.60
2812627	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812628	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812629	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812630	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812631	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812632	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812633	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812634	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812635	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812636	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812637	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812638	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812639	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812640	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812641	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812642	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812643	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812644	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812645	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812652	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812653	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812654	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812655	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812656	1	60	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2899712	1	60	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812657	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812658	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
2812659	1	60	2	0.81	\$27,381.93	\$685.78	\$1,378.60	\$136.91	\$133.92	\$2,335.20
330				248.04	\$8,357,574.21	\$210,000.00	\$422,156.81	\$41,924.78	\$41,008.08	\$715,089.67

APPENDIX D

PHASES #2-7 MAJOR IMPROVEMENT ASSESSMENT ROLL – 2025-26

Appendix D
Assessment Roll Summary - Phases #2-7
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
961613	256	Various	Various	198.61	\$2,783,694.65	\$62,283.12	\$149,304.00	\$13,918.47	\$8,942.97	\$234,448.55
2707966	33	Various	Various	25.50	\$357,373.86	\$7,995.98	\$19,167.82	\$1,786.87	\$1,148.11	\$30,098.77
2936561	324	Various	Various	250.23	\$3,507,111.98	\$78,469.05	\$188,104.62	\$17,535.56	\$11,267.03	\$295,376.27
2936578	122	Various	Various	93.87	\$1,315,705.73	\$29,437.95	\$70,568.13	\$6,578.53	\$4,226.87	\$110,811.47
2865638	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865639	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865640	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865641	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865642	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865643	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865644	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865645	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865646	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865647	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865648	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865649	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865650	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865651	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865652	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865653	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865654	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865655	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865656	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865657	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865658	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865659	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865660	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865661	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865662	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865663	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865664	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865665	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865666	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865667	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865668	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865669	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865670	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865671	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865672	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865673	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865674	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865675	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865676	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865677	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865678	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865679	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865681	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865682	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865683	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865684	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865685	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865686	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865687	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865688	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865689	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865690	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865691	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865692	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865693	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865694	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865695	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865696	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865697	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865698	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865699	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865700	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865701	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865702	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865703	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865704	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865705	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865706	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865707	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865708	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2865709	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2865710	1	84	4	1.00	\$14,015.74	\$313.59	\$751.74	\$70.08	\$45.03	\$1,180.44
2865711	1	84	4	1.00	\$14,015.74	\$313.59	\$751.74	\$70.08	\$45.03	\$1,180.44
2865712	1	84	4	1.00	\$14,015.74	\$313.59	\$751.74	\$70.08	\$45.03	\$1,180.44
2865713	1	84	4	1.00	\$14,015.74	\$313.59	\$751.74	\$70.08	\$45.03	\$1,180.44
2865714	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865715	1	84	4	1.00	\$14,015.74	\$313.59	\$751.74	\$70.08	\$45.03	\$1,180.44
2865718	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865719	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865720	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865721	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865722	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865723	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865724	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865725	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865726	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865727	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2865728	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865729	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865730	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865731	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865732	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865733	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865734	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865735	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865736	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865737	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865738	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2865739	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865742	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865743	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865744	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865745	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865746	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865747	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865748	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865749	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865750	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865751	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865752	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865753	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865754	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865755	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865756	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865757	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865758	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865759	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865760	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865761	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865762	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865763	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865764	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865765	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865766	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865767	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865768	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865769	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865770	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865771	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865772	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865773	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865774	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865775	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865776	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865777	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865778	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865779	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865780	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865781	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865782	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865783	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865784	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865785	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865786	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865787	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865788	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865789	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865790	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865791	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865792	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865793	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865794	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865795	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865796	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865797	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865798	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865799	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865800	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865801	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865802	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865803	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865804	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865805	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865806	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865807	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865808	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865809	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865810	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865811	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865812	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865813	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865814	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865815	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865816	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865817	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865818	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865819	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865820	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865821	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865822	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865823	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46
2865824	1	40	5	0.59	\$8,269.29	\$185.02	\$443.52	\$41.35	\$26.57	\$696.46

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2878934	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878935	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878936	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2878937	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878939	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878940	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878941	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878942	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878943	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878944	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878945	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878946	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878947	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878948	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878949	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878950	1	50	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2878951	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878952	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878953	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878954	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878955	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878956	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878957	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878958	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878959	1	50	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2878960	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878961	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878962	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878963	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2878964	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2878965	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878967	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878968	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878969	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878970	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878971	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878972	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878973	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878974	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878977	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878978	1	74	1	0.91	\$12,754.33	\$285.37	\$684.08	\$63.77	\$40.97	\$1,074.20
2878979	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878980	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878981	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878982	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878983	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878984	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878985	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878986	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878987	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878988	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878989	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878990	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878991	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878992	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878993	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878994	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878995	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878996	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878997	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878998	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2878999	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879000	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879001	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879002	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879003	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879004	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879005	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879006	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879007	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879008	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879009	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879010	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879011	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2879014	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2879015	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2879016	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2879017	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2879018	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879020	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879021	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879022	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879023	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879024	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879025	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879026	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879027	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879028	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879029	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879030	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879031	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879032	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879033	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879034	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879035	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2879118	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879119	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879120	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879121	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879122	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879123	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879124	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2879125	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2879126	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879127	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879128	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879129	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879130	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879132	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879133	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879134	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879135	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879136	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879137	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879138	1	60	2	0.79	\$11,072.44	\$247.74	\$593.87	\$55.36	\$35.57	\$932.54
2879139	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2879140	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879141	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879142	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879143	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879144	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879145	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879146	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879147	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879148	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879149	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879150	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879151	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879152	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879153	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879154	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879155	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879156	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879157	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879158	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879159	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879160	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879161	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879162	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879163	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879164	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879165	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879166	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879167	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879168	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879169	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879170	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879171	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879172	1	50	3	0.71	\$9,951.18	\$222.65	\$533.73	\$49.76	\$31.97	\$838.11
2879173	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1204				892.88	\$12,514,378.02	\$280,000.00	\$671,211.06	\$62,571.89	\$40,204.00	\$1,053,986.95

APPENDIX E
PHASE #2 ASSESSMENT ROLL – 2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
2865638	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865639	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865640	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865641	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865642	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865643	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865644	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865645	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865646	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865647	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865648	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865649	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865650	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865651	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865652	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865653	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865654	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865655	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865656	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865657	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865658	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865659	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865660	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865661	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865662	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865663	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865664	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865665	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865666	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865667	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865668	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865669	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865670	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865671	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865672	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865673	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865674	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865675	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865676	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
2865831	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865832	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865833	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865834	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865835	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865836	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865887	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865888	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865889	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865890	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865891	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865892	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865893	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865894	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865895	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865896	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865897	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865898	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865899	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865900	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865901	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865902	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865903	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865904	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865905	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865906	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865907	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865908	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865909	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865910	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865911	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865912	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865913	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865914	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865915	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865916	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865917	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865918	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865919	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865920	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865921	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865922	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865923	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865924	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865925	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865926	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865927	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865928	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865929	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865930	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865931	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865932	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865933	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865934	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865935	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865936	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865937	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865938	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865939	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
2865940	1	40	5	0.59	\$24,389.32	\$4.22	\$2,134.07	\$175.59	\$2,313.88
227				139.83	\$5,780,269.54	\$1,000.00	\$505,773.58	\$41,616.00	\$548,389.58

APPENDIX F
PHASE #3 ASSESSMENT ROLL – 2025-26

E-1-1

E-1-3

APPENDIX G
PHASE #4 ASSESSMENT ROLL – 2025-26

Appendix G
Assessment Roll Summary - Phase #4
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
961613	256	Various	Various	198.61	\$12,383,576.47	\$134,706.26	\$790,072.18	\$40,677.75	\$965,456.18
2707966	33	Various	Various	25.50	\$1,589,817.53	\$17,293.74	\$101,430.36	\$5,222.25	\$123,946.36
289				224.11	\$13,973,394.00	\$152,000.00	\$891,502.54	\$45,900.00	\$1,089,402.54

APPENDIX H
PHASES #2-7 SUBDIVISION ALLOCATION

Appendix H
Phase #4 Subdivision Allocation

Phases #2-7 Major Improvement Assessment Allocation											
Prior to Subdivision				After Subdivision							
Parent Parcels	Projected No. of Units	Total Equivalent Units	Applicable Ph. #2-7 Assessment	New Parcels	Lot Type	No. of Units	Equivalent		Total	Ph. #2-7 Assessment per Unit	Ph. #2-7 Assessment
							Unit Factor	Units			
961613 2707966	735	568.21	\$7,963,886		Lot Type 1 (74 Ft)	49	0.91	44.59	\$14,016	\$12,754	\$624,962
				Phase #4 Parcels (961613, 2707966)	Lot Type 2 (60 Ft)	114	0.79	90.06	\$14,016	\$11,072	\$1,262,258
					Lot Type 3 (50 Ft)	126	0.71	89.46	\$14,016	\$9,951	\$1,253,849
					Phases #5-7	Lot Type 1 (74 Ft)	70	0.91	63.70	\$14,016	\$12,754
				Parcels (2936561, 2936578)	Lot Type 2 (60 Ft)	168	0.79	132.72	\$14,016	\$11,072	\$1,860,170
Lot Type 3 (50 Ft)	208	0.71	147.68		\$14,016	\$9,951	\$2,069,845				
Total	735	568.21	\$7,963,886			735		568.21			\$7,963,886

APPENDIX I
PID ASSESSMENT NOTICE

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 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 _____

§

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

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000102823

eRecording - Real Property

ORDINANCE

Recorded On: August 14, 2025 08:23 AM

Number of Pages: 71

" Examined and Charged as Follows: "

Total Recording: \$301.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000102823
Receipt Number: 20250813000665
Recorded Date/Time: August 14, 2025 08:23 AM
User: Devon O
Station: Workstation cck165

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX