

ORDINANCE NO. 2025-45

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE GLEN CROSSING PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on April 12, 2016, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2016-24R establishing the Glen Crossing Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2016-50 which ordinance also approved the Glen Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of July 12, 2016 (the “Service and Assessment Plan and Phase #1 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2018-62 which ordinance also approved the Glen Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of November 15, 2018 (the “Updated Service and Assessment Plan and Phase #2 Assessment Roll”) [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, the “Updated Service and Assessment Plan and Assessment Rolls”]; and

WHEREAS, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the “Annual Service Plan Update”); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 and Phases #2 Assessment Rolls attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Glen Crossing Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 and Phase #2 Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

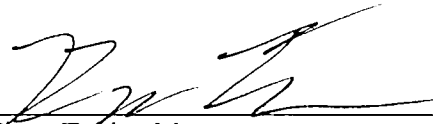
SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

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

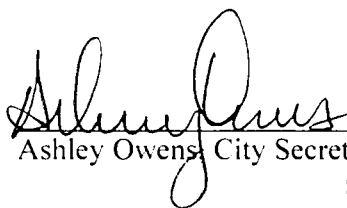
DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 12th day of August 2025.

CITY OF CELINA

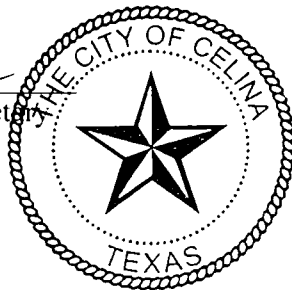


Ryan Tabbs, Mayor

ATTEST:



Ashley Owens, City Secretary



**GLEN 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 —

GLEN CROSSING PUBLIC IMPROVEMENT DISTRICT

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

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I. INTRODUCTION

The G Bar 7 Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on April 12, 2016 to finance certain public improvement projects for the benefit of the property in the PID. On June 14, 2016, the City of Celina (the “City”) passed and approved Resolution No. 2016-31R changing the name of the PID to the Glen Crossing Public Improvement District.

On July 12, 2016, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Glen Crossing Public Improvement District Phase #1 Project) (the “Phase #1A Bonds”) in the aggregate principal amount of \$3,550,000. The Phase #1A were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of \$2,175,000 were secured by Special Assessments.

On November 13, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #1B Project) (the “Phase #1B Bonds”) in the aggregate principal amount of \$1,800,000 to fully reimburse the Developer for the unpaid balance of the Phase #1 Reimbursement Agreement. In addition, on November 13, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #2 Project) (the “Phase #2 Bonds”) in the aggregate principal amount of \$6,945,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Phase #2 the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. On November 13, 2018, the City approved an amended and restated Service and Assessment Plan pursuant to Ordinance No. 2018-62 in conjunction with the issuance of the Phase #1B and Phase #2 Bonds (the “Amended and Restated Service and Assessment Plan”). Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 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”) identifying the assessments on each Parcel of Phase #1 Assessed Property and an assessment roll for Phase #2 (the “Phase #2 Assessment Roll”), based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Phase #1 Assessment Roll and Phase #2 Assessment Roll for 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 E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID 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 purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Amended and Restated Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #1 Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #1.

According to the City, the Phase #1 Improvements were completed and accepted by the City on October 4, 2017. Table II-A on the following page summarizes the sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue Phase #1 Bonds. The actual costs spent to date of the Phase #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2020. For additional Phase #1 development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/EP372917>

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

Sources of Funds	Authorized Improvements (PID) ¹	Other Improvements (Non-PID) ¹	Total Amounts	Actual Amount ²	Variance
Phase #1 Bonds par amount	\$3,550,000	\$0	\$3,550,000	\$3,550,000	\$0
Phase #1B Bonds par amount	\$2,175,000	\$0	\$2,175,000	\$2,175,000	\$0
<i>Subtotal</i>	\$5,725,000	\$0	\$5,725,000	\$5,725,000	\$0
Other funding sources - Phase #1 Improvements	\$1,120,468	\$0	\$1,120,468	\$1,120,468	\$0
Total Sources for Phase #1 Improvements	\$6,845,468	\$0	\$6,845,468	\$6,845,468	\$0
Other funding sources - City Improvements	\$0	\$1,482,648	\$1,482,648	\$1,482,648	\$0
Other funding sources – Private Improvements and Ag reserve	\$0	\$1,271,213	\$1,271,213	\$1,271,213	\$0
Total Sources	\$6,845,468	\$2,753,861	\$9,599,329	\$9,599,329	\$0
Uses of Funds					
Authorized Improvements - Phase #1 Improvements					
Road improvements	\$1,501,138	\$0	\$1,501,138	\$1,501,138	\$0
Water distribution system improvements	\$572,950	\$0	\$572,950	\$572,950	\$0
Sanitary sewer improvements	\$691,366	\$0	\$691,366	\$691,366	\$0
Storm drainage improvements	\$1,377,040	\$0	\$1,377,040	\$1,377,040	\$0
Parks and open space improvements	\$512,950	\$0	\$512,950	\$512,950	\$0
Other soft and miscellaneous costs	\$1,303,524	\$0	\$1,303,524	\$1,303,524	\$0
<i>Subtotal</i>	\$5,958,968	\$0	\$5,958,968	\$5,958,968	\$0
City Improvements					
Road improvements	\$0	\$160,000	\$160,000	\$160,000	\$0
Water distribution system improvements	\$0	\$280,060	\$280,060	\$280,060	\$0
Sanitary sewer improvements	\$0	\$753,258	\$753,258	\$753,258	\$0
Other soft and miscellaneous costs	\$0	\$289,330	\$289,330	\$289,330	\$0
<i>Subtotal</i>	\$0	\$1,482,648	\$1,482,648	\$1,482,648	\$0
Private Improvements					
City debt issuance fee	\$0	\$226,850	\$226,850	\$226,850	\$0
NonBQ fee	\$0	\$40,310	\$40,310	\$40,310	\$0
Other private improvements	\$0	\$999,053	\$999,053	\$999,053	\$0
<i>Subtotal</i>	\$0	\$1,266,213	\$1,266,213	\$1,266,213	\$0
Costs of issuance					
Capitalized interest	\$181,785	\$0	\$181,785	\$181,785	\$0
Reserve fund	\$237,195	\$0	\$237,195	\$237,195	\$0
Ag exemption foreclosure reserve	\$0	\$5,000	\$5,000	\$5,000	\$0
PID establishment/operation & other costs of issuance	\$361,020	\$0	\$361,020	\$361,020	\$0
Underwriter's discount	\$106,500	\$0	\$106,500	\$106,500	\$0
<i>Subtotal</i>	\$886,500	\$5,000	\$891,500	\$891,500	\$0
Total Uses	\$6,845,468	\$2,753,861	\$9,599,329	\$9,599,329	\$0

1 – According to the Service and Assessment Plan passed and adopted on July 12, 2016.

2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2020.

Phases #2 Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #2.

According to the Developer's Quarterly Improvement Implementation Report for Phase #2 dated as of June 30, 2021, the Phase #2A Improvements have been substantially completed and were accepted in July 2020 and the Phase #2B Improvements have been substantially completed and were accepted in June 2021.

Table II-B below summarizes the sources and uses of funds required to (1) construct the Phase #2 Improvements, (2) establish the PID, and (3) issue the Phases #2 Bonds. The actual costs spent to date for the Phase #2 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021. For additional Phase #2 development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/ES391262>

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Table II-B
Updated Sources and Uses – Phase #2

Sources of Funds	Authorized Improvements (PID) ¹	Other Improvements (Non-PID) ¹	Total Amounts ¹	Actual Amount ²	Variance
Phase #2 Bonds par amount	\$6,945,000	\$0	\$6,945,000	\$6,945,000	\$0
<i>Subtotal</i>	\$6,945,000	\$0	\$6,945,000	\$6,945,000	\$0
Other funding sources - Phase #2 Improvements	\$1,782,649	\$0	\$1,782,649	\$1,782,649	\$0
Total Sources for Phase #2 Improvements	\$8,727,649	\$0	\$8,727,649	\$8,727,649	\$0
Other funding sources - City Improvements	\$0	\$1,984,201	\$1,984,201	\$1,984,201	\$0
Other funding sources – Private Improvements and Ag reserve	\$0	\$5,000	\$5,000	\$5,000	\$0
Total Sources	\$8,727,649	\$1,989,201	\$10,716,850	\$10,716,850	\$0
Uses of Funds					
Authorized Improvements - Phase #2 Improvements					
Road improvements	\$2,408,192	\$0	\$2,408,192	\$2,408,192	\$0
Water distribution system improvements	\$425,441	\$0	\$425,441	\$425,441	\$0
Sanitary sewer improvements	\$367,092	\$0	\$367,092	\$367,092	\$0
Storm drainage improvements	\$1,602,124	\$0	\$1,602,124	\$1,602,124	\$0
Parks and open space improvements	\$936,851	\$0	\$936,851	\$936,851	\$0
Other soft and miscellaneous costs	\$1,607,116	\$0	\$1,607,116	\$1,607,116	\$0
<i>Subtotal</i>	\$7,346,816	\$0	\$7,346,816	\$7,346,816	\$0
City Improvements					
Road improvements	\$0	\$983,420	\$983,420	\$983,420	\$0
Water distribution system improvements	\$0	\$0	\$0	\$0	\$0
Sanitary sewer improvements	\$0	\$252,544	\$252,544	\$252,544	\$0
Trail system improvements	\$0	\$314,193	\$314,193	\$314,193	\$0
Other soft and miscellaneous costs	\$0	\$434,044	\$434,044	\$434,044	\$0
<i>Subtotal</i>	\$0	\$1,984,201	\$1,984,201	\$1,984,201	\$0
Private Improvements					
City debt issuance fee	\$0	\$0	\$0	\$0	\$0
NonBQ fee	\$0	\$0	\$0	\$0	\$0
Other private improvements	\$0	\$0	\$0	\$0	\$0
<i>Subtotal</i>	\$0	\$0	\$0	\$0	\$0
Costs of issuance					
Capitalized interest	\$283,720	\$0	\$283,720	\$283,720	\$0
Reserve fund	\$508,763	\$0	\$508,763	\$508,763	\$0
Ag exemption foreclosure reserve	\$0	\$5,000	\$5,000	\$5,000	\$0
PID establishment/operation & other costs of issuance	\$380,000	\$0	\$380,000	\$380,000	\$0
Underwriter's discount	\$208,350	\$0	\$208,350	\$208,350	\$0
<i>Subtotal</i>	\$1,380,833	\$5,000	\$1,385,833	\$1,385,833	\$0
Total Uses	\$8,727,649	\$1,989,201	\$10,716,850	\$10,716,850	\$0

1 – According to the Amended and Restated Service and Assessment Plan

2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budgets for the Authorized Improvements are shown in Section II.A of this report and the Annual Installments expected to be collected for these costs is shown by Table II-C below.

Table II-C
Projected Annual Installments (2018-2031)

Assessment Year ending 09/01¹	Phase #1 Projected Annual Installments	Phase #2 Projected Annual Installments
2018-2025	\$2,517,015	\$2,906,717
2026	\$221,154	\$304,535
2027	\$427,987	\$573,535
2028	\$427,350	\$575,947
2029	\$425,924	\$572,829
2030	\$428,962	\$573,391
2031	\$426,482	\$578,361
Total	\$4,874,875	\$6,085,315

1 – Assessment years ending 2018 through 2026 reflect actual Annual Installments and are net of applicable reserve fund income, TIRZ credits, and capitalized interest. Assessment years 2027 through 2031 reflect projected Annual Installments, not inclusive of applicable credits, and are subject to change.

C. STATUS OF DEVELOPMENT

According to the City, building permits have been issued for parcels representing, in the aggregate, greater than 95 percent of the Special Assessment levied within Phase #1. As a result, the number of new homes completed in Phase #1 during the current fiscal year and the number of total new homes completed are no longer required to be reported in this Annual Service Plan Update pursuant to Section 4 of the Phase #1 Bonds Continuing Disclosure Agreement of the Issuer.

According to the City, building permits have been issued for parcels representing, in the aggregate, greater than 95 percent of the Special Assessment levied within Phase #2. As a result, the number of new homes completed in Phase #2 during the current fiscal year and the number of total new homes completed are no longer required to be reported in this Annual Service Plan Update pursuant to Section 4 of the Phase #2 Bonds Continuing Disclosure Agreement of the Issuer.

D. ANNUAL BUDGET – PHASE #1*Phase #1 - Annual Installments*

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1A Bonds and/or execution of the Phase #1 Reimbursement Agreement, of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1A Bonds commencing with the issuance of the Phase #1A Bonds. The effective interest rate on the Phase #1A Bonds is 5.01 percent and the interest rate applicable to the Phase #1B Bonds is 5.39 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1A Bonds and Phase #1B Bonds (5.01 percent and 5.39 percent, respectively) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 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 Service and Assessment Plan and applicable Trust Indenture, such the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1A Bonds and Phase #1B Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be collected for 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 on the following page.

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

Descriptions	Phase #1A Bonds	Phase #1B Bonds	Total
Interest payment on March 1, 2026	\$74,234	\$42,099	\$116,332
Interest payment on September 1, 2026	\$74,234	\$42,099	\$116,332
Principal payment on September 1, 2026	\$85,000	\$40,000	\$125,000
<i>Subtotal debt service on bonds</i>	<i>\$233,467</i>	<i>\$124,197</i>	<i>\$357,665</i>
Administrative Expenses	\$31,953	\$16,864	\$48,818
Excess Interest for Prepayment and Delinquency Reserves	\$14,805	\$7,814	\$22,619
<i>Subtotal Expenses</i>	<i>\$280,226</i>	<i>\$148,876</i>	<i>\$429,101</i>
Available TIRZ Credit	(\$136,111)	(\$71,837)	(\$207,948)
Available reserve fund credit	\$0	\$0	\$0
Available capitalized interest account	\$0	\$0	\$0
Available Administrative Expense account	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>(\$136,111)</i>	<i>(\$71,837)</i>	<i>(\$207,948)</i>
Annual Installments	\$144,115	\$77,039	\$221,154

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1A Bonds include interest due on March 1, 2026 in the amount of \$74,234 and on September 1, 2026 in the amount of \$74,234, which equal interest on the outstanding Assessments balance of \$2,961,043, for six months each at an effective interest rate of 5.01 percent. Annual Installments to be collected include a principal amount of \$85,000 due on September 1, 2026. As a result, total principal and interest due for the Phase #1A Bonds in 2025-26 is estimated to be \$233,467.

Annual Installments to be collected for principal and interest on the Phase #1B Bonds include interest due on March 1, 2026 in the amount of \$42,099 and September 1, 2026 in the amount of \$42,099, which equal interest on the outstanding Assessments balance of \$1,562,791 for six months each at an effective interest rate of 5.39 percent. Annual Installments to be collected include a principal amount of \$40,000 due on September 1, 2026. As a result, total principal and interest due for the Phase #1B Bonds in 2025-26 is estimated to be \$124,197.

Administrative Expenses

Administrative expenses for Phase #1 include the City, Administrator, Trustee, auditor, dissemination agent, and contingency. As shown in Table II-E on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$48,818.

Table II-E
Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	\$6,200
Administrator	\$34,000
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$118
Total	\$48,818

Excess Interest for Prepayment and Delinquency Reserve

Phase #1A Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$14,805, which equals 0.5 percent interest on the outstanding Phase #1A Bonds balance of \$2,961,043. Phase #1B Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$7,814, which equals 0.5 percent interest on the outstanding Phase #1B Bonds balance of \$1,562,791. The total Annual Installment amount to be collected for excess interest for prepayment and delinquency reserves is \$22,619.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2024 in the total amount of \$207,948 that are available to be used as a TIRZ Credit in 2025-26 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2025. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As a result, the TIRZ credit obligation for Phase #1 is \$207,948 as shown in Appendix C-2 of this report.

Available Reserve Fund Credit

As of June 30, 2025, the balance in the Phase #1 Reserve Fund was \$377,115, which includes the Bond Reserve Requirement of \$364,575 and an excess balance of \$12,541. Such excess balance may be used to pay debt service on September 1, 2025. As a result, there are no excess Reserve Fund amounts available to reduce the Phase #1 2025-26 Annual Installment.

Available Capitalized Interest Account

As of June 30, 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 June 30, 2025, the balance in the Administrative Expense Fund was \$244. 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 anticipated to be 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 Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1A Bonds and Phase #1B Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Service and Assessment Plan, 159 units representing 143.02 total Equivalent Units are built within Phase #1 of the PID. One 50' Lot has prepaid a portion of its Phase #1 Assessment balance as of May 31, 2025. As a result, the outstanding Phase #1A total Equivalent Units with respect to principal and interest were reduced to 142.32 ($143.02 - 0.70 = 142.32$). In addition, the outstanding Phase #1B total Equivalent Units with respect to principal and interest were reduced to 142.45 ($143.02 - 0.57 = 142.45$). The outstanding total Equivalent Units for both Phase #1A Bonds and Phase #1B Bonds with respect to administrative expenses remains unchanged. The Annual Installment due to be collected per Equivalent Unit on all Phase #1 Bonds 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	\$125,000.00	\$878.05
Interest	\$255,283.68	\$1,793.16
Administrative Expenses	\$48,817.78	\$341.34
Total	\$429,101.46	\$3,012.55

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

2 – Includes both Phase #1A and Phase #1B Bonds and their respective outstanding Equivalent Units for principal and interest and outstanding Equivalent Units for administrative expenses. Refer to Section II-E for additional details regarding total outstanding Equivalent Units.

The Annual Installment due to be collected from each land use class for all Phase #1 Bonds for 2025-26 is shown in Table II-E-2 on the following page.

Table II-E-2
Annual Installment Per Unit - Phase #1

Land Use Class	Annual Installment Per Equivalent Unit^{1,2}	Equivalent Unit Factor	Annual Installment Per Land Use Class^{1,2}
Lot Type 1 (60' Lot)	\$3,012.55	1.00	\$3,012.55
Lot Type 2 (50' Lot)	\$3,012.55	0.83	\$2,500.41

1 - Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits

2 – Includes both Phase #1A and Phase #1B Bonds and their respective outstanding Equivalent Units for principal and interest and outstanding Equivalent Units for administrative expenses. Refer to Section IV-B for additional details regarding prepayments and outstanding Equivalent Units.

The list of Parcels within Phase #1 of the PID, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected, less the applicable TIRZ Credit, for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. ANNUAL BUDGET – PHASE #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Bonds, of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Bonds commencing with the issuance of the Phase #2 Bonds. The effective interest rate on the Phase #2 Bonds is 5.65 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #2 Bonds (5.65 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 Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 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 Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

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-G on the following page.

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

Descriptions	Phase #2 Bonds
Interest payment on March 1, 2026	\$173,779
Interest payment on September 1, 2026	\$173,779
Principal payment on September 1, 2026	\$149,000
<i>Subtotal debt service on bonds</i>	<i>\$496,558</i>
Administrative Expenses	\$45,947
Excess Interest for Prepayment and Delinquency Reserves	\$30,770
<i>Subtotal Expenses</i>	<i>\$573,275</i>
Available TIRZ Credit	(\$268,740)
Available reserve fund credit	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$268,740)</i>
Annual Installments	\$304,535

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026 in the amount of \$173,779 and on September 1, 2026 the amount of \$173,779, which equal interest on the outstanding Phase #2 Assessments balance of \$6,154,000 for six months each and an effective interest rate of 5.65 percent. Annual Installments to be collected include a principal amount of \$149,000 due on September 1, 2026. As a result, total debt service due for Phase #2 for principal and interest in 2025-26 is estimated to be equal to \$496,558.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, dissemination agent and contingency fees. As shown in Table II-H below, the total Phase #2 administrative expenses to be collected for 2025-26 are estimated to be \$45,947.

Table II-H
Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	\$6,200
Administrator	\$31,100
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$147
Total	\$45,947

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$30,770 which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of \$6,154,000.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2024 in the total amount of \$268,740 that are available to be used as a TIRZ Credit in 2025-26 for the respective Parcels within Phase #2. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #2 and each Parcel that has an outstanding Phase #2 Assessment balance as of September 1, 2025. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As a result, the TIRZ credit obligation for Phase #2 is \$268,740 as shown in Appendix D-2 of this report.

Available Reserve Fund Income

As of June 30, 2025, the balance in the Phase #2 Reserve Fund was \$525,524, which includes the Bond Reserve Requirement of \$506,640 and an excess balance of \$18,885. Such excess balance may be used to pay debt service on September 1, 2025. As a result, there are not excess Reserve Fund amounts available to reduce the Phase #2 2025-26 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2025, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #2 2025-26 Annual Installment.

Available Administrative Expense Account

As of June 30, 2025, the balance in the Administrative Expense Fund was \$15,323. 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 anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 2025-26 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT - PHASE #2

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Bonds, to fund the Prepayment Reserve and Delinquency reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #2.

According to the Developer, 197 units representing 177.79 total Equivalent Units are estimated to be built within Phase #2 of the PID. One 60' Lot has partially prepaid its Phase #2 Assessment balance as of May 31, 2025. As a result, the outstanding Phase #2 total Equivalent Units with respect to principal and interest obligations are 177.03 ($177.79 - 0.76 = 177.03$); however, the outstanding Phase #2 total Equivalent Units with respect to administrative expenses remain unchanged. The Annual Installment due to be collected per Equivalent Unit on the Phase #2 Bonds for 2025-26 is shown in Table II-G-1 below.

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

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$149,000.00	\$841.65
Interest	\$378,327.50	\$2,137.05
Administrative Expenses	\$45,947.43	\$258.44
Total	\$573,274.93	\$3,237.14

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

2 – Based on the current outstanding 177.03 Equivalent Units for principal and interest, and 177.79 for Administrative Expenses

The Annual Installment due to be collected from each land use class for Phase #2 Bonds for 2025-26 is shown in Table II-G-2 on the following page.

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

Land Use Class	Annual Installment Per Equivalent Unit¹	Equivalent Unit Factor	Annual Installment Per Land Use Class¹
Lot Type 1 (60' Lot)	\$3,237.14	1.00	\$3,237.14
Lot Type 2 (50' Lot)	\$3,237.14	0.83	\$2,686.83

¹ – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #2 of the PID, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected, less the applicable TIRZ Credit, for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

H. BOND REDEMPTION RELATED UPDATES

Phase #1A Bonds

The Phase #1A Bonds were issued in August 2016. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1A Bonds, the City reserves the right and option to redeem the Phase #1A Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2026**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1A Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #1B Bonds

The issuance of the Phase #1B Bonds was approved in November 2018. Pursuant to Section 4.4 of the Trust Indenture relating to the Phase #1B Bonds, the City reserves the right and option to redeem the Phase #1B Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1B Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market

conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #2 Bonds

The issuance of the Phase #2 Bonds was approved in November 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #2 Bonds, the City reserves the right and option to redeem the Phase #2 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service and Assessment Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

- (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act;
- (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.I of the Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix C-1 and D-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the estimated Equivalent Units to be built on each newly subdivided Parcel
- D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer and Collin Central Appraisal District, the Phase #1 plat was recorded on February 20, 2018. Phase #1 was completely subdivided in 2018.

According to the Developer and Collin Central Appraisal District, 119 Lots in Phase #2A were subdivided from Parcel 2739465 in Phase #2 of the PID in 2021. The final plat was recorded in November of 2020 and the Assessments were allocated proportionally according to Lot Type.

According to the Developer and Collin Central Appraisal District, 78 Lots in Phase #2B were subdivided from Parcel 2739465 in Phase #2 of the PID in 2021. The final plat recorded in June of 2021 and the Assessments were allocated proportionally according to Lot Type.

B. PREPAYMENT OF ASSESSMENTS

There has been one partial Assessment prepayment within Phase #1 and one partial Assessment prepayment within Phase #2 as of June 30, 2025. See Appendix B for additional information regarding prepaid Assessments.

According to the Trustee, an extraordinary optional redemption of the Phase #1 Bonds, in the aggregate amount of \$13,000, occurred July 1, 2022, based on prepaid Phase #1 Assessments received. Additionally, an extraordinary optional redemption of the Phase #1B Bonds, in the aggregate amount of \$7,000, occurred July 1, 2022, based on prepaid Phase #1B Assessments received.

According to the Trustee, an extraordinary optional redemption of the Phase #2 Bonds, in the aggregate amount of \$28,000, occurred July 1, 2022, based on prepaid Phase #2 Assessments received.

The complete Assessment Roll is available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial
Phase #1	2768005	7/26/2019	\$21,166	Partial
Phase #2	2822404	11/29/2021	\$28,000	Partial

APPENDIX C-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2025-26

Assessment Roll Summary - Phase #1
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Phase 1A Outstanding Equivalent Units	Phase 1B Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
2767929	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,249.71)	\$1,762.83
2767931	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,607.81)	\$1,404.74
2767932	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,331.67)	\$1,680.87
2767933	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,663.18)	\$1,349.36
2767934	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,665.78)	\$1,346.76
2767935	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,543.13)	\$1,469.42
2767936	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,578.08)	\$1,434.47
2767937	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,577.28)	\$1,435.26
2767938	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,562.67)	\$1,449.87
2767939	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,579.83)	\$1,432.72
2767940	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,217.45)	\$1,282.96
2767941	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,407.64)	\$1,092.77
2767942	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,492.86)	\$1,007.56
2767943	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,151.04)	\$1,349.37
2767944	1	50	2	0.42	0.42	0.42	\$13,187	\$364.39	\$678.22	\$65.94	\$141.65	(\$503.00)	\$747.21
2827394				0.42	0.42	0.42	\$13,187	\$364.39	\$678.22	\$65.94	\$141.65	(\$554.56)	\$695.65
2767945	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,050.10)	\$1,450.31
2767946	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,240.44)	\$1,259.98
2767947	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,202.49)	\$1,297.92
2767948	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,155.85)	\$1,344.56
2767949	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$951.62)	\$1,548.79
2767950	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,095.19)	\$1,405.22
2767951	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,548.74)	\$951.67
2767952	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,398.78)	\$1,101.63
2767953	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,133.94)	\$1,366.47
2767954	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$802.49)	\$1,697.92
2767955	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,451.69)	\$1,048.72
2767956	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,387.42)	\$1,113.00
2767957	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,627.49)	\$1,385.06
2767958	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,031.02)	\$1,981.53
2767959	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,298.74)	\$1,713.81
2767960	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,503.21)	\$1,509.33
2767961	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,367.19)	\$1,133.22
2767962	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,303.92)	\$1,196.50
2767963	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,203.38)	\$1,297.03
2767964	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,306.71)	\$1,193.70
2767965	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,027.60)	\$1,472.81
2767966	0	0	Non-Assessed	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2767967	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,624.65)	\$1,387.90
2767968	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$870.19)	\$1,630.22
2767969	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,393.56)	\$1,106.85
2767970	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,529.46)	\$970.95
2767971	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$793.14)	\$1,707.27
2767972	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,382.13)	\$1,118.29
2767973	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,244.99)	\$1,255.42
2767974	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,379.51)	\$1,120.90
2767975	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,394.33)	\$1,106.08
2767976	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	\$0.00	\$2,500.41
2767977	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,194.20)	\$1,306.21
2767978	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,278.38)	\$1,222.04
2767979	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$996.63)	\$1,503.79
2767980	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$840.14)	\$980.28
2767981	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$815.32)	\$1,685.09
2767982	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,569.76)	\$1,442.78
2767983	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,494.39)	\$1,518.16
2767985	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,455.78)	\$1,556.76
2767984	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,366.72)	\$1,645.83
2767986	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,365.25)	\$1,647.29
2767987	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,257.12)	\$1,755.42
2767988	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	\$0.00	\$3,012.55
2767989	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,558.77)	\$1,453.77
2767990	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,635.26)	\$1,377.29
2767991	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,455.19)	\$1,557.36
2767992	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,441.91)	\$1,570.64
2767993	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,014.17)	\$1,998.38
2767994	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,566.55)	\$1,445.99
2767995	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,359.99)	\$1,652.56
2767996	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,483.59)	\$1,528.95
2767997	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,450.92)	\$1,561.63
2767998	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,610.19)	\$1,402.36
2767999	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,446.22)	\$1,566.32
2768000	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,562.16)	\$1,450.39
2768001	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,648.75)	\$1,363.79
2768002	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,198.18)	\$1,814.37
2768003	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,402.32)	\$1,610.23
2768004	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,253.41)	\$1,247.00
2768005	1	50	2	0.83	0.13	0.26	\$5,516	\$149.47	\$297.23	\$27.58	\$283.31	(\$247.59)	\$0.00
2768006	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,338.55)	\$1,161.86
2768007	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,256.81)	\$1,243.60
2768008	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,279.08)	\$1,221.33
2768009				0.42	0.42	0.42	\$13,187	\$364.39	\$678.22	\$65.94	\$141.65	(\$406.41)	\$843.80
2818347	1	50	2	0.42	0.42	0.42	\$13,187	\$364.39	\$678.22	\$65.94	\$141.65	(\$573.33)	\$676.88
2768010	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,331.66)	\$1,168.75
2768011	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$13			

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Phase 1A Outstanding Equivalent Units	Phase 1B Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
2768042	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,385.69)	\$1,114.72
2768043	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,417.81)	\$1,082.60
2768044	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	\$0.00	\$2,500.41
2768045	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$846.19)	\$1,654.22
2768046	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,343.44)	\$1,156.98
2768047	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,379.51)	\$1,120.90
2768048	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,274.03)	\$1,226.39
2768049	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,233.14)	\$1,267.27
2768050	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,634.99)	\$865.43
2768051	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,774.57)	\$725.84
2768052	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$789.22)	\$1,711.20
2768053	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,321.29)	\$1,179.12
2768054	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,272.21)	\$1,228.21
2768055	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,389.69)	\$1,110.72
2768056	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,404.78)	\$1,095.63
2768057	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,227.63)	\$1,272.79
2768058	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,320.00)	\$1,180.42
2768059	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,313.67)	\$1,186.75
2768060	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,464.35)	\$1,036.07
2768061	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,281.28)	\$1,219.13
2768062	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,315.62)	\$1,184.79
2768063	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,190.42)	\$1,309.99
2768064	1	50	2	0.83	0.83	0.83	\$26,375	\$728.78	\$1,356.45	\$131.87	\$283.31	(\$1,244.22)	\$1,256.20
2768065	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,663.16)	\$1,349.38
2768066	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,395.24)	\$1,617.31
2768067	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,624.07)	\$1,388.47
2768068	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,236.58)	\$1,775.96
2768069	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,401.84)	\$1,610.70
2768070	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,457.25)	\$1,555.30
2768071	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,473.96)	\$1,538.59
2768072	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,455.71)	\$1,556.84
2768073	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,529.83)	\$1,482.72
2768074	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,519.86)	\$1,492.69
2768075	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,108.27)	\$1,904.28
2768076	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,061.56)	\$1,950.98
2768077	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,627.32)	\$1,385.23
2768078	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,476.68)	\$1,535.86
2768079	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,548.44)	\$1,464.11
2768080	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,369.96)	\$1,642.59
2768081	0	0	Non-Assessed	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768082	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,489.08)	\$1,523.47
2768083	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,363.36)	\$1,649.18
2768084	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,480.23)	\$1,532.32
2768085	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,749.66)	\$1,262.88
2768086	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,813.55)	\$1,199.00
2768087	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,435.05)	\$1,577.50
2768088	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,276.80)	\$1,735.75
2768089	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,574.43)	\$1,438.11
2768090	1	60	1	1.00	1.00	1.00	\$31,777	\$878.05	\$1,634.27	\$158.88	\$341.34	(\$1,082.83)	\$1,929.72
2768091	0	0	Non-Assessed	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768092	0	0	Non-Assessed	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768093	0	0	Non-Assessed	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768094	0	0	Non-Assessed	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768095	0	0	Non-Assessed	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768096	0	0	Non-Assessed	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768097	0	0	Non-Assessed	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
159				143.02	142.32	142.45	\$4,523,834	\$125,000.00	\$232,664.51	\$22,619.17	\$48,817.78	(\$207,947.63)	\$221,153.83

APPENDIX C-2
PHASE #1 TIRZ CALCULATION – 2025-26

Appendix C-2
Phase #1 TIRZ Credit Calculation

Base Year Taxes				2025-26 TIRZ Credit	2025-26 TIRZ
Parcel	Paid	2024 Taxes Paid	2024 Tax Increment	Revenue	Credit
2767929	\$0.11	\$2,809.72	\$2,809.61	(\$1,249.71)	(\$1,249.71)
2767931	\$0.11	\$3,614.78	\$3,614.67	(\$1,607.81)	(\$1,607.81)
2767932	\$0.11	\$2,993.98	\$2,993.87	(\$1,331.67)	(\$1,331.67)
2767933	\$0.11	\$3,739.28	\$3,739.17	(\$1,663.18)	(\$1,663.18)
2767934	\$0.11	\$3,745.12	\$3,745.01	(\$1,665.78)	(\$1,665.78)
2767935	\$0.11	\$3,469.37	\$3,469.26	(\$1,543.13)	(\$1,543.13)
2767936	\$0.11	\$3,547.94	\$3,547.83	(\$1,578.08)	(\$1,578.08)
2767937	\$0.11	\$3,546.16	\$3,546.05	(\$1,577.28)	(\$1,577.28)
2767938	\$0.11	\$3,513.31	\$3,513.20	(\$1,562.67)	(\$1,562.67)
2767939	\$0.11	\$3,551.88	\$3,551.77	(\$1,579.83)	(\$1,579.83)
2767940	\$0.09	\$2,737.17	\$2,737.08	(\$1,217.45)	(\$1,217.45)
2767941	\$0.09	\$3,164.75	\$3,164.66	(\$1,407.64)	(\$1,407.64)
2767942	\$0.09	\$3,356.33	\$3,356.24	(\$1,492.86)	(\$1,492.86)
2767943	\$0.09	\$2,587.87	\$2,587.78	(\$1,151.04)	(\$1,151.04)
2767944	\$0.05	\$1,130.89	\$1,130.84	(\$503.00)	(\$503.00)
2827394	\$0.05	\$1,246.80	\$1,246.75	(\$554.56)	(\$554.56)
2767945	\$0.09	\$2,360.93	\$2,360.84	(\$1,050.10)	(\$1,050.10)
2767946	\$0.09	\$2,788.84	\$2,788.75	(\$1,240.44)	(\$1,240.44)
2767947	\$0.09	\$2,703.53	\$2,703.44	(\$1,202.49)	(\$1,202.49)
2767948	\$0.09	\$2,598.67	\$2,598.58	(\$1,155.85)	(\$1,155.85)
2767949	\$0.09	\$2,139.52	\$2,139.43	(\$951.62)	(\$951.62)
2767950	\$0.09	\$2,462.31	\$2,462.22	(\$1,095.19)	(\$1,095.19)
2767951	\$0.09	\$3,481.97	\$3,481.88	(\$1,548.74)	(\$1,548.74)
2767952	\$0.09	\$3,144.84	\$3,144.75	(\$1,398.78)	(\$1,398.78)
2767953	\$0.09	\$2,549.42	\$2,549.33	(\$1,133.94)	(\$1,133.94)
2767954	\$0.09	\$1,804.26	\$1,804.17	(\$802.49)	(\$802.49)
2767955	\$0.09	\$3,263.78	\$3,263.69	(\$1,451.69)	(\$1,451.69)
2767956	\$0.09	\$3,119.28	\$3,119.19	(\$1,387.42)	(\$1,387.42)
2767957	\$0.11	\$3,659.03	\$3,658.92	(\$1,627.49)	(\$1,627.49)
2767958	\$0.11	\$2,318.04	\$2,317.93	(\$1,031.02)	(\$1,031.02)
2767959	\$0.11	\$2,919.93	\$2,919.82	(\$1,298.74)	(\$1,298.74)
2767960	\$0.11	\$3,379.63	\$3,379.52	(\$1,503.21)	(\$1,503.21)
2767961	\$0.09	\$3,073.82	\$3,073.73	(\$1,367.19)	(\$1,367.19)
2767962	\$0.09	\$2,931.56	\$2,931.47	(\$1,303.92)	(\$1,303.92)
2767963	\$0.09	\$2,705.54	\$2,705.45	(\$1,203.38)	(\$1,203.38)
2767964	\$0.09	\$2,937.84	\$2,937.75	(\$1,306.71)	(\$1,306.71)
2767965	\$0.09	\$2,310.35	\$2,310.26	(\$1,027.60)	(\$1,027.60)
2767966	\$0.00	\$5.98	\$5.98	(\$2.66)	\$0.00
2767967	\$0.11	\$3,652.65	\$3,652.54	(\$1,624.65)	(\$1,624.65)
2767968	\$0.09	\$1,956.46	\$1,956.37	(\$870.19)	(\$870.19)
2767969	\$0.09	\$3,133.10	\$3,133.01	(\$1,393.56)	(\$1,393.56)
2767970	\$0.09	\$3,438.63	\$3,438.54	(\$1,529.46)	(\$1,529.46)

Appendix C-2
Phase #1 TIRZ Credit Calculation

Base Year Taxes				2025-26 TIRZ Credit	2025-26 TIRZ
Parcel	Paid	2024 Taxes Paid	2024 Tax Increment	Revenue	Credit
2767971	\$0.09	\$1,783.24	\$1,783.15	(\$793.14)	(\$793.14)
2767972	\$0.09	\$3,107.39	\$3,107.30	(\$1,382.13)	(\$1,382.13)
2767973	\$0.09	\$2,799.08	\$2,798.99	(\$1,244.99)	(\$1,244.99)
2767974	\$0.09	\$3,101.51	\$3,101.42	(\$1,379.51)	(\$1,379.51)
2767975	\$0.09	\$3,134.83	\$3,134.74	(\$1,394.33)	(\$1,394.33)
2767976	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00
2767977	\$0.09	\$2,684.90	\$2,684.81	(\$1,194.20)	(\$1,194.20)
2767978	\$0.09	\$2,874.14	\$2,874.05	(\$1,278.38)	(\$1,278.38)
2767979	\$0.09	\$2,240.71	\$2,240.62	(\$996.63)	(\$996.63)
2767980	\$0.09	\$3,462.63	\$3,462.54	(\$1,540.14)	(\$1,540.14)
2767981	\$0.09	\$1,833.10	\$1,833.01	(\$815.32)	(\$815.32)
2767982	\$0.11	\$3,529.25	\$3,529.14	(\$1,569.76)	(\$1,569.76)
2767983	\$0.11	\$3,359.80	\$3,359.69	(\$1,494.39)	(\$1,494.39)
2767984	\$0.11	\$3,072.77	\$3,072.66	(\$1,366.72)	(\$1,366.72)
2767985	\$0.11	\$3,273.00	\$3,272.89	(\$1,455.78)	(\$1,455.78)
2767986	\$0.11	\$3,069.47	\$3,069.36	(\$1,365.25)	(\$1,365.25)
2767987	\$0.11	\$2,826.37	\$2,826.26	(\$1,257.12)	(\$1,257.12)
2767988	\$0.11	\$0.00	\$0.00	\$0.00	\$0.00
2767989	\$0.11	\$3,504.54	\$3,504.43	(\$1,558.77)	(\$1,558.77)
2767990	\$0.11	\$3,676.50	\$3,676.39	(\$1,635.26)	(\$1,635.26)
2767991	\$0.11	\$3,271.66	\$3,271.55	(\$1,455.19)	(\$1,455.19)
2767992	\$0.11	\$3,241.81	\$3,241.70	(\$1,441.91)	(\$1,441.91)
2767993	\$0.11	\$2,280.16	\$2,280.05	(\$1,014.17)	(\$1,014.17)
2767994	\$0.11	\$3,522.04	\$3,521.93	(\$1,566.55)	(\$1,566.55)
2767995	\$0.11	\$3,057.64	\$3,057.53	(\$1,359.99)	(\$1,359.99)
2767996	\$0.11	\$3,335.52	\$3,335.41	(\$1,483.59)	(\$1,483.59)
2767997	\$0.11	\$3,262.07	\$3,261.96	(\$1,450.92)	(\$1,450.92)
2767998	\$0.11	\$3,620.13	\$3,620.02	(\$1,610.19)	(\$1,610.19)
2767999	\$0.11	\$3,251.51	\$3,251.40	(\$1,446.22)	(\$1,446.22)
2768000	\$0.11	\$3,512.16	\$3,512.05	(\$1,562.16)	(\$1,562.16)
2768001	\$0.11	\$3,706.84	\$3,706.73	(\$1,648.75)	(\$1,648.75)
2768002	\$0.11	\$2,693.86	\$2,693.75	(\$1,198.18)	(\$1,198.18)
2768003	\$0.11	\$3,152.80	\$3,152.69	(\$1,402.32)	(\$1,402.32)
2768004	\$0.09	\$2,818.02	\$2,817.93	(\$1,253.41)	(\$1,253.41)
2768005	\$0.09	\$1,881.54	\$1,881.45	(\$836.87)	(\$747.59)
2768006	\$0.09	\$3,009.43	\$3,009.34	(\$1,338.55)	(\$1,338.55)
2768007	\$0.09	\$2,825.65	\$2,825.56	(\$1,256.81)	(\$1,256.81)
2768008	\$0.09	\$2,875.72	\$2,875.63	(\$1,279.08)	(\$1,279.08)
2768009	\$0.05	\$913.73	\$913.68	(\$406.41)	(\$406.41)
2818347	\$0.05	\$1,289.01	\$1,288.96	(\$573.33)	(\$573.33)
2768010	\$0.09	\$2,993.94	\$2,993.85	(\$1,331.66)	(\$1,331.66)
2768011	\$0.09	\$3,143.43	\$3,143.34	(\$1,398.16)	(\$1,398.16)

Appendix C-2
Phase #1 TIRZ Credit Calculation

Base Year Taxes				2025-26 TIRZ Credit	2025-26 TIRZ
Parcel	Paid	2024 Taxes Paid	2024 Tax Increment	Revenue	Credit
2768012	\$0.09	\$2,843.77	\$2,843.68	(\$1,264.87)	(\$1,264.87)
2768013	\$0.11	\$3,068.81	\$3,068.70	(\$1,364.96)	(\$1,364.96)
2768014	\$0.11	\$3,264.26	\$3,264.15	(\$1,451.89)	(\$1,451.89)
2768015	\$0.11	\$3,088.63	\$3,088.52	(\$1,373.77)	(\$1,373.77)
2768016	\$0.09	\$3,289.72	\$3,289.63	(\$1,463.23)	(\$1,463.23)
2768017	\$0.09	\$2,682.01	\$2,681.92	(\$1,192.92)	(\$1,192.92)
2768018	\$0.09	\$2,660.17	\$2,660.08	(\$1,183.20)	(\$1,183.20)
2768019	\$0.09	\$2,635.38	\$2,635.29	(\$1,172.18)	(\$1,172.18)
2768020	\$0.09	\$1,840.49	\$1,840.40	(\$818.61)	(\$818.61)
2768021	\$0.09	\$2,018.26	\$2,018.17	(\$897.68)	(\$897.68)
2768022	\$0.09	\$3,023.64	\$3,023.55	(\$1,344.87)	(\$1,344.87)
2768023	\$0.09	\$2,931.56	\$2,931.47	(\$1,303.92)	(\$1,303.92)
2768024	\$0.09	\$2,854.31	\$2,854.22	(\$1,269.56)	(\$1,269.56)
2768025	\$0.09	\$2,970.62	\$2,970.53	(\$1,321.29)	(\$1,321.29)
2768026	\$0.09	\$3,069.13	\$3,069.04	(\$1,365.11)	(\$1,365.11)
2768027	\$0.09	\$3,063.31	\$3,063.22	(\$1,362.52)	(\$1,362.52)
2768028	\$0.09	\$2,882.11	\$2,882.02	(\$1,281.92)	(\$1,281.92)
2768029	\$0.05	\$923.76	\$923.71	(\$410.87)	(\$410.87)
2811676	\$0.05	\$1,046.61	\$1,046.56	(\$465.51)	(\$465.51)
2768030	\$0.09	\$2,966.48	\$2,966.39	(\$1,319.45)	(\$1,319.45)
2768031	\$0.09	\$3,006.55	\$3,006.46	(\$1,337.27)	(\$1,337.27)
2768032	\$0.09	\$2,683.17	\$2,683.08	(\$1,193.43)	(\$1,193.43)
2768033	\$0.09	\$3,003.23	\$3,003.14	(\$1,335.80)	(\$1,335.80)
2768034	\$0.09	\$2,905.61	\$2,905.52	(\$1,292.37)	(\$1,292.37)
2768035	\$0.09	\$3,030.20	\$3,030.11	(\$1,347.79)	(\$1,347.79)
2768036	\$0.09	\$2,481.54	\$2,481.45	(\$1,103.75)	(\$1,103.75)
2768037	\$0.09	\$2,672.88	\$2,672.79	(\$1,188.86)	(\$1,188.86)
2768038	\$0.09	\$2,913.17	\$2,913.08	(\$1,295.74)	(\$1,295.74)
2768039	\$0.09	\$3,306.60	\$3,306.51	(\$1,470.74)	(\$1,470.74)
2768040	\$0.09	\$3,142.21	\$3,142.12	(\$1,397.61)	(\$1,397.61)
2768041	\$0.09	\$2,650.65	\$2,650.56	(\$1,178.97)	(\$1,178.97)
2768042	\$0.09	\$3,115.40	\$3,115.31	(\$1,385.69)	(\$1,385.69)
2768043	\$0.09	\$3,187.62	\$3,187.53	(\$1,417.81)	(\$1,417.81)
2768044	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00
2768045	\$0.09	\$1,902.50	\$1,902.41	(\$846.19)	(\$846.19)
2768046	\$0.09	\$3,020.41	\$3,020.32	(\$1,343.44)	(\$1,343.44)
2768047	\$0.09	\$3,101.51	\$3,101.42	(\$1,379.51)	(\$1,379.51)
2768048	\$0.09	\$2,864.36	\$2,864.27	(\$1,274.03)	(\$1,274.03)
2768049	\$0.09	\$2,772.44	\$2,772.35	(\$1,233.14)	(\$1,233.14)
2768050	\$0.09	\$3,675.87	\$3,675.78	(\$1,634.99)	(\$1,634.99)
2768051	\$0.09	\$3,989.68	\$3,989.59	(\$1,774.57)	(\$1,774.57)
2768052	\$0.09	\$1,774.41	\$1,774.32	(\$789.22)	(\$789.22)

Appendix C-2
Phase #1 TIRZ Credit Calculation

Base Year Taxes				2025-26 TIRZ Credit	2025-26 TIRZ
Parcel	Paid	2024 Taxes Paid	2024 Tax Increment	Revenue	Credit
2768053	\$0.09	\$2,970.62	\$2,970.53	(\$1,321.29)	(\$1,321.29)
2768054	\$0.09	\$2,860.27	\$2,860.18	(\$1,272.21)	(\$1,272.21)
2768055	\$0.09	\$3,124.39	\$3,124.30	(\$1,389.69)	(\$1,389.69)
2768056	\$0.09	\$3,158.32	\$3,158.23	(\$1,404.78)	(\$1,404.78)
2768057	\$0.09	\$2,760.04	\$2,759.95	(\$1,227.63)	(\$1,227.63)
2768058	\$0.09	\$2,967.71	\$2,967.62	(\$1,320.00)	(\$1,320.00)
2768059	\$0.09	\$2,953.48	\$2,953.39	(\$1,313.67)	(\$1,313.67)
2768060	\$0.09	\$3,292.24	\$3,292.15	(\$1,464.35)	(\$1,464.35)
2768061	\$0.09	\$2,880.67	\$2,880.58	(\$1,281.28)	(\$1,281.28)
2768062	\$0.09	\$2,957.87	\$2,957.78	(\$1,315.62)	(\$1,315.62)
2768063	\$0.09	\$2,676.40	\$2,676.31	(\$1,190.42)	(\$1,190.42)
2768064	\$0.09	\$2,797.34	\$2,797.25	(\$1,244.22)	(\$1,244.22)
2768065	\$0.11	\$3,739.23	\$3,739.12	(\$1,663.16)	(\$1,663.16)
2768066	\$0.11	\$3,136.88	\$3,136.77	(\$1,395.24)	(\$1,395.24)
2768067	\$0.11	\$3,651.35	\$3,651.24	(\$1,624.07)	(\$1,624.07)
2768068	\$0.11	\$2,780.20	\$2,780.09	(\$1,236.58)	(\$1,236.58)
2768069	\$0.11	\$3,151.73	\$3,151.62	(\$1,401.84)	(\$1,401.84)
2768070	\$0.11	\$3,276.29	\$3,276.18	(\$1,457.25)	(\$1,457.25)
2768071	\$0.11	\$3,313.86	\$3,313.75	(\$1,473.96)	(\$1,473.96)
2768072	\$0.11	\$3,272.83	\$3,272.72	(\$1,455.71)	(\$1,455.71)
2768073	\$0.11	\$3,439.47	\$3,439.36	(\$1,529.83)	(\$1,529.83)
2768074	\$0.11	\$3,417.06	\$3,416.95	(\$1,519.86)	(\$1,519.86)
2768075	\$0.11	\$2,491.72	\$2,491.61	(\$1,108.27)	(\$1,108.27)
2768076	\$0.11	\$2,386.72	\$2,386.61	(\$1,061.56)	(\$1,061.56)
2768077	\$0.11	\$3,658.65	\$3,658.54	(\$1,627.32)	(\$1,627.32)
2768078	\$0.11	\$3,319.99	\$3,319.88	(\$1,476.68)	(\$1,476.68)
2768079	\$0.11	\$3,481.31	\$3,481.20	(\$1,548.44)	(\$1,548.44)
2768080	\$0.11	\$3,080.05	\$3,079.94	(\$1,369.96)	(\$1,369.96)
2768081	\$0.00	\$20.93	\$20.93	(\$9.31)	\$0.00
2768082	\$0.11	\$3,347.85	\$3,347.74	(\$1,489.08)	(\$1,489.08)
2768083	\$0.11	\$3,065.22	\$3,065.11	(\$1,363.36)	(\$1,363.36)
2768084	\$0.11	\$3,327.96	\$3,327.85	(\$1,480.23)	(\$1,480.23)
2768085	\$0.11	\$3,933.70	\$3,933.59	(\$1,749.66)	(\$1,749.66)
2768086	\$0.11	\$4,077.33	\$4,077.22	(\$1,813.55)	(\$1,813.55)
2768087	\$0.11	\$3,226.39	\$3,226.28	(\$1,435.05)	(\$1,435.05)
2768088	\$0.11	\$2,870.61	\$2,870.50	(\$1,276.80)	(\$1,276.80)
2768089	\$0.11	\$3,539.75	\$3,539.64	(\$1,574.43)	(\$1,574.43)
2768090	\$0.11	\$2,434.52	\$2,434.41	(\$1,082.83)	(\$1,082.83)
2768091	\$0.00	\$5.98	\$5.98	(\$2.66)	\$0.00
2768092	\$0.00	\$5.98	\$5.98	(\$2.66)	\$0.00
2768093	\$0.00	\$5.98	\$5.98	(\$2.66)	\$0.00
2768094	\$0.00	\$5.98	\$5.98	(\$2.66)	\$0.00

Appendix C-2
Phase #1 TIRZ Credit Calculation

Parcel	Base Year Taxes		2024 Tax Increment	2025-26 TIRZ Credit	2025-26 TIRZ
	Paid	2024 Taxes Paid		Revenue	Credit
2768095	\$0.00	\$5.98	\$5.98	(\$2.66)	\$0.00
2768096	\$0.00	\$5.98	\$5.98	(\$2.66)	\$0.00
2768097	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$15.66	\$467,787.03	\$467,771.66	(\$208,064.84)	(\$207,947.63)

APPENDIX D-1
PHASE #2 ASSESSMENT ROLL SUMMARY – 2025-26

Assessment Roll Summary - Phase #2
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
2822211	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(\$1,506.56)	\$1,730.58
2822214	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,431.46)	\$1,255.36
2822216	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,257.97)	\$1,428.86
2822217	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,279.18)	\$1,407.65
2822218	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,176.91)	\$1,509.92
2822219	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,147.47)	\$1,539.36
2822220	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,338.88)	\$1,347.95
2822221	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,273.88)	\$1,412.95
2822222	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(843.40)	\$1,843.43
2822223	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,294.26)	\$1,392.57
2822224	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,172.38)	\$1,514.45
2822225	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,137.09)	\$1,549.74
2822226	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,253.53)	\$1,433.30
2822227	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,420.01)	\$1,266.82
2822228	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,346.73)	\$1,340.10
2822229	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,383.43)	\$1,303.39
2822232	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,258.20)	\$1,428.63
2822233	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,179.55)	\$1,507.28
2822234	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,068.36)	\$1,618.47
2822235	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,314.22)	\$1,372.60
2822236	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,444.77)	\$1,242.06
2822237	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,335.50)	\$1,351.33
2822238	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,262.67)	\$1,424.16
2822239	1	50	2	0.42	0.42	\$14,426	\$349.29	\$814.75	\$72.13	\$107.25	(677.81)	\$665.61
2849432				0.42	0.42	\$14,426	\$349.29	\$814.75	\$72.13	\$107.25	(575.41)	\$768.01
2822240	0	0	Non-Assessed	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
2822245	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,579.39)	\$1,657.76
2822247	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,515.15)	\$1,721.99
2822248	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,100.39)	\$2,136.76
2822249	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,259.12)	\$1,978.02
2822250	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,394.34)	\$1,842.81
2822251	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,576.75)	\$1,660.39
2822252	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,422.01)	\$1,815.13
2822253	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(968.28)	\$2,268.86
2822254	0	0	Non-Assessed	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
2822255	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,570.13)	\$1,667.01
2822257	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,329.10)	\$1,908.04
2822258	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,253.67)	\$1,983.47
2822259	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,533.62)	\$1,703.52
2822260	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,260.91)	\$1,976.23
2822261	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,470.96)	\$1,766.18
2822262	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,438.36)	\$1,798.78
2822263	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,301.48)	\$1,935.66
2822264	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,458.83)	\$1,778.31
2822276	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,371.46)	\$1,315.37
2822286	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,262.14)	\$1,424.69
2822287	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,398.54)	\$1,288.29
2822288	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,294.26)	\$1,392.57
2822289	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,448.29)	\$1,238.54
2822290	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,373.68)	\$1,313.15
2822291	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,048.41)	\$1,638.42
2822292	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,433.99)	\$1,252.84
2822293	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,386.09)	\$1,300.73
2822294	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,401.53)	\$1,285.30
2822295	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,114.20)	\$1,572.63
2822310	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,227.57)	\$1,459.26
2822311	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,262.97)	\$1,423.86
2822312	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(963.98)	\$1,722.84
2822313	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,401.52)	\$1,285.30
2822314	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,718.74)	\$1,518.40
2822329	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,462.44)	\$1,774.71
2822330	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,523.70)	\$1,713.44
2822331	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,380.93)	\$1,856.21
2822332	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,441.60)	\$1,795.55
2822333	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(806.16)	\$2,430.98
2822334	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,619.41)	\$1,617.73
2822337	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,749.50)	\$1,487.64
2822338	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,461.26)	\$1,775.88
2822339	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,495.18)	\$1,741.96
2822340	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,488.96)	\$1,748.18
2822341	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,400.43)	\$1,836.72
2822342	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,480.79)	\$1,756.35
2822343	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,700.55)	\$1,536.60
2822344	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,562.78)	\$1,674.36
2822345	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,430.19)	\$1,806.95
2822346	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,563.15)	\$1,673.99
2822354	0	0	Non-Assessed	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
2822355	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,321.22)	\$1,915.93
2822356	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,218.12)	\$2,019.02
2822357	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,568.30)	\$1,668.84
2822358	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,258.19)	\$1,978.95
2822359	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,346.19)	\$1,340.64
2822360	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,190.06)	\$1,496.77
2822361	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,412.70)	\$1,274.13
2822362	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,294.20)	\$1,392.62
2822363	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,227.57)	\$1,459.26
2822364	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(934.20)	\$1,752.63
2822365	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,178.24)	\$1,508.59
2822366	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,392.54)	\$1,294.29
2822367	0	0	Non-Assessed									

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
2822375	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,403.85)	\$1,282.98
2822376	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,172.58)	\$1,514.25
2822377	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(700.15)	\$1,986.68
2822378	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,450.51)	\$1,236.31
2822379	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,236.22)	\$1,450.61
2822380	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,367.46)	\$1,319.37
2822381	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,167.39)	\$1,519.44
2822382	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,124.74)	\$1,562.08
2822383	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,362.03)	\$1,324.80
2822384	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,178.88)	\$1,507.95
2822385	0	0	Non-Assessed	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
2822387	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,444.59)	\$1,242.24
2822388	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,385.89)	\$1,300.93
2822389	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,326.90)	\$1,359.93
2822390	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,272.23)	\$1,414.60
2822391	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,167.39)	\$1,519.44
2822392	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,274.35)	\$1,412.48
2822393	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,498.86)	\$1,187.96
2822394	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,289.00)	\$1,397.83
2822395	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,320.78)	\$1,366.05
2822396	0	0	Non-Assessed	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
2822397	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,496.73)	\$1,740.42
2822400	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,289.66)	\$1,947.48
2822401	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,461.94)	\$1,775.20
2822402	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,497.97)	\$1,739.17
2822403	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,523.06)	\$1,714.08
2822404	1	60	1	1.00	0.24	\$8,427	\$204.03	\$475.93	\$42.13	\$258.44	(980.53)	\$0.00
2822405	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,379.02)	\$1,858.12
2822406	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,256.43)	\$1,980.72
2841024	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,185.89)	\$1,500.94
2841025	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,466.25)	\$1,220.58
2841026	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,431.65)	\$1,255.18
2841027	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,425.59)	\$1,261.24
2841028	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,656.17)	\$1,580.98
2841029	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,466.72)	\$1,770.42
2841030	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,550.08)	\$1,687.06
2841031	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,748.93)	\$1,488.21
2841032	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,739.14)	\$1,498.01
2841033	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,597.24)	\$1,639.90
2841034	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,596.48)	\$1,640.66
2841035	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,524.70)	\$1,712.44
2841036	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,485.35)	\$1,751.79
2841037	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,499.20)	\$1,737.94
2841038	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,378.06)	\$1,859.08
2841039	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,569.63)	\$1,667.51
2841040	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,439.46)	\$1,797.68
2841041	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,451.77)	\$1,785.37
2841042	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,619.17)	\$1,617.97
2841043	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	0.00	\$3,237.14
2841044	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,421.67)	\$1,815.47
2841046	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,507.66)	\$1,729.48
2841047	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,521.49)	\$1,715.66
2841048	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,482.20)	\$1,754.94
2841049	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,458.92)	\$1,778.22
2841050	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,646.60)	\$1,590.54
2841051	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,477.06)	\$1,760.08
2841052	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,503.97)	\$1,733.17
2841053	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,542.19)	\$1,694.96
2841054	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,517.52)	\$1,719.62
2841055	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,464.17)	\$1,772.97
2841056	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,319.51)	\$1,917.63
2841057	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,163.75)	\$2,073.40
2841058	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,637.04)	\$1,600.11
2841059	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,431.20)	\$1,805.94
2841060	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,316.98)	\$1,920.16
2841061	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,494.29)	\$1,742.86
2841062	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,672.87)	\$1,564.27
2841063	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,578.24)	\$1,658.90
2841064	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,482.83)	\$1,754.31
2841065	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,299.99)	\$1,386.84
2841067	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,270.96)	\$1,415.87
2841068	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,471.75)	\$1,215.08
2841069	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,294.06)	\$1,392.76
2841070	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,466.32)	\$1,220.51
2841071	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,280.16)	\$1,406.66
2841072	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,284.56)	\$1,402.26
2841073	0	0	Non-Assessed	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
2841074	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,441.11)	\$1,245.72
2841076	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,388.22)	\$1,298.60
2841077	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,309.07)	\$1,377.76
2841078	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,481.96)	\$1,204.87
2841079	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,389.53)	\$1,297.30
2841080	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,399.21)	\$1,287.62
2841081	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,486.35)	\$1,200.48
2841082	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,314.77)	\$1,372.06
2841083	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,478.43)	\$1,208.40
2841084	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,408.76)	\$1,278.06
2841085	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,270.96)	\$1,415.87
2841086	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,471.75)	\$1,215.08
2841087	1	50	2	0.83	0.83	\$28,852	\$					

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
2841101	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,451.84)	\$1,234.98
2841102	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,244.21)	\$1,442.62
2841103	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,463.28)	\$1,223.55
2841104	1	50	2	0.83	0.83	\$28,852	\$698.57	\$1,629.49	\$144.26	\$214.50	(1,468.90)	\$1,217.93
2841105	1	60	1	1.00	1.00	\$34,762	\$841.65	\$1,963.24	\$173.81	\$258.44	(1,456.66)	\$1,780.48
	197			177.79	177.03	\$6,154,000	\$149,000.00	\$347,557.50	\$30,770.00	\$45,947.43	(268,739.93)	\$304,535.00

APPENDIX D-2
PHASE #2 TIRZ CREDIT CALCULATION – 2025-26

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes	2024 Taxes Paid	2024 Tax Increment	2025-26 TIRZ Credit	2025-26 TIRZ
	Paid			Revenue	Credit
2822211	\$125.85	\$3,512.90	\$3,387.05	(\$1,506.56)	(\$1,506.56)
2822214	\$125.85	\$3,344.07	\$3,218.22	(\$1,431.46)	(\$1,431.46)
2822216	\$125.85	\$2,954.02	\$2,828.17	(\$1,257.97)	(\$1,257.97)
2822217	\$125.85	\$3,001.70	\$2,875.85	(\$1,279.18)	(\$1,279.18)
2822218	\$125.85	\$2,771.77	\$2,645.92	(\$1,176.91)	(\$1,176.91)
2822219	\$125.85	\$2,705.59	\$2,579.74	(\$1,147.47)	(\$1,147.47)
2822220	\$125.85	\$3,135.92	\$3,010.07	(\$1,338.88)	(\$1,338.88)
2822221	\$125.85	\$2,989.78	\$2,863.93	(\$1,273.88)	(\$1,273.88)
2822222	\$125.85	\$2,021.98	\$1,896.13	(\$843.40)	(\$843.40)
2822223	\$125.85	\$3,035.61	\$2,909.76	(\$1,294.26)	(\$1,294.26)
2822224	\$125.85	\$2,761.60	\$2,635.75	(\$1,172.38)	(\$1,172.38)
2822225	\$125.85	\$2,682.26	\$2,556.41	(\$1,137.09)	(\$1,137.09)
2822226	\$125.85	\$2,944.03	\$2,818.18	(\$1,253.53)	(\$1,253.53)
2822227	\$125.85	\$3,318.32	\$3,192.47	(\$1,420.01)	(\$1,420.01)
2822228	\$125.85	\$3,153.57	\$3,027.72	(\$1,346.73)	(\$1,346.73)
2822229	\$125.85	\$3,236.09	\$3,110.24	(\$1,383.43)	(\$1,383.43)
2822232	\$125.85	\$2,954.53	\$2,828.68	(\$1,258.20)	(\$1,258.20)
2822233	\$125.85	\$2,777.72	\$2,651.87	(\$1,179.55)	(\$1,179.55)
2822234	\$125.85	\$2,527.74	\$2,401.89	(\$1,068.36)	(\$1,068.36)
2822235	\$125.85	\$3,080.49	\$2,954.64	(\$1,314.22)	(\$1,314.22)
2822236	\$125.85	\$3,373.98	\$3,248.13	(\$1,444.77)	(\$1,444.77)
2822237	\$125.85	\$3,128.32	\$3,002.47	(\$1,335.50)	(\$1,335.50)
2822238	\$125.85	\$2,964.59	\$2,838.74	(\$1,262.67)	(\$1,262.67)
2822239	\$62.93	\$1,586.77	\$1,523.84	(\$677.81)	(\$677.81)
2849432	\$62.93	\$1,356.56	\$1,293.63	(\$575.41)	(\$575.41)
2822240	\$0.00	\$11.96	\$11.96	(\$5.32)	\$0.00
2822245	\$125.85	\$3,676.63	\$3,550.78	(\$1,579.39)	(\$1,579.39)
2822247	\$125.85	\$3,532.22	\$3,406.37	(\$1,515.15)	(\$1,515.15)
2822248	\$125.85	\$2,599.74	\$2,473.89	(\$1,100.39)	(\$1,100.39)
2822249	\$125.85	\$2,956.60	\$2,830.75	(\$1,259.12)	(\$1,259.12)
2822250	\$125.85	\$3,260.60	\$3,134.75	(\$1,394.34)	(\$1,394.34)
2822251	\$125.85	\$3,670.70	\$3,544.85	(\$1,576.75)	(\$1,576.75)
2822252	\$125.85	\$3,322.82	\$3,196.97	(\$1,422.01)	(\$1,422.01)
2822253	\$125.85	\$2,302.75	\$2,176.90	(\$968.28)	(\$968.28)
2822254	\$0.00	\$11.96	\$11.96	(\$5.32)	\$0.00
2822255	\$125.85	\$3,655.82	\$3,529.97	(\$1,570.13)	(\$1,570.13)
2822257	\$125.85	\$3,113.93	\$2,988.08	(\$1,329.10)	(\$1,329.10)
2822258	\$125.85	\$2,944.36	\$2,818.51	(\$1,253.67)	(\$1,253.67)
2822259	\$125.85	\$3,573.74	\$3,447.89	(\$1,533.62)	(\$1,533.62)
2822260	\$125.85	\$2,960.63	\$2,834.78	(\$1,260.91)	(\$1,260.91)
2822261	\$125.85	\$3,432.86	\$3,307.01	(\$1,470.96)	(\$1,470.96)
2822262	\$125.85	\$3,359.58	\$3,233.73	(\$1,438.36)	(\$1,438.36)
2822263	\$125.85	\$3,051.85	\$2,926.00	(\$1,301.48)	(\$1,301.48)
2822264	\$125.85	\$3,405.60	\$3,279.75	(\$1,458.83)	(\$1,458.83)
2822276	\$125.85	\$3,209.17	\$3,083.32	(\$1,371.46)	(\$1,371.46)
2822286	\$125.85	\$2,963.40	\$2,837.55	(\$1,262.14)	(\$1,262.14)

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
2822287	\$125.85	\$3,270.05	\$3,144.20	(\$1,398.54)	(\$1,398.54)
2822288	\$125.85	\$3,035.61	\$2,909.76	(\$1,294.26)	(\$1,294.26)
2822289	\$125.85	\$3,381.89	\$3,256.04	(\$1,448.29)	(\$1,448.29)
2822290	\$125.85	\$3,214.15	\$3,088.30	(\$1,373.68)	(\$1,373.68)
2822291	\$125.85	\$2,482.89	\$2,357.04	(\$1,048.41)	(\$1,048.41)
2822292	\$125.85	\$3,349.74	\$3,223.89	(\$1,433.99)	(\$1,433.99)
2822293	\$125.85	\$3,242.07	\$3,116.22	(\$1,386.09)	(\$1,386.09)
2822294	\$125.85	\$3,276.77	\$3,150.92	(\$1,401.53)	(\$1,401.53)
2822295	\$125.85	\$2,630.80	\$2,504.95	(\$1,114.20)	(\$1,114.20)
2822310	\$125.85	\$2,885.68	\$2,759.83	(\$1,227.57)	(\$1,227.57)
2822311	\$125.85	\$2,965.26	\$2,839.41	(\$1,262.97)	(\$1,262.97)
2822312	\$125.85	\$2,293.08	\$2,167.23	(\$963.98)	(\$963.98)
2822313	\$125.85	\$3,276.76	\$3,150.91	(\$1,401.52)	(\$1,401.52)
2822314	\$125.85	\$3,989.92	\$3,864.07	(\$1,718.74)	(\$1,718.74)
2822329	\$125.85	\$3,413.70	\$3,287.85	(\$1,462.44)	(\$1,462.44)
2822330	\$125.85	\$3,551.43	\$3,425.58	(\$1,523.70)	(\$1,523.70)
2822331	\$125.85	\$3,230.46	\$3,104.61	(\$1,380.93)	(\$1,380.93)
2822332	\$125.85	\$3,366.85	\$3,241.00	(\$1,441.60)	(\$1,441.60)
2822333	\$125.85	\$1,938.26	\$1,812.41	(\$806.16)	(\$806.16)
2822334	\$125.85	\$3,766.62	\$3,640.77	(\$1,619.41)	(\$1,619.41)
2822337	\$125.85	\$4,059.08	\$3,933.23	(\$1,749.50)	(\$1,749.50)
2822338	\$125.85	\$3,411.06	\$3,285.21	(\$1,461.26)	(\$1,461.26)
2822339	\$125.85	\$3,487.32	\$3,361.47	(\$1,495.18)	(\$1,495.18)
2822340	\$125.85	\$3,473.34	\$3,347.49	(\$1,488.96)	(\$1,488.96)
2822341	\$125.85	\$3,274.29	\$3,148.44	(\$1,400.43)	(\$1,400.43)
2822342	\$125.85	\$3,454.96	\$3,329.11	(\$1,480.79)	(\$1,480.79)
2822343	\$125.85	\$3,949.02	\$3,823.17	(\$1,700.55)	(\$1,700.55)
2822344	\$125.85	\$3,639.29	\$3,513.44	(\$1,562.78)	(\$1,562.78)
2822345	\$125.85	\$3,341.20	\$3,215.35	(\$1,430.19)	(\$1,430.19)
2822346	\$125.85	\$3,640.13	\$3,514.28	(\$1,563.15)	(\$1,563.15)
2822354	\$0.00	\$11.96	\$11.96	(\$5.32)	\$0.00
2822355	\$125.85	\$3,096.21	\$2,970.36	(\$1,321.22)	(\$1,321.22)
2822356	\$125.85	\$2,864.44	\$2,738.59	(\$1,218.12)	(\$1,218.12)
2822357	\$125.85	\$3,651.71	\$3,525.86	(\$1,568.30)	(\$1,568.30)
2822358	\$125.85	\$2,954.51	\$2,828.66	(\$1,258.19)	(\$1,258.19)
2822359	\$125.85	\$3,152.35	\$3,026.50	(\$1,346.19)	(\$1,346.19)
2822360	\$125.85	\$2,801.34	\$2,675.49	(\$1,190.06)	(\$1,190.06)
2822361	\$125.85	\$3,301.89	\$3,176.04	(\$1,412.70)	(\$1,412.70)
2822362	\$125.85	\$3,035.48	\$2,909.63	(\$1,294.20)	(\$1,294.20)
2822363	\$125.85	\$2,885.68	\$2,759.83	(\$1,227.57)	(\$1,227.57)
2822364	\$125.85	\$2,226.12	\$2,100.27	(\$934.20)	(\$934.20)
2822365	\$125.85	\$2,774.76	\$2,648.91	(\$1,178.24)	(\$1,178.24)
2822366	\$125.85	\$3,256.55	\$3,130.70	(\$1,392.54)	(\$1,392.54)
2822367	\$0.00	\$11.96	\$11.96	(\$5.32)	\$0.00
2822368	\$125.85	\$2,885.68	\$2,759.83	(\$1,227.57)	(\$1,227.57)
2822369	\$125.85	\$2,956.18	\$2,830.33	(\$1,258.93)	(\$1,258.93)

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
2822370	\$125.85	\$3,355.72	\$3,229.87	(\$1,436.65)	(\$1,436.65)
2822371	\$125.85	\$3,319.83	\$3,193.98	(\$1,420.68)	(\$1,420.68)
2822372	\$125.85	\$2,945.05	\$2,819.20	(\$1,253.98)	(\$1,253.98)
2822373	\$125.85	\$3,001.70	\$2,875.85	(\$1,279.18)	(\$1,279.18)
2822374	\$125.85	\$3,453.22	\$3,327.37	(\$1,480.01)	(\$1,480.01)
2822375	\$125.85	\$3,281.99	\$3,156.14	(\$1,403.85)	(\$1,403.85)
2822376	\$125.85	\$2,762.05	\$2,636.20	(\$1,172.58)	(\$1,172.58)
2822377	\$125.85	\$1,699.92	\$1,574.07	(\$700.15)	(\$700.15)
2822378	\$125.85	\$3,386.90	\$3,261.05	(\$1,450.51)	(\$1,450.51)
2822379	\$125.85	\$2,905.12	\$2,779.27	(\$1,236.22)	(\$1,236.22)
2822380	\$125.85	\$3,200.17	\$3,074.32	(\$1,367.46)	(\$1,367.46)
2822381	\$125.85	\$2,750.38	\$2,624.53	(\$1,167.39)	(\$1,167.39)
2822382	\$125.85	\$2,654.50	\$2,528.65	(\$1,124.74)	(\$1,124.74)
2822383	\$125.85	\$3,187.97	\$3,062.12	(\$1,362.03)	(\$1,362.03)
2822384	\$125.85	\$2,776.20	\$2,650.35	(\$1,178.88)	(\$1,178.88)
2822385	\$0.00	\$11.96	\$11.96	(\$5.32)	\$0.00
2822387	\$125.85	\$3,373.58	\$3,247.73	(\$1,444.59)	(\$1,444.59)
2822388	\$125.85	\$3,241.62	\$3,115.77	(\$1,385.89)	(\$1,385.89)
2822389	\$125.85	\$3,108.98	\$2,983.13	(\$1,326.90)	(\$1,326.90)
2822390	\$125.85	\$2,986.08	\$2,860.23	(\$1,272.23)	(\$1,272.23)
2822391	\$125.85	\$2,750.38	\$2,624.53	(\$1,167.39)	(\$1,167.39)
2822392	\$125.85	\$2,990.84	\$2,864.99	(\$1,274.35)	(\$1,274.35)
2822393	\$125.85	\$3,495.60	\$3,369.75	(\$1,498.86)	(\$1,498.86)
2822394	\$125.85	\$3,023.78	\$2,897.93	(\$1,289.00)	(\$1,289.00)
2822395	\$125.85	\$3,095.23	\$2,969.38	(\$1,320.78)	(\$1,320.78)
2822396	\$0.00	\$11.96	\$11.96	(\$5.32)	\$0.00
2822397	\$125.85	\$3,490.79	\$3,364.94	(\$1,496.73)	(\$1,496.73)
2822400	\$125.85	\$3,025.26	\$2,899.41	(\$1,289.66)	(\$1,289.66)
2822401	\$125.85	\$3,412.58	\$3,286.73	(\$1,461.94)	(\$1,461.94)
2822402	\$125.85	\$3,493.59	\$3,367.74	(\$1,497.97)	(\$1,497.97)
2822403	\$125.85	\$3,550.00	\$3,424.15	(\$1,523.06)	(\$1,523.06)
2822404	\$125.85	\$3,175.89	\$3,050.04	(\$1,356.66)	(\$980.53)
2822405	\$125.85	\$3,226.17	\$3,100.32	(\$1,379.02)	(\$1,379.02)
2822406	\$125.85	\$2,950.55	\$2,824.70	(\$1,256.43)	(\$1,256.43)
2841024	\$127.70	\$2,793.82	\$2,666.12	(\$1,185.89)	(\$1,185.89)
2841025	\$127.70	\$3,424.13	\$3,296.43	(\$1,466.25)	(\$1,466.25)
2841026	\$127.70	\$3,346.34	\$3,218.64	(\$1,431.65)	(\$1,431.65)
2841027	\$127.70	\$3,332.72	\$3,205.02	(\$1,425.59)	(\$1,425.59)
2841028	\$127.70	\$3,851.10	\$3,723.40	(\$1,656.17)	(\$1,656.17)
2841029	\$127.70	\$3,425.19	\$3,297.49	(\$1,466.72)	(\$1,466.72)
2841030	\$127.70	\$3,612.59	\$3,484.89	(\$1,550.08)	(\$1,550.08)
2841031	\$127.70	\$4,059.65	\$3,931.95	(\$1,748.93)	(\$1,748.93)
2841032	\$127.70	\$4,037.63	\$3,909.93	(\$1,739.14)	(\$1,739.14)
2841033	\$127.70	\$3,718.63	\$3,590.93	(\$1,597.24)	(\$1,597.24)
2841034	\$127.70	\$3,716.91	\$3,589.21	(\$1,596.48)	(\$1,596.48)
2841035	\$127.70	\$3,555.54	\$3,427.84	(\$1,524.70)	(\$1,524.70)

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
2841036	\$127.70	\$3,467.07	\$3,339.37	(\$1,485.35)	(\$1,485.35)
2841037	\$127.70	\$3,498.21	\$3,370.51	(\$1,499.20)	(\$1,499.20)
2841038	\$127.70	\$3,225.86	\$3,098.16	(\$1,378.06)	(\$1,378.06)
2841039	\$127.70	\$3,656.55	\$3,528.85	(\$1,569.63)	(\$1,569.63)
2841040	\$127.70	\$3,363.90	\$3,236.20	(\$1,439.46)	(\$1,439.46)
2841041	\$127.70	\$3,391.58	\$3,263.88	(\$1,451.77)	(\$1,451.77)
2841042	\$127.70	\$3,767.93	\$3,640.23	(\$1,619.17)	(\$1,619.17)
2841043	\$127.70	\$0.00	\$0.00	\$0.00	\$0.00
2841044	\$127.70	\$3,323.91	\$3,196.21	(\$1,421.67)	(\$1,421.67)
2841046	\$127.70	\$3,517.23	\$3,389.53	(\$1,507.66)	(\$1,507.66)
2841047	\$127.70	\$3,548.31	\$3,420.61	(\$1,521.49)	(\$1,521.49)
2841048	\$127.70	\$3,459.99	\$3,332.29	(\$1,482.20)	(\$1,482.20)
2841049	\$127.70	\$3,407.65	\$3,279.95	(\$1,458.92)	(\$1,458.92)
2841050	\$127.70	\$3,829.60	\$3,701.90	(\$1,646.60)	(\$1,646.60)
2841051	\$127.70	\$3,448.44	\$3,320.74	(\$1,477.06)	(\$1,477.06)
2841052	\$127.70	\$3,508.94	\$3,381.24	(\$1,503.97)	(\$1,503.97)
2841053	\$127.70	\$3,594.85	\$3,467.15	(\$1,542.19)	(\$1,542.19)
2841054	\$127.70	\$3,539.39	\$3,411.69	(\$1,517.52)	(\$1,517.52)
2841055	\$127.70	\$3,419.46	\$3,291.76	(\$1,464.17)	(\$1,464.17)
2841056	\$127.70	\$3,094.23	\$2,966.53	(\$1,319.51)	(\$1,319.51)
2841057	\$127.70	\$2,744.04	\$2,616.34	(\$1,163.75)	(\$1,163.75)
2841058	\$127.70	\$3,808.09	\$3,680.39	(\$1,637.04)	(\$1,637.04)
2841059	\$127.70	\$3,345.33	\$3,217.63	(\$1,431.20)	(\$1,431.20)
2841060	\$127.70	\$3,088.55	\$2,960.85	(\$1,316.98)	(\$1,316.98)
2841061	\$127.70	\$3,487.16	\$3,359.46	(\$1,494.29)	(\$1,494.29)
2841062	\$127.70	\$3,888.65	\$3,760.95	(\$1,672.87)	(\$1,672.87)
2841063	\$127.70	\$3,675.90	\$3,548.20	(\$1,578.24)	(\$1,578.24)
2841064	\$127.70	\$3,461.40	\$3,333.70	(\$1,482.83)	(\$1,482.83)
2841065	\$127.70	\$3,050.34	\$2,922.64	(\$1,299.99)	(\$1,299.99)
2841067	\$127.70	\$2,985.07	\$2,857.37	(\$1,270.96)	(\$1,270.96)
2841068	\$127.70	\$3,436.49	\$3,308.79	(\$1,471.75)	(\$1,471.75)
2841069	\$127.70	\$3,037.02	\$2,909.32	(\$1,294.06)	(\$1,294.06)
2841070	\$127.70	\$3,424.28	\$3,296.58	(\$1,466.32)	(\$1,466.32)
2841071	\$127.70	\$3,005.77	\$2,878.07	(\$1,280.16)	(\$1,280.16)
2841072	\$127.70	\$3,015.66	\$2,887.96	(\$1,284.56)	(\$1,284.56)
2841073	\$0.00	\$5.98	\$5.98	(\$2.66)	\$0.00
2841074	\$127.70	\$3,367.61	\$3,239.91	(\$1,441.11)	(\$1,441.11)
2841076	\$127.70	\$3,248.71	\$3,121.01	(\$1,388.22)	(\$1,388.22)
2841077	\$127.70	\$3,070.76	\$2,943.06	(\$1,309.07)	(\$1,309.07)
2841078	\$127.70	\$3,459.44	\$3,331.74	(\$1,481.96)	(\$1,481.96)
2841079	\$127.70	\$3,251.65	\$3,123.95	(\$1,389.53)	(\$1,389.53)
2841080	\$127.70	\$3,273.41	\$3,145.71	(\$1,399.21)	(\$1,399.21)
2841081	\$127.70	\$3,469.31	\$3,341.61	(\$1,486.35)	(\$1,486.35)
2841082	\$127.70	\$3,083.56	\$2,955.86	(\$1,314.77)	(\$1,314.77)
2841083	\$127.70	\$3,451.50	\$3,323.80	(\$1,478.43)	(\$1,478.43)
2841084	\$127.70	\$3,294.89	\$3,167.19	(\$1,408.76)	(\$1,408.76)

Appendix D-2
Phase #2 TIRZ Credit Calculation

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
2841085	\$127.70	\$2,985.07	\$2,857.37	(\$1,270.96)	(\$1,270.96)
2841086	\$127.70	\$3,436.49	\$3,308.79	(\$1,471.75)	(\$1,471.75)
2841087	\$127.70	\$3,170.27	\$3,042.57	(\$1,353.33)	(\$1,353.33)
2841088	\$127.70	\$3,368.94	\$3,241.24	(\$1,441.70)	(\$1,441.70)
2841089	\$127.70	\$2,697.07	\$2,569.37	(\$1,142.85)	(\$1,142.85)
2841090	\$127.70	\$3,387.66	\$3,259.96	(\$1,450.03)	(\$1,450.03)
2841091	\$127.70	\$3,274.78	\$3,147.08	(\$1,399.82)	(\$1,399.82)
2841092	\$127.70	\$3,007.13	\$2,879.43	(\$1,280.77)	(\$1,280.77)
2841093	\$127.70	\$3,231.10	\$3,103.40	(\$1,380.39)	(\$1,380.39)
2841094	\$127.70	\$2,675.35	\$2,547.65	(\$1,133.19)	(\$1,133.19)
2841095	\$127.70	\$2,979.19	\$2,851.49	(\$1,268.34)	(\$1,268.34)
2841096	\$127.70	\$3,523.74	\$3,396.04	(\$1,510.56)	(\$1,510.56)
2841097	\$127.70	\$3,331.99	\$3,204.29	(\$1,425.27)	(\$1,425.27)
2841098	\$127.70	\$3,006.05	\$2,878.35	(\$1,280.29)	(\$1,280.29)
2841099	\$127.70	\$3,023.78	\$2,896.08	(\$1,288.18)	(\$1,288.18)
2841100	\$127.70	\$3,289.92	\$3,162.22	(\$1,406.55)	(\$1,406.55)
2841101	\$127.70	\$3,391.74	\$3,264.04	(\$1,451.84)	(\$1,451.84)
2841102	\$127.70	\$2,924.93	\$2,797.23	(\$1,244.21)	(\$1,244.21)
2841103	\$127.70	\$3,417.45	\$3,289.75	(\$1,463.28)	(\$1,463.28)
2841104	\$127.70	\$3,430.09	\$3,302.39	(\$1,468.90)	(\$1,468.90)
2841105	\$127.70	\$3,402.57	\$3,274.87	(\$1,456.66)	(\$1,456.66)
Total	\$24,936.99	\$629,914.12	\$605,104.83	(\$269,150.63)	(\$268,739.93)

APPENDIX E
PID ASSESSMENT NOTICE

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

Instrument Number: 2025000102849

eRecording - Real Property

ORDINANCE

Recorded On: August 14, 2025 08:31 AM

Number of Pages: 48

" Examined and Charged as Follows: "

Total Recording: \$209.00

******* 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: 2025000102849
Receipt Number: 20250813000667
Recorded Date/Time: August 14, 2025 08:31 AM
User: Deborah H
Station: Workstation cck028

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