ORDINANCE NO. 2025-44

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

WHEREAS, on May 12, 2020, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2020-33R establishing the Edgewood Creek Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2021-02 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of January 12, 2021 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-3 Major Improvement Area of the PID, pursuant to Ordinance No. 2021-03 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-3 Major Improvement Area, dated as of January 12, 2021 (the "Service and Assessment Plan and Phases #2-3 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Improvement Area #2 of the PID, pursuant to Ordinance No. 2025-04 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #2, dated as of January 14, 2025 (the "Amended Service and Assessment Plan and Improvement Area #2 Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll and Phases #2-3 Major Improvement Area Assessment Roll, the "Amended Service and Assessment Plan and Assessment Rolls"]; and

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

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 Assessment Roll, Phases #2-3 Major Improvement Area Assessment Roll, and Improvement Area #2 Assessment Roll attached thereto, update the Amended Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this

Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

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

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

SECTION 2. The Edgewood Creek Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1, Phases #2-3 Major Improvement Area, and Improvement Area #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 Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

THE CITY OF CELINA TEXAS

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
2025-26

AS APPROVED BY CITY COUNCIL ON:
AUGUST 12, 2025

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2025-26

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I. INTRODUCTION

The Edgewood Creek Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on May 12, 2020 to finance certain public improvement projects for the benefit of the property in the PID.

On January 12, 2021, the, the City of Celina (the "City") approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,465,000, and reimbursement obligations for the Phase #1 Reimbursement Agreement (the "Phase #1 Reimbursement Agreement") in the aggregate principal amount of $4,494,757 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. Both the Phase #1 Bonds and the Phase #1 Reimbursement Agreement are secured by the Phase #1 Assessments (the "Phase #1 Assessments").

Additionally, on January 12, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phases #2-3 Major Improvement Project) (the "Phases #2-3 Major Improvement Bonds") in the aggregate principal amount of $3,460,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. the Phases #2-3 Major Improvement Bonds are secured by the Phases #2-3 Assessments (the "Phases #2-3 Assessments").

On January 14, 2025, the City approved the PID Reimbursement Agreement to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Improvement Area #2 of the PID. The Improvement Area #2 Reimbursement Agreement Obligation allocated to the Improvement Area #2 Improvements was $4,205,000.

A service and assessment plan dated January 14, 2025 and updated for the Improvement Area #2 Improvements (the "Amended Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 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 us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. Update of the Service Plan

A. Updated Sources and Uses for Public Improvements

Phase #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 23, 2018, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Major Improvement costs, were equal to $8,959,757. As described in Requisition #22 approved by the City on October 11, 2023, the actual costs of the Phase #1 Authorized Improvements, including the proportional share of the Phases #2-3 Major Improvement costs, were equal to $9,001,756.

According to the City, the Phase #1 Improvements were completed and accepted April 11, 2023.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of the Major Improvement costs, (2) establish the PID, and (3) issue Phase #1 Bonds.

For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P2405628

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Table II-A-1
Phase #1 Sources and Uses of Funds

Sources of Funds	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Spent to Date[2]	Remaining to Draw
Par/Assessment amount	$4,465,000	$4,494,757	$8,959,757	$0	$8,959,757	$8,959,757	$0
Other funding sources	$0	$0	$0	$48,752	$48,752	$42,000	$6,753
Total Sources	**$4,465,000**	**$4,494,757**	**$8,959,757**	**$48,752**	**$9,008,509**	**$9,001,756**	**$6,753**
Uses of Funds							
Major Improvements							
Road Improvements	$94,262	$122,515	$216,777	$328,726	$545,503	$538,750	$6,753
Water Improvements	$48,371	$62,869	$111,240	($11,124)	$100,117	$100,116	$0
Wastewater Improvements	$46,945	$61,017	$107,962	$10,147	$118,109	$118,109	$0
Storm Drainage Improvements	$77,264	$100,422	$177,686	$37,806	$215,492	$215,492	$0
Landscaping & Retaining Walls	$171,801	$223,297	$395,098	($92,825)	$302,274	$302,273	$0
Other Soft and Miscellaneous Costs	$179,751	$233,629	$413,380	($233,547)	$179,833	$179,833	$0
Subtotal	*$618,394*	*$803,750*	*$1,422,144*	*$39,183*	*$1,461,326*	*$1,454,573*	*$6,753*
Phase #1 Improvements							
Roadway Improvements	$899,480	$1,169,088	$2,068,568	$16,995	$2,085,563	$2,085,563	$0
Water Improvements	$238,942	$310,563	$549,505	$2,719	$552,224	$552,224	$0
Wastewater Improvements	$347,505	$451,665	$799,169	$0	$799,169	$799,170	($1)
Storm Drainage Improvements	$338,863	$440,434	$779,297	$109	$779,406	$779,406	$0
Other Soft and Miscellaneous Costs	$1,015,018	$1,319,257	$2,334,275	($10,254)	$2,324,022	$2,324,021	$0
Subtotal	*$2,839,808*	*$3,691,007*	*$6,530,815*	*$9,569*	*$6,540,384*	*$6,540,384*	*$0*
Bond Issuance Costs							
Cost of Issuance	$258,065	$0	$258,065	$0	$258,065	$258,065	$0
Capitalized interest	$296,721	$0	$296,721	$0	$296,721	$296,721	$0
Reserve Fund	$283,063	$0	$283,063	$0	$283,063	$283,063	$0
Administrative Expense	$35,000	$0	$35,000	$0	$35,000	$35,000	$0
Underwriters Discount	$133,950	$0	$133,950	$0	$133,950	$133,950	$0
Subtotal	*$1,006,798*	*$0*	*$1,006,798*	*$0*	*$1,006,798*	*$1,006,798*	*$0*
Total Uses	**$4,465,000**	**$4,494,757**	**$8,959,757**	**$48,752**	**$9,008,509**	**$9,001,756**	**$6,753**

1 - According to Service and Assessment Plan approved by the City on January 12, 2021

2 - According to Requisition #22 approved by the City on October 11, 2023

Phase #1 Cost Variances

As stated in Table II-A-1 above, there is a variance of $42,000 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

Phases #2-3 Major Improvements Sources and Uses

The current total estimated costs of the Phases #2-3 Major Improvements were equal to $3,460,000. As described in Requisition #22 approved by the City on October 11, 2023, the actual costs of the Phases #2-3 Major Improvement costs, were equal to $3,478,063.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Phases #2-3 Major Improvements, (2) establish the PID, and (3) issue Phases #2-3 Major Improvement Bonds. For additional Phase #2-3 Major Improvement development-related information, refer to the link below.

https://emma.msrb.org/IssueView/Details/P2405621

Table II-A-2
Phases #2-3 Major Improvements Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget	Budget Revisions[1]	Updated Budget	Spent to Date	Remaining to Draw
Par amount	3,460,000	$0	$3,460,000	$3,460,000	$0
Other funding sources	$0	$18,063	$18,063	$18,063	$0
Total Sources	**$3,460,000**	**$18,063**	**$3,478,063**	**$3,478,063**	**$0**
Uses of Funds					
Major Improvements					
Road Improvements	$393,223	$270,596	$663,819	$663,819	$0
Water Improvements	$201,785	($20,179)	$181,606	$181,606	$0
Sanitary Sewer Improvements	$195,838	($19,379)	$176,459	$176,459	$0
Storm Drainage Improvements	$322,314	$64,517	$386,831	$386,831	$0
Landscaping & Retaining Walls	$716,690	($216,461)	$500,229	$500,229	$0
Other Soft and Miscellaneous Costs	$749,852	($61,031)	$688,821	$688,821	$0
Subtotal: Major Improvements	*$2,579,702*	*$18,063*	*$2,597,765*	*$2,597,765*	*$0*
Bond Issuance Costs					
Cost of Issuance	$206,440	$0	$206,440	$206,440	$0
Capitalized interest	$287,708	$0	$287,708	$287,708	$0
Reserve Fund	$247,350	$0	$247,350	$247,350	$0
Administrative Expense	$35,000	$0	$35,000	$35,000	$0
Underwriters Discount	$103,800	$0	$103,800	$103,800	$0
Subtotal: Bond Issuance Costs	*$880,298*	*$0*	*$880,298*	*$880,298*	*$0*
Total Uses	**$3,460,000**	**$18,063**	**$3,478,063**	**$3,478,063**	**$0**

1 - According to Requisition #22 approved by the City on October 11, 2023.

Improvement Area #2 Sources and Uses

The current total estimated costs of the Phases #2-3 Major Improvements are equal to $6,320,698, which remains the same as the budget estimates included in the Service and Assessment Plan.

Table II-A-3 below summarizes the updated sources and uses of funds required to construct the Improvement Area #2 Improvements (consisting of the Improvement Area #2 Improvements and Improvement Area #2's pro-rata share of the costs of the Initial Major Improvements).

Table II-A-3
Improvement Area #2 Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remaining to Draw
Par amount	$4,205,000	$0	$4,205,000	$0	$4,205,000
Other funding sources	$2,115,698	$0	$2,115,698	$0	$2,115,698
Total Sources	**$6,320,698**	**$0**	**$6,320,698**	**$0**	**$6,320,698**
Uses of Funds					
Road Improvements	$1,690,229	$0	$1,690,229	$0	$1,690,229
Water Improvements	$864,230	$0	$864,230	$0	$864,230
Sanitary Sewer Improvements	$864,090	$0	$864,090	$0	$864,090
Storm Drainage Improvements	$790,000	$0	$790,000	$0	$790,000
Soft and miscellaneous costs	$2,077,149	$0	$2,077,149	$0	$2,077,149
Subtotal	*$6,285,698*	*$0*	*$6,285,698*	*$0*	*$6,285,698*
First Year Administrative Expense	*$35,000*	*$0*	*$35,000*	*$0*	*$35,000*
Total Uses	**$6,320,698**	**$0**	**$6,320,698**	**$0**	**$6,320,698**

B. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2022-2031

Assessment Year Ending 09/01[1]	Phase #1 Projected Annual Installments	Phases #2-3 Projected Annual Installments	Improvement Area #2 Projected Annual Installments
2022-25	$2,135,363	$898,228	$0
2026	$331,428	$257,861	$362,700
2027	$615,582	$297,793	$362,629
2028	$618,674	$299,891	$362,382
2029	$619,841	$301,741	$361,956
2030	$621,629	$298,346	$361,354
2031	$617,992	$299,966	$361,575
Total	**$5,560,508**	**$2,652,524**	**$2,172,596**

1 - Assessment years ending 2022 through 2026 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2027 through 2031 reflect projected Annual Installments and are subject to change.

C. Status of Development

See Table II-C-1 below for the status of completed homes within Phase #1 of the PID as of June 1, 2025.

Table II-C-1
Completed Homes – Phase #1

Status	Cumulative as of September 30, 2024	Cumulative as of June 1, 2025
Completed Homes[1]	196	204

1 - According to the City report of Certificates of Occupancy issued as of June 1, 2024.

According to the City, 0 building permits have been issued for Phases #2-3 and Improvement Area #2 of the PID as of June 1, 2025. As of the same date, 0 certificates of occupancy have been issued for Phases #2-3 and Improvement Area #2 of the PID.

D. Annual Budget – Phase #1

Phase #1 – Annual Installments – 2025-26

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds and/or the execution of the Phase #1 Reimbursement Agreement, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 4.28 percent and the interest rate applicable to the Phase #1 Reimbursement Agreement is 4.57 percent per annum 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 #1 Bonds (4.28 percent) plus an additional interest of one-half of one percent and the effective interest rate on the Phase #1 Reimbursement Agreement (4.57 percent) are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 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 Trust Indenture, such TIRZ No. 12 incremental taxes available to the PID (the TIRZ Annual Credit Amount), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

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

Phase #1 Annual Installments to be Collected for 2025-26

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

Table II-D-1

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

	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Interest payment on March 1, 2026	\$89,319	\$93,167	\$182,485
Interest payment on September 1, 2026	\$89,319	\$93,167	\$182,485
Principal payment on September 1, 2026	\$100,000	\$86,000	\$186,000
Subtotal debt service	*\$278,638*	*\$272,333*	*\$550,971*
Administrative expenses	\$19,550	\$19,092	\$38,642
Excess interest for prepayment and delinquency reserves	\$20,875	\$0	\$20,875
Subtotal Expenses	*\$319,062*	*\$291,426*	*\$610,488*
Available TIRZ annual credit amount	(\$270,060)	\$0	(\$270,060)
Available reserve fund income	(\$9,000)	\$0	(\$9,000)
Available capitalized interest account	\$0	\$0	\$0
Available administrative expense account	\$0	\$0	\$0
Subtotal funds available	(\$279,060)	\$0	(\$279,060)
Annual Installments	**\$40,002**	**\$291,426**	**\$331,428**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Phase #1 Bonds' interest due on March 1, 2026, in the amount of \$89,319 and on September 1, 2026, in the amount of \$89,319, which equal interest on the outstanding Phase #1 Bond Assessments balance of \$4,175,000 for six months each and an effective interest rate of 4.28 percent. Phase #1 Bond Annual Installments to be collected include a principal amount of \$100,000 due on September 1, 2026. As a result, total Annual Installments to be collected for the Phase #1 Bonds' principal and interest in 2025-26 is equal to \$278,638.

Additionally, Annual Installments to be collected for principal and interest include Phase #1 Reimbursement Agreement interest due on March 1, 2026, in the amount of \$93,167 and on September 1, 2026, in the amount of \$93,167, which equal interest on the outstanding Phase #1 Reimbursement Agreement Assessments balance of \$4,077,316 for six months each and an effective interest rate of 4.57 percent. Phase #1 Reimbursement Agreement Annual Installments to be collected include a principal amount of \$86,000 due on September 1, 2026. As a result, total Annual Installments to be collected for Phase #1 Reimbursement Agreement principal and interest in 2025-26 is equal to \$272,333.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 below, the total Phase #1 administrative expenses to be collected for 2025-26 are estimated to be $38,642:

Table II-D-2
Phase #1 Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	$6,200
Administrator	$27,300
Trustee	$3,000
Auditor	$2,000
Contingency	$142
Total	**$38,642**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $20,875, which equals 0.5 percent interest on the outstanding collective Phase #1 Bond Assessments balance of $4,175,000.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2024 in the total amount of $270,060 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. The 2025-26 TIRZ Annual Credit was applied proportionally to each Parcel based on anticipated number of units for each parcel as provided by the Developer. As a result, the TIRZ credit obligation for Phase #1 is $270,060 as shown in Appendix B-2 of this report.

Available Reserve Fund Income

As of June 30, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is $9,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phase #1 Bonds' debt service.

Available Capitalized Interest Account

As of June 30, 2025, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit available to reduce the Phase #1 2025-26 Annual Installment.

Available Administrative Expense Account

As of June 30, 2025, there are no available excess administrative expense funds to reduce the 2025-26 Annual Installment.

E. Annual Installments Per Unit – Phase #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest available.

According to the Service and Assessment Plan, 301 units are estimated to be built within Phase #1 of the PID. The Annual Installment, less the applicable TIRZ Credit, if any, as shown in Appendix B-2, to be collected from each Parcel within Phase #1 for 2025-26 is shown in Table II-E-1 below.

Table II-E-1

Annual Installment Per Unit – Phase #1

Budget Item	Net Budget Amount[1]	Annual Installment per Unit
Principal	$186,000	$617.94
Interest	$376,846	$1,251.98
Administrative Expenses	$38,642	$128.38
Total	**$601,488**	**$1,998.30**

1 - Includes budget items for both Phase #1 Bonds and Phase #1 Reimbursement Agreement

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

Table II-E-2

Annual Installment Per Lot Type – Phase #1

Lot Type	Annual Installment per Unit
Lot Type 1 (50 ft)	$1,998.30
Total	**$1,998.30**

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the Outstanding Assessment, the annual principal and interest, the Additional Interest Reserve, the Administrative Expenses, the TIRZ Credit and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

F. Annual Budget – Phases #2-3 Major Improvement Area

Phases #2-3 Major Improvement - Annual Installments – 2025-26

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Major Improvement Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-3 Major Improvement Bonds. The effective interest rate on the Phases #2-3 Major Improvement Bonds is 5.30 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Major Improvement Bonds (5.30 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 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 Phases #2-3 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phases #2-3 Major Improvement Annual Installments to be Collected for 2025-26

The budget for Phases #2-3 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-F-1 below.

Table II-F-1
Budget for Phases #2-3 Major Improvement Annual Installments to be Collected for 2025-26

	Phase #2-3 Major Improvement Bonds
Interest payment on March 1, 2026	$86,425
Interest payment on September 1, 2026	$86,425
Principal payment on September 1, 2026	$70,000
Subtotal debt service on bonds	*$242,850*
Administrative expenses	$38,545
Excess interest for prepayment and delinquency reserves	$16,300
Subtotal Expenses	*$297,695*
Available TIRZ annual credit amount	($30,931)
Available reserve fund income	($9,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($39,931)*
Annual Installments	**$257,861**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026 in the amount of $86,425 and on September 1, 2026 in the amount of $86,425, which equal interest on the outstanding Phases #2-3 Major Improvement Assessments balance of $3,260,000 for six months each and an effective interest rate of 5.30 percent. Phases #2-3 Bond Annual Installments to be collected include a principal amount of $70,000 due on September 1, 2026. As a result, total Phases #2-3 Major Improvement Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to $242,850.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown on Table II-F-2 on the following page, the total Phases #2-3 Major Improvement administrative expenses to be collected for 2025-26 are estimated to be $38,642.

Table II-F-2
Phases #2-3 Major Improvement Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	$6,200
Administrator	$27,295
Trustee	$3,000
Auditor	$2,000
Contingency	$147
Total	**$38,642**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $16,300, which equals 0.5 percent interest on the outstanding collective Phases #2-3 Major Improvement Bond Assessments balance of $3,260,000.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2024 in the total amount of $30,931 that are available to be used as a TIRZ Credit in 2025-26 for the respective Parcels within Phases #2-3. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phases #2-3 and each Parcel that has an outstanding Phases #2-3 Assessment balance as of September 1, 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. The 2025-26 TIRZ Annual Credit was applied to each Parcel proportionally based on anticipated number of units for each parcel as provided by the Developer. As a result, the TIRZ credit obligation for Phases #2-3 is $30,931 as shown in Appendix C-2 of this report.

Available Reserve Fund Income

As of June 30, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is $9,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phases #2-3 Major Improvement Bonds' debt service.

Available Capitalized Interest Account

As of June 30, 2025, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit to reduce the Phases #2-3 Major Improvement 2025-26 Annual Installment.

Available Administrative Expense Account

As of June 30, 2025, the available balance for administrative expenses was $82,922. $82,922 is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there is no available credit to reduce the Phases #2-3 Major Improvement 2025-26 Annual Installment.

G. Annual Installments per Unit – Phases #2-3 Major Improvement

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-3 Major Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Phases #2-3 Major Improvement Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

According to the Developer, 546 units were originally estimated to be built within the Phases #2-3 Major Improvement Area of the PID. The Annual Installment, less the applicable TIRZ Credit, if any, as shown in Appendix C-2, to be collected from each Parcel within Phases #2-3 Major Improvement Area for 2025-26 is shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Unit – Phases #2-3 Major Improvements

Budget Item	Net Budget Amount	Annual Installment per Unit
Principal	$70,000	$128.21
Interest	$181,549	$329.95
Administrative Expenses	$38,642	$70.77
Total	**$288,792**	**$528.92**

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

Table II-G-2
Annual Installment Per Lot Type – Phases #2-3 Major Improvements

Lot Type	Annual Installment per Unit
Lot Type 1 (50 ft)	$528.92
Total	**$528.92**

The list of Parcels within Phases #2-3 of the PID, the estimated number of units to be developed on the current residential Parcels, the Outstanding Assessment, the annual principal and interest, the Additional Interest Reserve, the Administrative Expenses, the TIRZ Credit and the Annual

Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

H. Annual Budget – Improvement Area #2

Improvement Area #2 - Annual Installments – 2025-26

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) September 1, 2025, or (ii) with tax bills sent the first October after issuance of a series of Bonds, secured by the Improvement Area #2 Assessment Revenues. The first Annual Installments are due on January 31, 2026, and thirty (30) Annual Installments remain outstanding.

Pursuant to the Amended Service and Assessment Plan, each Assessment securing the Improvement Area #2 Reimbursement Agreement Obligation bears interest at the rate on the Reimbursement Agreement Obligation. The interest rate applicable to the Reimbursement Agreement Obligation is 6.39 percent per annum for 2025-26 and is used to calculate the interest on the Assessments securing the Reimbursement Agreement Obligation. 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 Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #2 Reimbursement Agreement Obligation (Improvement Area #2 Projects) 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.

Improvement Area #2 Annual Installments to be Collected for 2025-26

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

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

Descriptions	Total
Interest payment on or after March 1, 2026	$134,350
Interest payment on or after September 1, 2026	$134,350
Principal payment on September 1, 2026	$59,000
Subtotal debt service on R.A.	*$327,700*
Administrative Expenses	$35,000
Subtotal Expenses	*$362,700*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$362,700**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Improvement Area #2 Reimbursement Obligation's interest due on March 1, 2026, in the amount of $134,350 and on September 1, 2026, in the amount of $134,350, which equal interest on the outstanding Improvement Area #2 Reimbursement Obligation's Assessments balance of $4,205,000 for six months each and an effective interest rate of 6.39 percent. Improvement Area #2 Annual Installments to be collected include a principal amount of $59,000 due on September 1, 2026. As a result, total Annual Installments to be collected for the Improvement Area #2 principal and interest in 2025-26 is equal to $362,700.

Administrative Expenses

Administrative expenses include the City, Administrator and contingency fees. As shown in Table II-H-2 below, the total Improvement Area #2 administrative expenses to be collected for 2025-26 are estimated to be $35,000.

Table II-H-2
Improvement Area #2 Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	$6,200
Administrator	$28,700
Contingency	$100
Total	**$35,000**

Available Administrative Expense Account

There are no available excess administrative expense funds to reduce the 2025-26 Annual Installment.

I. Annual Installments Per Unit – Improvement Area #2

According to the Amended Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #2 Reimbursement Agreement Obligation and (ii) to cover Administrative Expenses of Improvement Area #2.

According to the Developer, 158 units were originally estimated to be built within Improvement Area #2 of the PID. The Annual Installment to be collected from each Parcel Improvement Area #2 for 2025-26 is shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Unit – Improvement Area #2

Budget Item	Net Budget Amount	Annual Installment per Unit
Principal	$59,000	$373.42
Interest	$134,350	$850.31
Administrative Expenses	$35,000	$221.52
Total	**$228,350**	**$1,445.25**

The Annual Installments to be collected from each Parcel in Improvement Area #2 for 2025-26 is shown in Table II-I-2 below.

Table II-I-2
Annual Installment per Lot Type – Improvement Area #2

Lot Type	Annual Installment per Unit
Lot Type 1 (50 ft)	$1,445.25
Total	**$1,445.25**

J. Bond Redemption Related Updates

Phase #1 Bonds

The Phase #1 Bonds were issued in 2021. Pursuant to Section 4.3 of the Phase #1 Trust Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase #1 Trust Indenture.

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

Phases #2-3 Major Improvement Bonds

The Phases #2-3 Major Improvement Bonds were issued in 2021. Pursuant to Section 4.3 of the Phases #2-3 Major Improvement Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phases #2-3 Major Improvement Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-3 Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. Update of the Assessment Plan

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

Assessment Methodology

This method of assessing property has not been changed and the assessed property will continue to be assessed as provided for in the Amended 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 this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

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

A. Parcel Updates

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

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of units to be built on each newly subdivided Parcel

D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

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

According to Collin Central Appraisal District records, the Phase #1 Parcels 960071, 52621, and 52672 were subdivided into 301 residential lots in 2023.

B. Prepayment of Assessments

There have been no Assessment prepayments as of May 31, 2025

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

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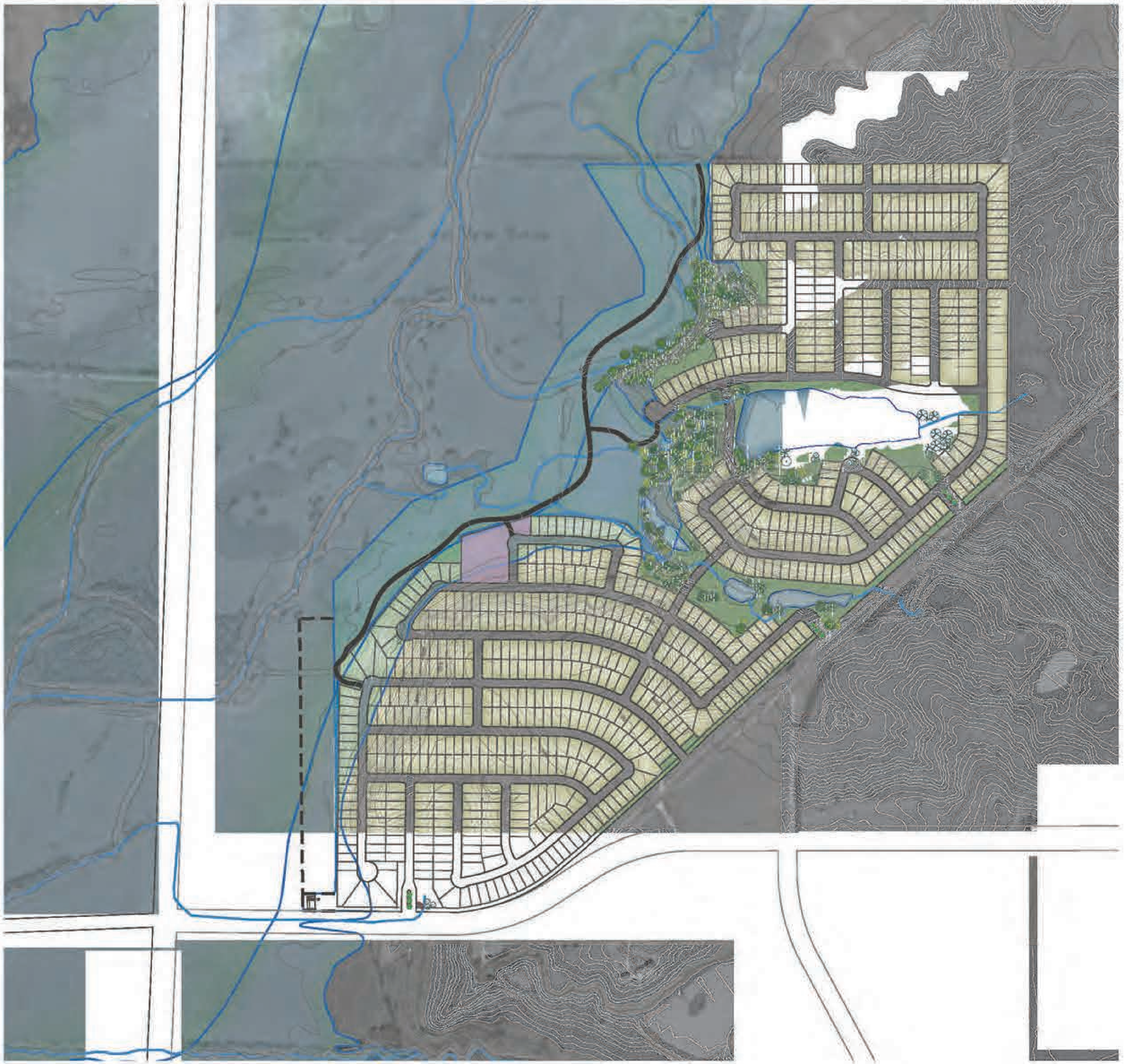
APPENDIX A
PID MAP



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

Appendix B-1
Assessment Roll Summary - Phase #1
2025-26

Parcel	No. of units	Lot Size	Phase #1 Bond Outstanding Assessment	Phase #1 RA Outstanding Assessment	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1020232	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($853.06)	$1,095.24
1020233	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,283.08)	$665.22
1020234	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,404.58)	$543.72
1020235	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,421.78)	$526.52
1020236	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,402.22)	$546.08
1020237	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,409.78)	$538.52
1020238	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($822.78)	$1,125.52
1020239	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($815.43)	$1,132.87
1020240	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,455.45)	$492.85
1020241	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,461.28)	$487.02
1020242	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,439.72)	$508.58
1020243	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($740.91)	$1,207.39
1020244	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($204.81)	$1,743.49
1020245	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,412.55)	$535.75
1020246	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,405.69)	$542.61
1020247	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($982.08)	$966.22
1020248	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,414.05)	$534.25
1020249	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($203.68)	$1,744.62
1020250	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($885.87)	$1,062.43
1020251	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,326.97)	$621.33
1020252	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,304.22)	$644.08
1020253	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,302.41)	$645.89
1020254	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,274.35)	$673.95
1020255	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,535.62)	$412.68
1020256	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,502.48)	$445.82
1020257	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,345.12)	$603.18
1020258	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,408.73)	$539.57
1020259	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,395.04)	$553.26
1020260	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,201.07)	$747.23
1020261	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,350.63)	$597.67
1020262	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($247.55)	$1,700.75
1020263	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($238.34)	$1,709.96
1020264	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($441.87)	$1,506.43
1020265	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($203.68)	$1,744.62
1020266	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($203.68)	$1,744.62
1020267	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($203.68)	$1,744.62
1020268	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($203.68)	$1,744.62
1020269	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($203.68)	$1,744.62
1020270	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($203.68)	$1,744.62
1020271	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($657.77)	$1,290.53
1020272	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($203.68)	$1,744.62
1020273	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($830.48)	$1,117.82
1020274	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($826.45)	$1,121.85
1020275	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($829.93)	$1,118.37
1020276	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($973.53)	$974.77
1020277	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($933.43)	$1,014.87
1020278	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($500.60)	$1,447.70
1020279	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,274.35)	$673.95
1020280	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,305.34)	$642.96
1020281	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($559.35)	$1,388.95
1020282	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,237.62)	$710.68
1020283	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($234.22)	$1,714.08
1020284	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($234.21)	$1,714.09
1020285	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($234.23)	$1,714.07
1020286	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($189.81)	$1,758.49
1020287	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,191.30)	$757.00
1020288	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,948.30)	$0.00
1020289	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,909.75)	$38.55
1020290	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,738.05)	$210.25
1020291	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,529.08)	$419.22
1020292	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,436.52)	$511.78
1020293	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,948.30)	$0.00
1020294	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,802.10)	$146.20
1020295	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,536.01)	$412.29
1020296	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,424.74)	$523.56
1020297	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,621.14)	$327.16
1020298	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,320.32)	$627.98
1020299	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,321.96)	$626.34
1020300	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,739.56)	$208.74
1020301	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,628.98)	$319.32
1020302	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,771.17)	$177.13
1020303	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,388.58)	$559.72
1020304	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,652.40)	$295.90
1020305	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,440.52)	$507.78
1020306	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,608.18)	$340.12
1020307	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,422.73)	$525.57
1020308	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,453.19)	$495.11
1020309	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,438.58)	$509.72
1020310	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,364.08)	$584.22
1020311	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,656.73)	$291.57
1020312	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,344.92)	$603.38
1020313	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,670.74)	$277.56
1020314	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($580.57)	$1,367.73
1020315	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,355.63)	$592.67
1020316	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,504.69)	$443.61
1020317	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,484.27)	$464.03
1020318	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,417.22)	$531.08
1020319	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,422.12)	$526.18
1020320	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,504.08)	$444.22
1020321	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,685.63)	$262.67
1020322	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,275.23)	$673.07
1020323	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,433.82)	$514.48
1020324	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,948.30)	$0.00
1020325	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,035.72)	$912.58
1020326	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($718.77)	$1,229.53
1020327	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($720.56)	$1,227.74
1020328	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($1,082.06)	$866.24
1020329	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($433.64)	$1,514.66
1020330	1	50	$13,870	$13,546	$27,416	$617.94	$1,132.63	$69.35	$128.38	($708.73)	$1,239.57

Parcel	No. of units	Lot Size	Phase #1 Bond Outstanding Assessment	Phase #1 RA Outstanding Assessment	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1020331	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,157.05)	$841.25
1020332	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,158.29)	$840.01
1020333	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($532.08)	$1,466.22
1020334	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,518.47)	$479.83
1020335	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,594.54)	$403.76
1020336	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,451.03)	$547.27
1020337	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,452.04)	$546.26
1020338	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,164.55)	$833.75
1020339	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,588.13)	$410.17
1020340	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	$0.00	$1,998.30
1020341	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($992.36)	$1,005.94
1020342	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($934.30)	$1,064.00
1020343	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($950.88)	$1,047.42
1020344	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($968.31)	$1,029.99
1020345	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($239.01)	$1,759.29
1020346	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,045.09)	$953.21
1020347	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($238.08)	$1,760.22
1020348	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($238.07)	$1,760.23
1020349	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($583.52)	$1,414.78
1020350	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($869.72)	$1,128.58
1020351	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($223.30)	$1,775.00
1020352	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020353	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,290.43)	$707.87
1020354	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,574.28)	$424.02
1020355	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,579.48)	$418.82
1020356	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020357	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,701.72)	$296.58
1020358	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,418.72)	$579.58
1020359	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,126.72)	$871.58
1020360	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($233.36)	$1,764.94
1020361	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,093.88)	$904.42
1020362	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($554.27)	$1,444.03
1020363	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,010.00)	$988.30
1020364	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($771.18)	$1,227.12
1020365	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,566.07)	$432.23
1020366	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($981.65)	$1,016.65
1020367	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020368	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($835.93)	$1,162.37
1020369	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($228.05)	$1,770.25
1020370	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($476.55)	$1,521.75
1020371	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($562.45)	$1,435.85
1020372	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($745.91)	$1,252.39
1020373	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($678.32)	$1,319.98
1020374	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,349.47)	$648.83
1020375	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($239.73)	$1,758.57
1020376	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,998.30)	$0.00
1020377	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,557.02)	$441.28
1020378	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,709.44)	$288.86
1020379	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020380	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($848.00)	$1,150.30
1020381	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,566.47)	$431.83
1020382	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,128.26)	$870.04
1020383	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,488.79)	$509.51
1020384	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,294.20)	$704.10
1020385	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020386	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020387	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($239.91)	$1,758.39
1020388	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020389	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020390	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020391	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($232.61)	$1,765.69
1020392	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020393	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020394	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020395	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020396	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020397	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020398	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020399	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020400	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($233.36)	$1,764.94
1020401	0	0	$0	$0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020402	0	0	$0	$0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020403	0	0	$0	$0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020404	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($233.36)	$1,764.94
1020405	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020406	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020407	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020408	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020409	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020410	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020411	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020412	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020413	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.69)	$1,794.61
1020414	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.90)	$1,794.40
1020415	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($238.72)	$1,759.58

Parcel	No. of units	Lot Size	Phase #1 Bond Outstanding Assessment	Phase #1 RA Outstanding Assessment	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1020416	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.65)	$1,794.65
1020417	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,449.68)	$548.62
1020418	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,132.02)	$866.28
1020419	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.65)	$1,794.65
1020420	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.65)	$1,794.65
1020421	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.65)	$1,794.65
1020422	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.65)	$1,794.65
1020423	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.65)	$1,794.65
1020424	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.65)	$1,794.65
1020425	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.65)	$1,794.65
1020426	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($233.36)	$1,764.94
1020427	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,205.25)	$793.05
1020428	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,186.96)	$811.34
1020429	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,998.30)	$0.00
1020430	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($887.56)	$1,110.74
1020431	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($315.45)	$1,682.85
1020432	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,000.21)	$998.09
1020433	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($501.57)	$1,496.73
1020434	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,418.72)	$579.58
1020435	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,105.28)	$893.02
1020436	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,273.59)	$724.71
1020437	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,183.49)	$814.81
1020438	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($862.25)	$1,136.05
1020439	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,237.01)	$761.29
1020440	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,418.72)	$579.58
1020441	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,532.21)	$466.09
1020442	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,594.02)	$404.28
1020443	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,469.02)	$529.28
1020444	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,394.11)	$604.19
1020445	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,272.63)	$725.67
1020446	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($877.69)	$1,120.61
1020447	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,420.79)	$577.51
1020448	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,395.72)	$602.58
1020449	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,118.56)	$879.74
1020450	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,261.15)	$737.15
1020451	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,389.55)	$608.75
1020452	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,352.28)	$646.02
1020453	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($263.45)	$1,734.85
1020454	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,426.38)	$571.92
1020455	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,032.57)	$965.73
1020456	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,469.77)	$528.53
1020457	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,312.92)	$685.38
1020458	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($203.65)	$1,794.65
1020459	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,290.43)	$707.87
1020460	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,283.71)	$714.59
1020461	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,419.59)	$578.71
1020462	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($233.36)	$1,764.94
1020463	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,352.57)	$645.73
1020464	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,403.70)	$594.60
1020465	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($929.65)	$1,068.65
1020466	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,418.72)	$579.58
1020467	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,904.38)	$93.92
1020468	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($987.84)	$1,010.46
1020469	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($747.74)	$1,250.56
1020470	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,498.47)	$499.83
1020471	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,779.61)	$218.69
1020472	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($235.54)	$1,762.76
1020473	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($232.20)	$1,766.10
1020474	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($232.20)	$1,766.10
1020475	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($232.19)	$1,766.11
1020476	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($232.19)	$1,766.11
1020477	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($232.19)	$1,766.11
1020478	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($232.94)	$1,765.36
1020479	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($239.40)	$1,758.90
1020480	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($237.36)	$1,760.94
1020481	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,430.83)	$567.47
1020482	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($903.30)	$1,095.00
1020483	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($767.07)	$1,231.23
1020484	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,421.89)	$576.41
1020485	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($395.21)	$1,603.09
1020486	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($256.88)	$1,741.42
1020487	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($485.90)	$1,512.40
1020488	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($718.14)	$1,280.16
1020489	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($204.04)	$1,794.26
1020490	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($359.33)	$1,638.97
1020491	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($238.04)	$1,760.26
1020492	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($560.47)	$1,437.83
1020493	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,137.99)	$860.31
1020494	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($580.93)	$1,417.37
1020495	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,416.94)	$581.36
1020496	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,425.50)	$572.80
1020497	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($464.52)	$1,533.78
1020498	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($323.89)	$1,674.41
1020499	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,315.73)	$682.57
1020500	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,998.30)	$0.00
1020501	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($235.42)	$1,762.88
1020502	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,321.45)	$676.85
1020503	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($992.12)	$1,006.18
1020504	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($998.46)	$999.84
1020505	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,434.04)	$564.26
1020506	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($236.92)	$1,761.38
1020507	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($237.62)	$1,760.68
1020508	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($238.31)	$1,759.99
1020509	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($238.31)	$1,759.99
1020510	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($239.43)	$1,758.87
1020511	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($240.80)	$1,757.50
1020512	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,469.56)	$528.74
1020513	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($240.67)	$1,757.63
1020514	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($232.53)	$1,765.77
1020515	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($232.53)	$1,765.77
1020516	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($539.78)	$1,458.52
1020517	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,200.49)	$797.81
1020518	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($798.49)	$1,199.81
1020519	0	0	$0	$0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020520	0	0	$0	$0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020521	0	0	$0	$0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020522	0	0	$0	$0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020523	0	0	$0	$0	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1020524	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$128.38	($1,467.70)	$530.60

Parcel	No. of units	Lot Size	Phase #1 Bond Outstanding Assessment	Phase #1 RA Outstanding Assessment	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1020125	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($1,016.84)	$973.46
1020126	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($903.30)	$1,089.33
1020127	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($559.52)	$1,430.78
1020128	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($275.82)	$1,714.48
1020129	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($232.14)	$1,758.16
1020130	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($237.60)	$1,752.70
1020131	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($235.58)	$1,754.72
1020132	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($227.98)	$1,762.32
1020133	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($228.41)	$1,761.89
1020134	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($228.43)	$1,761.87
1020135	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($228.43)	$1,761.87
1020136	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($228.77)	$1,761.53
1020137	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($249.87)	$1,740.43
1020138	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($231.69)	$1,758.61
1020139	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($231.69)	$1,758.61
1020140	1	50	$13,870	$13,546	$27,416	$617.94	$1,182.63	$69.35	$120.38	($256.06)	$1,734.24
	300		$4,175,000	$4,077,310	$8,252,310	$186,000.00	$355,070.00	$20,875.00	$36,042.00	($270,050.82)	$331,426.08

APPENDIX B-2

PHASE #1 TIRZ CREDIT CALCULATION – 2025-26

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid[1]	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
1020232	$0.00	$644.80	$644.80	($303.06)	($303.06)
1020233	$0.00	$2,883.17	$2,883.17	($1,355.09)	($1,355.09)
1020234	$0.00	$3,116.13	$3,116.13	($1,464.58)	($1,464.58)
1020235	$0.00	$3,876.13	$3,876.13	($1,821.78)	($1,821.78)
1020236	$0.00	$3,089.83	$3,089.83	($1,452.22)	($1,452.22)
1020237	$0.00	$3,123.38	$3,123.38	($1,467.99)	($1,467.99)
1020238	$0.00	$1,856.97	$1,856.97	($872.78)	($872.78)
1020239	$0.00	$1,800.49	$1,800.49	($846.23)	($846.23)
1020240	$0.00	$3,086.06	$3,086.06	($1,450.45)	($1,450.45)
1020241	$0.00	$3,109.10	$3,109.10	($1,461.28)	($1,461.28)
1020242	$0.00	$3,063.24	$3,063.24	($1,439.72)	($1,439.72)
1020243	$0.00	$1,682.79	$1,682.79	($790.91)	($790.91)
1020244	$0.00	$435.33	$435.33	($204.61)	($204.61)
1020245	$0.00	$3,005.43	$3,005.43	($1,412.55)	($1,412.55)
1020246	$0.00	$2,990.84	$2,990.84	($1,405.69)	($1,405.69)
1020247	$0.00	$2,153.36	$2,153.36	($1,012.08)	($1,012.08)
1020248	$0.00	$3,008.62	$3,008.62	($1,414.05)	($1,414.05)
1020249	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020250	$0.00	$2,033.77	$2,033.77	($955.87)	($955.87)
1020251	$0.00	$2,823.35	$2,823.35	($1,326.97)	($1,326.97)
1020252	$0.00	$2,774.93	$2,774.93	($1,304.22)	($1,304.22)
1020253	$0.00	$3,194.58	$3,194.58	($1,501.45)	($1,501.45)
1020254	$0.00	$2,817.76	$2,817.76	($1,324.35)	($1,324.35)
1020255	$0.00	$3,373.67	$3,373.67	($1,585.62)	($1,585.62)
1020256	$0.00	$3,196.77	$3,196.77	($1,502.48)	($1,502.48)
1020257	$0.00	$2,787.46	$2,787.46	($1,310.11)	($1,310.11)
1020258	$0.00	$3,848.36	$3,848.36	($1,808.73)	($1,808.73)
1020259	$0.00	$3,170.29	$3,170.29	($1,490.04)	($1,490.04)
1020260	$0.00	$2,661.85	$2,661.85	($1,251.07)	($1,251.07)
1020261	$0.00	$2,767.30	$2,767.30	($1,300.63)	($1,300.63)
1020262	$0.00	$527.34	$527.34	($247.85)	($247.85)
1020263	$0.00	$613.49	$613.49	($288.34)	($288.34)
1020264	$0.00	$940.10	$940.10	($441.85)	($441.85)
1020265	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020266	$0.00	$433.73	$433.73	($203.85)	($203.85)
1020267	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020268	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020269	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020270	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020271	$0.00	$1,488.88	$1,488.88	($699.77)	($699.77)

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Phase #1 TIRZ Credit Calculation - 2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid[1]	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
1020272	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020273	$0.00	$1,873.35	$1,873.35	($880.47)	($880.47)
1020274	$0.00	$1,864.78	$1,864.78	($876.45)	($876.45)
1020275	$0.00	$1,872.19	$1,872.19	($879.93)	($879.93)
1020276	$0.00	$2,177.73	$2,177.73	($1,023.53)	($1,023.53)
1020277	$0.00	$2,088.14	$2,088.14	($981.43)	($981.43)
1020278	$0.00	$1,128.93	$1,128.93	($530.60)	($530.60)
1020279	$0.00	$2,817.76	$2,817.76	($1,324.35)	($1,324.35)
1020280	$0.00	$2,777.37	$2,777.37	($1,305.36)	($1,305.36)
1020281	$0.00	$1,275.64	$1,275.64	($599.55)	($599.55)
1020282	$0.00	$2,739.61	$2,739.61	($1,287.62)	($1,287.62)
1020283	$0.00	$498.34	$498.34	($234.22)	($234.22)
1020284	$0.00	$498.32	$498.32	($234.21)	($234.21)
1020285	$0.00	$498.36	$498.36	($234.23)	($234.23)
1020286	$0.00	$508.10	$508.10	($238.81)	($238.81)
1020287	$0.00	$2,641.04	$2,641.04	($1,241.29)	($1,241.29)
1020288	$0.00	$4,353.98	$4,353.98	($2,046.37)	($1,998.30)
1020289	$0.00	$4,067.54	$4,067.54	($1,911.74)	($1,911.74)
1020290	$0.00	$3,804.35	$3,804.35	($1,788.04)	($1,788.04)
1020291	$0.00	$3,359.75	$3,359.75	($1,579.08)	($1,579.08)
1020292	$0.00	$3,162.98	$3,162.98	($1,486.60)	($1,486.60)
1020293	$0.00	$4,268.80	$4,268.80	($2,006.34)	($1,998.30)
1020294	$0.00	$3,834.26	$3,834.26	($1,802.10)	($1,802.10)
1020295	$0.00	$3,374.50	$3,374.50	($1,586.02)	($1,586.02)
1020296	$0.00	$3,988.81	$3,988.81	($1,874.74)	($1,874.74)
1020297	$0.00	$3,959.87	$3,959.87	($1,861.14)	($1,861.14)
1020298	$0.00	$2,915.66	$2,915.66	($1,370.36)	($1,370.36)
1020299	$0.00	$2,919.06	$2,919.06	($1,371.96)	($1,371.96)
1020300	$0.00	$3,637.36	$3,637.36	($1,709.56)	($1,709.56)
1020301	$0.00	$3,997.84	$3,997.84	($1,878.98)	($1,878.98)
1020302	$0.00	$3,874.82	$3,874.82	($1,821.17)	($1,821.17)
1020303	$0.00	$3,167.18	$3,167.18	($1,488.57)	($1,488.57)
1020304	$0.00	$3,622.13	$3,622.13	($1,702.40)	($1,702.40)
1020305	$0.00	$3,852.20	$3,852.20	($1,810.53)	($1,810.53)
1020306	$0.00	$3,953.57	$3,953.57	($1,858.18)	($1,858.18)
1020307	$0.00	$3,133.46	$3,133.46	($1,472.73)	($1,472.73)
1020308	$0.00	$3,198.27	$3,198.27	($1,503.19)	($1,503.19)
1020309	$0.00	$3,167.18	$3,167.18	($1,488.57)	($1,488.57)
1020310	$0.00	$3,008.68	$3,008.68	($1,414.08)	($1,414.08)
1020311	$0.00	$3,844.10	$3,844.10	($1,806.73)	($1,806.73)

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Phase #1 TIRZ Credit Calculation - 2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid[1]	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
1020312	$0.00	$2,793.44	$2,793.44	($1,312.92)	($1,312.92)
1020313	$0.00	$3,661.17	$3,661.17	($1,720.75)	($1,720.75)
1020314	$0.00	$1,341.64	$1,341.64	($630.57)	($630.57)
1020315	$0.00	$3,905.60	$3,905.60	($1,835.63)	($1,835.63)
1020316	$0.00	$3,297.22	$3,297.22	($1,549.69)	($1,549.69)
1020317	$0.00	$2,966.53	$2,966.53	($1,394.27)	($1,394.27)
1020318	$0.00	$3,015.35	$3,015.35	($1,417.21)	($1,417.21)
1020319	$0.00	$3,132.16	$3,132.16	($1,472.12)	($1,472.12)
1020320	$0.00	$3,306.55	$3,306.55	($1,554.08)	($1,554.08)
1020321	$0.00	$3,692.83	$3,692.83	($1,735.63)	($1,735.63)
1020322	$0.00	$2,819.63	$2,819.63	($1,325.23)	($1,325.23)
1020323	$0.00	$3,157.04	$3,157.04	($1,483.81)	($1,483.81)
1020324	$0.00	$4,278.04	$4,278.04	($2,010.68)	($1,998.30)
1020325	$0.00	$2,310.17	$2,310.17	($1,085.78)	($1,085.78)
1020326	$0.00	$1,635.54	$1,635.54	($768.70)	($768.70)
1020327	$0.00	$1,639.49	$1,639.49	($770.56)	($770.56)
1020328	$0.00	$2,408.64	$2,408.64	($1,132.06)	($1,132.06)
1020329	$0.00	$1,029.07	$1,029.07	($483.66)	($483.66)
1020330	$0.00	$1,401.55	$1,401.55	($658.73)	($658.73)
1020331	$0.00	$2,461.80	$2,461.80	($1,157.05)	($1,157.05)
1020332	$0.00	$2,464.45	$2,464.45	($1,158.29)	($1,158.29)
1020333	$0.00	$1,174.64	$1,174.64	($552.08)	($552.08)
1020334	$0.00	$3,230.83	$3,230.83	($1,518.49)	($1,518.49)
1020335	$0.00	$2,967.15	$2,967.15	($1,394.56)	($1,394.56)
1020336	$0.00	$3,087.29	$3,087.29	($1,451.03)	($1,451.03)
1020337	$0.00	$3,089.44	$3,089.44	($1,452.04)	($1,452.04)
1020338	$0.00	$2,477.76	$2,477.76	($1,164.55)	($1,164.55)
1020339	$0.00	$3,400.27	$3,400.27	($1,598.13)	($1,598.13)
1020340	$0.00	$0.00	$0.00	$0.00	$0.00
1020341	$0.00	$2,111.41	$2,111.41	($992.36)	($992.36)
1020342	$0.00	$1,987.87	$1,987.87	($934.30)	($934.30)
1020343	$0.00	$1,980.59	$1,980.59	($930.88)	($930.88)
1020344	$0.00	$2,060.24	$2,060.24	($968.31)	($968.31)
1020345	$0.00	$489.37	$489.37	($230.00)	($230.00)
1020346	$0.00	$2,212.95	$2,212.95	($1,040.09)	($1,040.09)
1020347	$0.00	$489.52	$489.52	($230.07)	($230.07)
1020348	$0.00	$489.52	$489.52	($230.07)	($230.07)
1020349	$0.00	$816.00	$816.00	($383.52)	($383.52)
1020350	$0.00	$1,850.47	$1,850.47	($869.72)	($869.72)
1020351	$0.00	$473.40	$473.40	($222.50)	($222.50)

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Phase #1 TIRZ Credit Calculation - 2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid[1]	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
1020352	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020353	$0.00	$2,745.59	$2,745.59	($1,290.43)	($1,290.43)
1020354	$0.00	$3,349.53	$3,349.53	($1,574.28)	($1,574.28)
1020355	$0.00	$3,360.60	$3,360.60	($1,579.48)	($1,579.48)
1020356	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020357	$0.00	$3,620.65	$3,620.65	($1,701.71)	($1,701.71)
1020358	$0.00	$3,018.56	$3,018.56	($1,418.72)	($1,418.72)
1020359	$0.00	$2,397.27	$2,397.27	($1,126.72)	($1,126.72)
1020360	$0.00	$496.50	$496.50	($233.36)	($233.36)
1020361	$0.00	$2,327.40	$2,327.40	($1,093.88)	($1,093.88)
1020362	$0.00	$1,179.29	$1,179.29	($554.27)	($554.27)
1020363	$0.00	$2,318.72	$2,318.72	($1,089.80)	($1,089.80)
1020364	$0.00	$1,640.80	$1,640.80	($771.18)	($771.18)
1020365	$0.00	$3,332.07	$3,332.07	($1,566.07)	($1,566.07)
1020366	$0.00	$2,088.62	$2,088.62	($981.65)	($981.65)
1020367	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020368	$0.00	$1,779.20	$1,779.20	($836.22)	($836.22)
1020369	$0.00	$485.53	$485.53	($228.20)	($228.20)
1020370	$0.00	$1,013.93	$1,013.93	($476.55)	($476.55)
1020371	$0.00	$1,196.61	$1,196.61	($562.41)	($562.41)
1020372	$0.00	$1,587.04	$1,587.04	($745.91)	($745.91)
1020373	$0.00	$1,443.23	$1,443.23	($678.32)	($678.32)
1020374	$0.00	$2,871.21	$2,871.21	($1,349.47)	($1,349.47)
1020375	$0.00	$510.06	$510.06	($239.73)	($239.73)
1020376	$0.00	$4,288.86	$4,288.86	($2,015.76)	($1,998.30)
1020377	$0.00	$3,312.80	$3,312.80	($1,557.02)	($1,557.02)
1020378	$0.00	$3,620.51	$3,620.51	($1,701.64)	($1,701.64)
1020379	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020380	$0.00	$1,804.25	$1,804.25	($848.00)	($848.00)
1020381	$0.00	$2,907.38	$2,907.38	($1,366.47)	($1,366.47)
1020382	$0.00	$2,400.51	$2,400.51	($1,128.24)	($1,128.24)
1020383	$0.00	$3,167.18	$3,167.18	($1,488.57)	($1,488.57)
1020384	$0.00	$2,753.61	$2,753.61	($1,294.20)	($1,294.20)
1020385	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020386	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020387	$0.00	$510.44	$510.44	($239.91)	($239.91)
1020388	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020389	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020390	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020391	$0.00	$494.91	$494.91	($232.61)	($232.61)

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Phase #1 TIRZ Credit Calculation - 2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid[1]	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
1020392	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020393	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020394	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020395	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020396	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020397	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020398	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020399	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020400	$0.00	$496.50	$496.50	($233.36)	($233.36)
1020401	$0.00	$0.04	$0.04	($0.02)	$0.00
1020402	$0.00	$0.04	$0.04	($0.02)	$0.00
1020403	$0.00	$0.04	$0.04	($0.02)	$0.00
1020404	$0.00	$496.50	$496.50	($233.36)	($233.36)
1020405	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020406	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020407	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020408	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020409	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020410	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020411	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020412	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020413	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020414	$0.00	$433.83	$433.83	($203.90)	($203.90)
1020415	$0.00	$550.46	$550.46	($258.72)	($258.72)
1020416	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020417	$0.00	$3,088.67	$3,088.67	($1,451.67)	($1,451.67)
1020418	$0.00	$2,408.55	$2,408.55	($1,132.02)	($1,132.02)
1020419	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020420	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020421	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020422	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020423	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020424	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020425	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020426	$0.00	$496.50	$496.50	($233.36)	($233.36)
1020427	$0.00	$2,564.54	$2,564.54	($1,205.33)	($1,205.33)
1020428	$0.00	$2,523.53	$2,523.53	($1,186.06)	($1,186.06)
1020429	$0.00	$4,397.80	$4,397.80	($2,066.97)	($1,998.30)
1020430	$0.00	$1,888.42	$1,888.42	($887.56)	($887.56)
1020431	$0.00	$1,947.70	$1,947.70	($915.42)	($915.42)

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Phase #1 TIRZ Credit Calculation - 2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid[1]	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
1020432	$0.00	$2,128.10	$2,128.10	($1,000.21)	($1,000.21)
1020433	$0.00	$1,067.18	$1,067.18	($501.57)	($501.57)
1020434	$0.00	$3,018.56	$3,018.56	($1,418.72)	($1,418.72)
1020435	$0.00	$2,351.67	$2,351.67	($1,105.28)	($1,105.28)
1020436	$0.00	$2,709.76	$2,709.76	($1,273.59)	($1,273.59)
1020437	$0.00	$2,518.07	$2,518.07	($1,183.49)	($1,183.49)
1020438	$0.00	$1,834.46	$1,834.46	($862.20)	($862.20)
1020439	$0.00	$2,631.94	$2,631.94	($1,237.01)	($1,237.01)
1020440	$0.00	$3,018.56	$3,018.56	($1,418.72)	($1,418.72)
1020441	$0.00	$3,260.02	$3,260.02	($1,532.21)	($1,532.21)
1020442	$0.00	$3,391.61	$3,391.61	($1,594.06)	($1,594.06)
1020443	$0.00	$3,125.57	$3,125.57	($1,469.02)	($1,469.02)
1020444	$0.00	$2,540.67	$2,540.67	($1,194.11)	($1,194.11)
1020445	$0.00	$2,707.73	$2,707.73	($1,272.63)	($1,272.63)
1020446	$0.00	$1,016.37	$1,016.37	($477.69)	($477.69)
1020447	$0.00	$3,022.96	$3,022.96	($1,420.79)	($1,420.79)
1020448	$0.00	$3,395.14	$3,395.14	($1,595.72)	($1,595.72)
1020449	$0.00	$2,379.48	$2,379.48	($1,118.36)	($1,118.36)
1020450	$0.00	$2,683.30	$2,683.30	($1,261.15)	($1,261.15)
1020451	$0.00	$2,786.28	$2,786.28	($1,309.55)	($1,309.55)
1020452	$0.00	$2,877.19	$2,877.19	($1,352.28)	($1,352.28)
1020453	$0.00	$558.43	$558.43	($262.46)	($262.46)
1020454	$0.00	$3,034.85	$3,034.85	($1,426.38)	($1,426.38)
1020455	$0.00	$2,238.23	$2,238.23	($1,051.97)	($1,051.97)
1020456	$0.00	$2,999.51	$2,999.51	($1,409.77)	($1,409.77)
1020457	$0.00	$2,793.44	$2,793.44	($1,312.92)	($1,312.92)
1020458	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020459	$0.00	$2,745.59	$2,745.59	($1,290.43)	($1,290.43)
1020460	$0.00	$2,731.29	$2,731.29	($1,283.71)	($1,283.71)
1020461	$0.00	$3,018.28	$3,018.28	($1,418.59)	($1,418.59)
1020462	$0.00	$496.50	$496.50	($233.36)	($233.36)
1020463	$0.00	$4,111.81	$4,111.81	($1,932.55)	($1,932.55)
1020464	$0.00	$2,986.59	$2,986.59	($1,403.70)	($1,403.70)
1020465	$0.00	$1,977.01	$1,977.01	($929.19)	($929.19)
1020466	$0.00	$3,018.56	$3,018.56	($1,418.72)	($1,418.72)
1020467	$0.00	$4,051.87	$4,051.87	($1,904.38)	($1,904.38)
1020468	$0.00	$2,016.67	$2,016.67	($947.83)	($947.83)
1020469	$0.00	$1,590.94	$1,590.94	($747.74)	($747.74)
1020470	$0.00	$3,188.24	$3,188.24	($1,498.47)	($1,498.47)
1020471	$0.00	$3,786.40	$3,786.40	($1,779.61)	($1,779.61)

<u>**Appendix B-2**</u>

Phase #1 TIRZ Credit Calculation - 2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid[1]	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
1020472	$0.00	$501.15	$501.15	($235.54)	($235.54)
1020473	$0.00	$494.04	$494.04	($232.20)	($232.20)
1020474	$0.00	$494.04	$494.04	($232.20)	($232.20)
1020475	$0.00	$494.01	$494.01	($232.18)	($232.18)
1020476	$0.00	$494.01	$494.01	($232.18)	($232.18)
1020477	$0.00	$494.01	$494.01	($232.18)	($232.18)
1020478	$0.00	$495.61	$495.61	($232.94)	($232.94)
1020479	$0.00	$509.35	$509.35	($239.39)	($239.39)
1020480	$0.00	$505.02	$505.02	($237.36)	($237.36)
1020481	$0.00	$3,044.31	$3,044.31	($1,430.83)	($1,430.83)
1020482	$0.00	$1,932.56	$1,932.56	($908.30)	($908.30)
1020483	$0.00	$2,057.64	$2,057.64	($967.09)	($967.09)
1020484	$0.00	$3,025.30	$3,025.30	($1,421.89)	($1,421.89)
1020485	$0.00	$1,266.41	$1,266.41	($595.21)	($595.21)
1020486	$0.00	$546.54	$546.54	($256.87)	($256.87)
1020487	$0.00	$1,033.41	$1,033.41	($485.70)	($485.70)
1020488	$0.00	$1,527.95	$1,527.95	($718.14)	($718.14)
1020489	$0.00	$497.96	$497.96	($234.04)	($234.04)
1020490	$0.00	$1,253.88	$1,253.88	($589.32)	($589.32)
1020491	$0.00	$497.96	$497.96	($234.04)	($234.04)
1020492	$0.00	$1,192.48	$1,192.48	($560.47)	($560.47)
1020493	$0.00	$2,419.98	$2,419.98	($1,137.39)	($1,137.39)
1020494	$0.00	$1,236.02	$1,236.02	($580.93)	($580.93)
1020495	$0.00	$3,014.77	$3,014.77	($1,416.94)	($1,416.94)
1020496	$0.00	$3,032.98	$3,032.98	($1,425.50)	($1,425.50)
1020497	$0.00	$987.92	$987.92	($464.32)	($464.32)
1020498	$0.00	$1,114.66	$1,114.66	($523.89)	($523.89)
1020499	$0.00	$2,799.43	$2,799.43	($1,315.73)	($1,315.73)
1020500	$0.00	$4,589.86	$4,589.86	($2,157.23)	($1,998.30)
1020501	$0.00	$500.89	$500.89	($235.42)	($235.42)
1020502	$0.00	$2,811.39	$2,811.39	($1,321.35)	($1,321.35)
1020503	$0.00	$2,110.89	$2,110.89	($992.12)	($992.12)
1020504	$0.00	$2,124.38	$2,124.38	($998.46)	($998.46)
1020505	$0.00	$3,051.14	$3,051.14	($1,434.04)	($1,434.04)
1020506	$0.00	$504.09	$504.09	($236.92)	($236.92)
1020507	$0.00	$505.58	$505.58	($237.62)	($237.62)
1020508	$0.00	$509.18	$509.18	($239.31)	($239.31)
1020509	$0.00	$509.18	$509.18	($239.31)	($239.31)
1020510	$0.00	$509.20	$509.20	($239.32)	($239.32)
1020511	$0.00	$512.34	$512.34	($240.80)	($240.80)

Appendix B-2

Phase #1 TIRZ Credit Calculation - 2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid[1]	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
1020512	$0.00	$3,126.72	$3,126.72	($1,469.56)	($1,469.56)
1020513	$0.00	$512.07	$512.07	($240.67)	($240.67)
1020514	$0.00	$494.74	$494.74	($232.53)	($232.53)
1020515	$0.00	$494.74	$494.74	($232.53)	($232.53)
1020516	$0.00	$1,191.02	$1,191.02	($559.78)	($559.78)
1020517	$0.00	$2,554.23	$2,554.23	($1,200.49)	($1,200.49)
1020518	$0.00	$1,698.92	$1,698.92	($798.49)	($798.49)
1020519	$0.00	$0.04	$0.04	($0.02)	$0.00
1020520	$0.00	$0.04	$0.04	($0.02)	$0.00
1020521	$0.00	$0.04	$0.04	($0.02)	$0.00
1020522	$0.00	$0.04	$0.04	($0.02)	$0.00
1020523	$0.00	$0.04	$0.04	($0.02)	$0.00
1020524	$0.00	$3,548.30	$3,548.30	($1,667.70)	($1,667.70)
1020525	$0.00	$2,186.88	$2,186.88	($1,027.83)	($1,027.83)
1020526	$0.00	$1,977.23	$1,977.23	($929.30)	($929.30)
1020527	$0.00	$1,190.47	$1,190.47	($559.52)	($559.52)
1020528	$0.00	$604.05	$604.05	($283.90)	($283.90)
1020529	$0.00	$514.33	$514.33	($241.74)	($241.74)
1020530	$0.00	$522.55	$522.55	($245.60)	($245.60)
1020531	$0.00	$518.26	$518.26	($243.58)	($243.58)
1020532	$0.00	$502.09	$502.09	($235.98)	($235.98)
1020533	$0.00	$502.99	$502.99	($236.41)	($236.41)
1020534	$0.00	$503.03	$503.03	($236.42)	($236.42)
1020535	$0.00	$503.03	$503.03	($236.42)	($236.42)
1020536	$0.00	$503.77	$503.77	($236.77)	($236.77)
1020537	$0.00	$529.94	$529.94	($249.07)	($249.07)
1020538	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020539	$0.00	$433.37	$433.37	($203.68)	($203.68)
1020540	$0.00	$476.71	$476.71	($224.05)	($224.05)
Total	**$0.00**	**$575,262.82**	**$575,262.82**	**($270,373.53)**	**($270,059.82)**

APPENDIX C-1

PHASES #2-3 MAJOR IMROVEMENT ASSESSMENT ROLL SUMMARY – 2025-26

Appendix C-1

Assessment Roll Summary - Phases #2-3

2025-26

Parcel	No. of units	Lot Size	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
540011	185	59	$620,922	$17,463.54	$31,539.62	$3,154.62	$7,471.12	($8,222.90)	$49,214.81
540113	38	56	$197,133	$4,230.77	$9,901.62	$965.16	$2,515.51	($5,644.15)	$11,473.31
520102	128	59	$829,327	$17,826.53	$41,752.75	$4,149.63	$9,827.40	[illegible]	$54,862.71
540214	293	59	$1,696,117	$34,487.19	$86,724.83	$8,656.58	$19,137.91	[illegible]	$142,572.81
	546		$3,260,000	$70,000.00	[illegible]	$16,300.00	$38,641.00	[illegible]	[illegible]

APPENDIX C-2
PHASES #2-3 MAJOR IMPROVEMENT TIRZ CREDIT CALCULATION – 2025-26

Appendix C-2
Phases #2-3 Major Improvement TIRZ Credit Calculation - 2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	2025-26 TIRZ Credit Revenue	2025-26 TIRZ Credit
960071	$0	$13,238	$13,238	($6,222)	($6,222)
960118	$0	$12,860	$12,860	($6,044)	($6,044)
52672	$0	$39,697	$39,697	($18,658)	($18,658)
960214	$0	$16	$16	($7)	($7)
Total	**$0**	**$65,811**	**$65,811**	**($30,931)**	**($30,931)**

APPENDIX D

IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2025-26

Assessment Roll Summary - Improvement Area #2
2025-26

Parcel	No. of units	Lot Size	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
960071	105	50	$2,794,462	$39,208.86	$178,566.12	$23,259.49	$241,034.48
960118	33	50	$878,259	$12,322.78	$56,120.78	$7,310.13	$75,753.69
52672	20	50	$532,278	$7,468.35	$34,012.59	$4,430.38	$45,911.33
	158		**$4,205,000**	**$59,000.00**	**$268,699.50**	**$35,000.00**	**$362,699.50**

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Edgewood Creek Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date:__________________

Signature of Seller	Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date:__________________

Signature of Purchaser	Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF __________ §

The foregoing instrument was acknowledged before me by ________________________ and ___________________, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this ___________________, 20__.

____
Notary Public, State of Texas