

ORDINANCE NO. 2025-62

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

WHEREAS, on February 9, 2016, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2016-12R establishing the Wells North Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

WHEREAS, the City has heretofore levied assessments against property within Neighborhood Improvement Area #1 of the PID, pursuant to Ordinance No. 2016-20 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of March 29, 2016, (the “Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2016-19 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of March 29, 2016 (the “Service and Assessment Plan and Major Improvement Area Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #2 of the PID, pursuant to Ordinance No. 2019-12 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of April 9, 2019 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #2 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #3 of the PID, pursuant to Ordinance No. 2020-32 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of May 12, 2020 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #3 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #4 of the PID, pursuant to Ordinance No. 2020-93 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of October 13, 2020 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #4 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #5 of the PID, pursuant to Ordinance No. 2021-49 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5, dated as of June 8, 2021 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #5 Assessment Roll”); [and, together with the Service and Assessment Plan and Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4 Assessment Rolls, the “Updated Service and Assessment Plan and Assessment Rolls”]; and

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

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, and Neighborhood Improvement Area #5 Assessment Rolls (the “Assessment Rolls”) attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

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

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

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

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

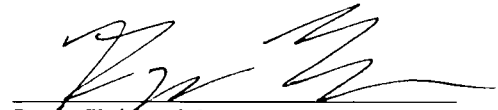
SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the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

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.

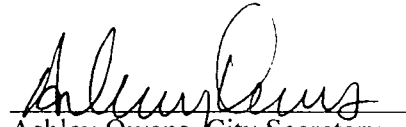
SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later 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



**WELLS NORTH
PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA, TEXAS**

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

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

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

WELLS NORTH PUBLIC IMPROVEMENT DISTRICT

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

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I. INTRODUCTION

The Wells North Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on February 9, 2016 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) (the “NIA #1 Bonds”) in the aggregate principal amount of \$6,425,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project) (the “MIA Bonds”) in the aggregate principal amount of \$3,235,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The City and the Developer entered into a reimbursement agreement in the aggregate amount of \$1,900,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #2 of the PID (the NIA #2 Reimbursement Agreement”).

On December 10, 2019, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2019 (Wells North Public Improvement District Neighborhood Improvement Area #2 Project) (the “NIA #2 Bonds”) in the aggregate principal amount of \$1,900,000 to fully reimburse the Developer for the unpaid balance of the NIA #2 Reimbursement Agreement.

The City and the Developer entered into a reimbursement agreement in the aggregate amount of \$995,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #3 (the “NIA #3”) of the PID (the “NIA #3 Reimbursement Agreement”)

On October 13, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells North Public Improvement District Neighborhood Improvement Area #3-4 Project) (the “NIA #3-4 Bonds”) in the aggregate principal amount of \$3,060,000 to fully reimburse the Developer for the unpaid balance of the NIA #3 Reimbursement Agreement and to refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #4 of the PID.

On June 8, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells North Public Improvement District Neighborhood Improvement Area #5 Project) (the “NIA #5 Bonds”) in the aggregate principal amount of \$1,860,000 to refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #5 of the PID.

Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2024-25 (the “Annual Service Plan Update”).

The City also adopted assessment rolls (the “Assessment Rolls”) identifying the Special Assessments on each Parcel of Assessed Property within the PID, based on the method of Assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for Annual Installments to be collected for 2024-25.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix I and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

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

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, the initial total estimated costs of the NIA #1 Improvements were equal to \$5,192,000 and the proportional share of the Major Improvements allocated to NIA #1 was \$1,231,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2018, the actual costs of the NIA #1 Authorized Improvements, including the proportional share of the Major Improvement costs, is \$6,457,710.

The NIA #1 Improvements were completed and accepted by the City in September 2017.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #1 Improvements and proportional share of the Major Improvements as well as the City of Celina Regional Park Improvements, (2) establish the PID, and (3) issue NIA #1 Bonds. The actual costs spent to date of the NIA #1 Improvements were provided by the Developer as part of the Updated Service and Assessment Plan. For additional NIA #1 development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/ER373395>

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

Sources of Funds	Initial Estimated Budget ¹	Actual Amount ²	Variance ²
Par amount	\$6,425,000	\$6,425,000	\$0
Development Agreement Contributions	\$365,950	\$365,950	\$0
Other funding sources	\$1,418,557	\$1,453,267	\$34,710
Total Sources	\$8,209,507	\$8,244,217	\$34,710
Uses of Funds			
<u>NIA #1 Improvements</u>			
Road improvements	\$3,423,000	\$2,646,348	(\$776,652)
Water distribution system improvements	\$569,000	\$749,564	\$180,564
Sanitary sewer improvements	\$579,000	\$1,136,439	\$557,439
Storm drainage improvements	\$621,000	\$730,684	\$109,684
ROW Acquisition	\$0	\$0	\$0
CCN Certificate	\$0	\$0	\$0
Dry Utilities	\$0	\$0	\$0
<i>Subtotal: NIA #1 Improvements</i>	<i>\$5,192,000</i>	<i>\$5,263,035</i>	<i>\$71,035</i>
<u>Major Improvements</u>			
Road improvements	\$517,000	\$440,346	(\$76,654)
Water distribution system improvements	\$81,000	\$138,739	\$57,739
Sanitary sewer improvements	\$202,000	\$210,346	\$8,346
Storm drainage improvements	\$161,000	\$135,244	(\$25,756)
ROW Acquisition	\$256,000	\$256,000	\$0
CCN Certificate	\$14,000	\$14,000	\$0
<i>Subtotal: Authorized Improvements</i>	<i>\$1,231,000</i>	<i>\$1,194,675</i>	<i>(\$36,325)</i>
City of Celina Regional Park Improvements	\$365,950	\$365,950	\$0
<u>Bond Issuance Costs</u>			
Capitalized interest	\$440,494	\$440,494	\$0
Reserve fund	\$447,313	\$447,313	\$0
Other costs of issuance including underwriter's discount	\$532,750	\$532,750	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,420,557</i>	<i>\$1,420,557</i>	<i>\$0</i>
Total Uses	\$8,209,507	\$8,244,217	\$34,710

1 – According to the Service and Assessment Plan approved on March 29, 2016.

2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2018.

NIA #1 Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the NIA #1 Improvement aggregate budget.

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, the initial total estimated costs of the Major Improvements applicable to property within the Major Improvement Area were equal to \$2,303,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated actual costs of the Major Improvements are \$3,792,408.

The Major Improvements were completed and accepted by the City in September 2017.

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

<https://emma.msrb.org/IssueView/Details/ER373389>

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Table II-A-2
Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget¹	Actual Amount²	Variance²
Par amount	\$3,235,000	\$3,235,000	\$0
Development Agreement Contributions	\$219,050	\$219,050	\$0
Other funding sources	\$0	\$1,489,408	\$1,489,408
Total Sources	\$3,454,050	\$4,943,458	\$1,489,408
Uses of Funds			
<i>Major Improvements</i>			
Road improvements	\$968,000	\$1,296,158	\$328,158
Water distribution system improvements	\$152,000	\$300,176	\$148,176
Sanitary sewer improvements	\$377,000	\$265,874	(\$111,126)
Storm drainage improvements	\$302,000	\$1,426,200	\$1,124,200
ROW Acquisition	\$479,000	\$479,000	\$0
CCN Certificate	\$25,000	\$25,000	\$0
<i>Subtotal: Major Improvements</i>	<i>\$2,303,000</i>	<i>\$3,792,408</i>	<i>\$1,489,408</i>
City of Celina Regional Park Improvements	\$219,050	\$219,050	\$0
<i>Bond Issuance Costs</i>			
Capitalized interest	\$403,901	\$403,901	\$0
Reserve fund	\$230,663	\$230,663	\$0
Other costs of issuance including underwriter's discount	\$297,436	\$297,436	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$932,000</i>	<i>\$932,000</i>	<i>\$0</i>
Total Uses	\$3,454,050	\$4,943,458	\$1,489,408

1 – According to the Service and Assessment Plan approved on March 29, 2016.

2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021.

Major Improvement Area Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021, overages are a result of upgraded construction specifications of certain projects. The overages were funded entirely by the Developer.

NIA #2 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #2 on April 9, 2019 and December 10, 2019, the initial total estimated costs of the NIA #2 Improvements were equal to \$2,877,835. As shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020, the current estimated actual costs of the NIA #2 Authorized Improvements are \$2,966,841.

The NIA #2 Improvements were completed and accepted by the City on December 10, 2019.

Table II-A-3 below summarizes the updated sources and uses of funds required to (1) construct the NIA #2 Improvements, (2) establish the PID, and (3) issue NIA #2 Bonds. The actual costs spent to date of the NIA #2 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020. For additional NIA #2 development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/ES398696>

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

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
NIA #2 Bonds	\$1,900,000	\$1,900,000	\$0
Other funding sources	\$1,312,968	\$1,401,974	\$89,006
Total Sources	\$3,212,968	\$3,301,974	\$89,006
Uses of Funds			
<i>NIA #2 Improvements</i>			
Road improvements	\$1,019,559	\$1,108,917	\$89,358
Water distribution system improvements	\$527,250	\$503,745	(\$23,505)
Sanitary sewer improvements	\$358,803	\$358,803	\$0
Storm drainage improvements	\$303,359	\$300,497	(\$2,862)
Soft Costs	\$668,864	\$694,879	\$26,015
<i>Subtotal: NIA #2 Improvements</i>	<i>\$2,877,835</i>	<i>\$2,966,841</i>	<i>\$89,006</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$0	\$0	\$0
Reserve fund	\$136,133	\$136,133	\$0
Other costs of issuance including underwriter's discount	\$199,000	\$199,000	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$335,133</i>	<i>\$335,133</i>	<i>\$0</i>
Total Uses	\$3,212,968	\$3,301,974	\$89,006

1 – According to the Service and Assessment Plan approved on March 29, 2016 and updated for NIA #2 on April 9, 2019 and December 19, 2019.

2 – Revised budget and funded to date amounts are based on amounts shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020.

3 - According to the Updated Service and Assessment Plan the Developer funded all costs not covered by the NIA #2 Bonds.

NIA #2 Improvement Cost Variances

As shown in Table II-A-3 above, there are budget overages for the NIA #2 Improvement aggregate budget. The overages were funded entirely by the Developer.

NIA #3 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #3 on May 12, 2020, the initial total estimated costs of the NIA #3 Improvements were equal to \$1,149,876. As described in the Updated Service and Assessment Plan, the current estimated actual costs of the NIA #3 Improvements are \$1,049,840.

According to the Updated Service and Assessment Plan, the NIA #3 Improvements were completed and accepted by the City in May 2020. For additional NIA #3 development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/P1406005>

Table II-A-4 below summarizes the estimated updated sources and uses of funds required to construct the NIA #3 Improvements.

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

Sources of Funds	Initial Estimated Budget	Actual Amount¹	Variance
NIA #3 share of NIA #3-4 Bonds	\$995,000	\$995,000	\$0
Other funding sources	\$154,876	\$234,379	\$79,503
Total Sources	\$1,149,876	\$1,229,379	\$79,503
<u>Uses of Funds</u>			
Storm Drainage Improvements	\$171,758	\$170,118	(\$1,640)
Wastewater Improvements	\$159,700	\$152,974	(\$6,726)
Water Improvements	\$173,914	\$173,914	\$0
Road Improvements	\$539,970	\$552,834	\$12,864
Soft Costs	\$104,534	\$0	(\$104,534)
<i>Subtotal: NIA #3 Improvements</i>	<i>\$1,149,876</i>	<i>\$1,049,840</i>	<i>(\$100,036)</i>
<u>Bond Issuance Costs</u>			
Capitalized interest	\$0	\$0	\$0
Reserve fund	\$0	\$72,460	\$72,460
Other costs of issuance including underwriter's discount	\$0	\$107,079	\$107,079
<i>Subtotal: Bond Issuance Costs</i>	<i>\$0</i>	<i>\$179,539</i>	<i>\$179,539</i>
Total Uses	\$1,149,876	\$1,229,379	\$79,503

1 – According to the Updated Service and Assessment Plan.

NIA #3 Improvement Cost Variances

As stated in Table II-A-4 above, there was an increase from the initial estimated budget and the actual costs of the NIA #3 Improvements, including bond issuance costs. The increase was a result of NIA #3's portion of the NIA #3-4 Bond issuance costs.

NIA #4 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #4 on October 13, 2020, the initial total estimated costs of the NIA #4 Improvements were equal to \$2,538,325. As shown in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022, the actual costs of the NIA #4 Improvements are \$2,490,663.

According to the Developer's Quarterly Improvement Implementation Report for NIA #3-4 as of March 31, 2022, the NIA #4 Improvements were completed and accepted by the City in January 2021.

The estimated actual costs spent to date of the NIA #4 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022. For additional NIA #4 development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/P1406005>

Table II-A-5 on the following page summarizes the estimated updated sources and uses of funds required to construct the NIA #4 Improvements.

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

Sources of Funds	Initial Estimated Budget¹	Actual Amount²	Variance
NIA #4 share of NIA #3-4 Bonds	\$2,065,000	\$2,065,000	\$0
Other funding sources	\$911,467	\$863,805	(\$47,662)
Total Sources	\$2,976,467	\$2,928,805	(\$47,662)
Uses of Funds			
Storm Drainage Improvements	\$462,519	\$436,961	(\$25,558)
Wastewater Improvements	\$333,064	\$333,064	\$0
Water Improvements	\$366,022	\$366,022	\$0
Road Improvements	\$985,302	\$971,252	(\$14,050)
Soft Costs	\$391,418	\$383,364	(\$8,054)
<i>Subtotal: NIA #4 Improvements</i>	<i>\$2,538,325</i>	<i>\$2,490,663</i>	<i>(\$47,662)</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$62,040	\$62,040	\$0
Reserve fund	\$150,381	\$150,381	\$0
Other costs of issuance including underwriter's discount	\$225,721	\$225,721	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$438,142</i>	<i>\$438,142</i>	<i>\$0</i>
Total Uses	\$2,976,467	\$2,928,805	(\$47,662)

1 – According to the Updated Service and Assessment Plan.

2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022.

NIA #4 Improvement Cost Variances

As stated in Table II-A-5 above, there was a decrease in the actual costs of the NIA #4 Improvements.

NIA #5 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #5 on June 8, 2021, the initial total estimated costs of the NIA #5 Improvements were equal to \$2,806,513. According to the Developer's Quarterly Improvement Implementation Reported dated as of March 31, 2023, the actual costs of the NIA #5 Improvements are \$2,490,154.

According to the Developer's Quarterly Improvement Implementation Report for NIA #5 as of March 31, 2023, the NIA #5 Improvements were completed and accepted by the City in September 2021.

Table II-A-6 below summarizes the estimated updated sources and uses of funds required to construct the NIA #5 Improvements.

Table II-A-6
Estimated Updated Sources and Uses – NIA #5

Sources of Funds	Initial Estimated Budget¹	Actual Amount²	Variance
NIA #5 Bonds	\$1,860,000	\$1,860,000	\$0
Other funding sources	\$1,307,220	\$990,861	(\$316,359)
Total Sources	\$3,167,220	\$2,850,861	(\$316,359)
Uses of Funds			
Storm Drainage Improvements	\$453,604	\$424,437	(\$29,167)
Wastewater Improvements	\$405,115	\$405,115	\$0
Water Improvements	\$366,827	\$366,827	\$0
Road Improvements	\$972,004	\$944,693	(\$27,311)
Soft Costs	\$608,963	\$349,082	(\$259,881)
<i>Subtotal: NIA #5 Improvements</i>	<i>\$2,806,513</i>	<i>\$2,490,154</i>	<i>(\$316,359)</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$0	\$0	\$0
Reserve fund	\$123,184	\$123,184	\$0
Other costs of issuance including underwriter's discount	\$237,523	\$237,523	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$360,707</i>	<i>\$360,707</i>	<i>\$0</i>
Total Uses	\$3,167,220	\$2,850,861	(\$316,359)

1 – According to the Updated Service and Assessment Plan.

2 – According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2023.

NIA #5 Improvement Cost Variances

As shown in Table II-A-6 above, there are no variances from the updated estimated NIA #5 Improvement aggregate budget.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The estimated budget for the Authorized Improvements within each Neighborhood Improvement Area is shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Projected Annual Installments

Assessment Year ending 09/01¹	NIA #1	MIA	NIA #2	NIA #3	NIA #4	NIA #5
2017-2025	\$4,324,810	\$2,189,406	\$955,444	\$465,156	\$737,629	\$515,109
2026	\$468,332	\$265,225	\$136,136	\$78,125	\$141,563	\$125,896
2027	\$481,426	\$276,464	\$139,429	\$83,505	\$153,292	\$127,340
2028	\$498,922	\$277,610	\$138,305	\$82,780	\$152,167	\$126,492
2029	\$490,058	\$278,483	\$137,191	\$82,057	\$156,054	\$130,655
2030	\$481,209	\$279,084	\$131,090	\$81,336	\$154,765	\$129,654
2031	\$497,376	\$279,414	\$140,187	\$80,617	\$153,487	\$128,665
Total	\$7,242,134	\$3,845,686	\$1,777,783	\$953,577	\$1,648,956	\$1,283,810

1 – Assessment years ending 2017 through 2026 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2027 through 2031 reflect projected Annual Installments and are subject to change.

C. STATUS OF DEVELOPMENT

NIA #1 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #1 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(ii) of the NIA #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

Major Improvement Area Development

According to the City, greater than 95 percent of the total building permits expected to be issued within MIA have been issued as of June 1, 2025. Pursuant to Section 4 (a)(ii) of the MIA Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in MIA of the PID in the Annual Service Plan Update.

NIA #2 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #2 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(ii) of the NIA #2 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #2 of the PID in the Annual Service Plan Update.

NIA #3 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #3 have been issued as of June 1, 2025. Pursuant to Section 4 (a)(ii) of the NIA #3 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #3 of the PID in the Annual Service Plan Update.

NIA #4 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #4 have been issued as of June 1, 2025. Pursuant to Section 4 (a)(ii) of the NIA #4 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #4 of the PID in the Annual Service Plan Update.

NIA #5 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #5 have been issued as of June 1, 2024. Pursuant to Section 4 (a)(ii) of the NIA #5 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #5 of the PID in the Annual Service Plan Update.

D. ANNUAL BUDGET – NIA #1Neighborhood Improvement Area #1 - Annual Installments

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

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds is 5.14 percent for 2024-25. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (5.14 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of

such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

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

NIA #1 Annual Installments to be collected for 2025-26

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

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

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2026	\$136,126
Interest payment on September 1, 2026	\$136,126
Principal payment on September 1, 2026	\$145,000
<i>Subtotal debt service on bonds</i>	<i>\$417,253</i>
Administrative expenses	\$36,570
Excess interest for prepayment and delinquency reserves	\$26,509
<i>Subtotal Expenses</i>	<i>\$480,332</i>
Available reserve fund income	(\$12,000)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$12,000)</i>
Annual Installments	\$468,332

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2026 in the amount of \$136,126 and on September 1, 2026 in the amount of \$136,126, which equal interest on the outstanding NIA #1 Special Assessments balance of \$5,301,849 for six months each at an effective interest rate of 5.14 percent. Annual Installments to be collected include a principal amount of \$145,000 due on September 1, 2026. As a result, the

total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2025-26 is equal to \$417,253.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$36,570.

Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$6,200
PID Administrator	\$21,739
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$131
Total	\$36,570

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$26,509, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessments balance of \$5,301,849.

Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$12,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the NIA #1 Refunding Bonds' debt service.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of May 31, 2024, there was \$57,072 in the Administrative Expense Fund. Approximately \$57,072 is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there is not anticipated to be an excess balance available in the Administrative Expense Fund to reduce the Annual Installment.

E. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-E-1 below.

Table II-E-1
Allocation of Annual Installment to NIA #1 Parcels for 2025-26

Lot Size	Total 2025-26 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
50'	\$468,332	0.28%	\$1,293.41
60'	\$468,332	0.33%	\$1,539.16
70'	\$468,332	0.41%	\$1,930.63
HOA ²	\$468,332	0.00%	\$0.00

1 – Allocation percentages shown above are based on estimated build out values for NIA #1 lots, excluding prepaid Parcels, if any.

2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2025-26 Annual Installment.

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. ANNUAL BUDGET– MIA

Major Improvement Area - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the MIA Bonds, of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the MIA Bonds commencing with the issuance of the MIA Bonds. The effective interest rate on the MIA Bonds is 5.38 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the MIA Bonds (5.38 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as capitalized interest, interest earnings on any account balances, and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

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

Major Improvement Area Annual Installments to be collected for 2025-26

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

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Table II-F-1
Budget for the MIA Annual Installments
to be Collected for 2025-26

Descriptions	MIA Bonds
Interest payment on March 1, 2026	\$73,045
Interest payment on September 1, 2026	\$73,045
Principal payment on September 1, 2026	\$75,000
<i>Subtotal debt service on bonds</i>	<i>\$221,090</i>
Administrative expenses	\$36,570
Excess interest for debt service reserve fund	\$13,565
<i>Subtotal Expenses</i>	<i>\$271,225</i>
Available reserve fund income	(\$6,000)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$6,000)</i>
Annual Installments	\$265,225

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2026 in the amount of \$73,045, and on September 1, 2026 in the amount of \$73,045, which equal interest on the outstanding Special Assessments balance of \$2,713,052 for six months each at an effective interest rate of 5.38 percent. Annual Installments to be collected include a principal amount of \$75,000 due on September 1, 2026. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2025-26 is equal to \$221,090.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$36,570.

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Table II-F-2
Administrative Budget Breakdown

Description	2025-26
	Estimated Budget (9/1/25-8/31/26)
City	\$6,200
PID Administrator	\$21,754
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$115
Total	\$36,570

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$13,565, which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of \$2,713,052.

Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$6,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the MIA Refunding Bonds' debt service.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of May 31, 2025, there was \$67,038 in the Administrative Expense Fund. Approximately \$67,038 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there is not anticipated to be an excess balance in the Administrative Expense Fund to reduce the Annual Installment.

G. ANNUAL INSTALLMENTS BY LOT TYPE - MIA

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the MIA Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

The Annual Installment for 2025-26 will only be collected from the Assessed Property within the Major Improvement Area that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in the Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-G-1 on the below.

Table II-G-1
Allocation of Annual Installment to MIA Parcels for 2025-26

Phase	Lot Size	Total 2025-26 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
NIA #2	50'	\$265,225	0.15%	\$393.73
NIA #3	60'	\$265,225	0.21%	\$551.03
	70'	\$265,225	0.22%	\$572.07
NIA #4	50'	\$265,225	0.14%	\$369.78
	60'	\$265,225	0.17%	\$440.35
	70'	\$265,225	0.19%	\$496.81
NIA #5	50'	\$265,225	0.15%	\$396.00
	60'	\$265,225	0.19%	\$506.00
HOA ²		\$265,225	0.00%	\$0.00

1- The allocation percentages and Annual Installments per Units are first allocated to each Neighborhood Improvement Area within the Major Improvement Area and then allocated between lot sizes.

2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2025-26 Annual Installment.

The list of Parcels within the MIA of the PID, the number of units to be developed on the current residential Parcels, the corresponding allocation percentage, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D.

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H. ANNUAL BUDGET – NIA #2

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty-one annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #2 Improvements commenced following the recording of the final plat for NIA #2A. The first NIA #2 Annual Installment was due on January 31, 2020 and twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2 Bonds commencing with the issuance of the NIA #2 Bonds. The effective interest rate on the NIA #2 Bonds is 3.75 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2 Bonds (3.75 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #2 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #2 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

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

The budget for NIA #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 NIA #2 Annual Installments
to be Collected for 2025-26

Descriptions	NIA #2 Bonds
Interest payment on March 1, 2026	\$29,792
Interest payment on September 1, 2026	\$29,792
Principal payment on September 1, 2026	\$45,000
<i>Subtotal debt service on debt</i>	<i>\$104,584</i>
Excess interest for debt service reserve fund	\$7,950
Administrative Expenses	\$27,602
<i>Subtotal Expenses</i>	<i>\$140,136</i>
Available reserve fund income	(<i>\$4,000</i>)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(<i>\$4,000</i>)</i>
Annual Installments	\$136,136

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #2 Bonds include interest due on March 1, 2026 in the amount of 29,792 and September 1, 2026 in the amount of 29,792, which equal interest on the outstanding Special Assessments balance of \$1,589,912 for six months each at an effective interest rate of 3.75 percent. Annual Installments to be collected include a principal amount of \$45,000 due on September 1, 2026. As a result, the total principal and interest due for the NIA #2 Bonds is anticipated to be \$104,584.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-H-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$27,602.

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Table II-H-2
Administrative Budget Breakdown

Description	2025-26
	Estimated Budget (9/1/25-8/31/26)
City	\$6,200
PID Administrator	\$16,227
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$0
Contingency	\$175
Total	\$27,602

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$7,950, which equals 0.5 percent interest on the outstanding NIA #2 Special Assessments balance of \$1,589,912.

Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$4,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the NIA #2 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2025, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the balance in the Administrative Expense Fund was \$53,288. Approximately \$53,288 is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there is not anticipated to be an excess balance available in the Administrative Expense Fund to reduce the Annual Installment.

I. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2 Bonds, to fund the Prepayment

Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #2.

The Annual Installment for 2025-26 will only be collected from the Assessed Property within NIA #2 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-I-1 below.

Table II-I-1
Allocation of Annual Installment to NIA #2 Parcels for 2025-26

Lot Size	Total 2025-26 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
50'	\$136,136	0.59%	\$805.54
HOA ²	\$136,136	0.00%	\$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.

2 - The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2025-26 Annual Installment.

The list of Parcels within NIA #2 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix E.

J. ANNUAL BUDGET – NIA #3

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #3 Improvements commenced following the recording of the final plat for NIA #3. The first NIA #3 Annual Installment was due on January 31, 2021 and twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #3 portion of the NIA #3-4 Bonds is 3.82 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #3 portion of the NIA #3-4 Bonds (3.82 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #3 portion of the NIA #3-4 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #3 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

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

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

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

Descriptions	NIA #3 portion of the NIA #3-4 Bonds
Interest payment on March 1, 2026	\$16,732
Interest payment on September 1, 2026	\$16,732
Principal payment on September 1, 2026	\$25,000
<i>Subtotal debt service on debt</i>	<i>\$58,464</i>
Excess interest for Additional Interest Reserve fund	\$4,377
Administrative Expenses	\$21,020
<i>Subtotal Expenses</i>	<i>\$83,861</i>
Available reserve fund income	(\$2,253)
Available capitalized interest account	\$0
Available Administrative Expense account	(\$3,000)
<i>Subtotal funds available</i>	<i>(\$5,253)</i>
Annual Installments	\$78,608

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds include interest due on March 1, 2026 in the amount of \$16,732 and September 1, 2026 in the amount of \$16,732, which equal interest on the outstanding Special Assessments balance of \$875,350 for six months each at an effective interest rate of 3.82 percent. Annual Installments to be collected include a principal amount of \$25,000 due on September 1, 2026. As a result, the total Annual Installment to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds in 2025-26 is equal to \$58,464.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-J-2 below, the total administrative expenses to be collected for 2025-26 are estimated to be \$21,020.

Table II-J-2
Administrative Budget Breakdown

Description	2025-26
	Estimated Budget (9/1/25-8/31/26)
City	\$6,200
PID Administrator	\$9,664
Trustee	\$1,500
Auditor	\$2,000
Dissemination Agent	\$0
Contingency	\$1,656
Total	\$21,020

Excess Interest for Additional Interest Reserve Fund

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$4,377, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessments balance of \$875,350.

Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$2,253 available between the Principal and Interest Account and the Reserve Fund to pay a portion of NIA #3's share of the NIA #3-4 Bonds' debt service.

Available Capitalized Interest Account

As of May 31, 2025, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, there was \$84,773 in the NIA #3-4 Administrative Expense Fund. Approximately \$75,773 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there is anticipated to be an excess balance of \$9,000 available in the Administrative Expense Fund to reduce the Annual Installment. \$3,000 of the excess balance has been allocated to reduce the NIA #3 2025-26 Annual Installment.

K. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on NIA #3's share of the NIA #3-4 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #3.

The Annual Installment for 2025-26 will only be collected from the Assessed Property within NIA #3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #3 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-K-1 below.

Table II-K-1
Allocation of Annual Installment to NIA #3 Parcels for 2025-26

Lot Size	Total 2025-26 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
60'	\$74,125	1.66%	\$1,300.43
70'	\$74,125	1.73%	\$1,350.09
HOA ²	\$74,125	0.00%	\$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.

2 - The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2025-26 Annual Installment.

The list of Parcels within NIA #3 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix F.

L. ANNUAL BUDGET – NIA #4

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #4 Improvements commenced following the recording of the final plat for NIA #4. The final plat for NIA #4 was recorded on January 26, 2021. The first NIA #4 Annual Installment was due on January 31, 2022 and twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #4 portion NIA #3-4 Bonds is 3.82 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #4 portion of the NIA #3-4 Bonds (3.82) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #4 portion of the NIA #3-4 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #4 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #4 Annual Installments to be collected for 2025-26

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

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

Descriptions	NIA #4 Portion of NIA #3-4 Bonds
Interest payment on March 1, 2026	\$35,244
Interest payment on September 1, 2026	\$35,244
Principal payment on September 1, 2026	\$45,000
<i>Subtotal debt service on debt</i>	<i>\$115,488</i>
Excess interest for Additional Interest Reserve fund	\$9,219
Administrative Expenses	\$27,602
<i>Subtotal Expenses</i>	<i>\$152,309</i>
Available reserve fund income	(\$4,747)
Available capitalized interest account	\$0
Available Administrative Expense account	(\$6,000)
<i>Subtotal funds available</i>	<i>(\$10,747)</i>
Annual Installments	\$141,563

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #4 portion of the NIA #3-4 Bonds include interest due on March 1, 2026 in the amount of 35,244, and September 1, 2026 in the amount of 35,244, which equal interest on the outstanding Special Assessments balance of \$1,843,829 for six months each at an effective interest rate of 3.82 percent. Annual Installments to be collected include a principal amount of \$45,000 due on September 1, 2026. As a result, total Annual Installment to be collected for principal and interest for the NIA #4 portion of the NIA #3-4 Bonds in 2025-26 is equal to \$115,488.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-L-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$27,602.

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Table II-L-2
Administrative Budget Breakdown

Description	2025-26
	Estimated Budget (9/1/25-8/31/26)
City	\$6,200
PID Administrator	\$16,202
Trustee	\$1,500
Auditor	\$2,000
Dissemination Agent	\$0
Contingency	\$1,700
Total	\$27,602

Excess Interest for Additional Interest Reserve Fund

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$9,219, which equals 0.5 percent interest on the outstanding NIA #4 Special Assessments balance of \$1,843,829.

Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$4,747 available between the Principal and Interest Account and the Reserve Fund to pay a portion of NIA #4's share of the NIA #3-4 Bonds' debt service.

Available Capitalized Interest Account

As of May 31, 2025, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, there was \$84,773 in the NIA #3-4 Administrative Expense Fund. Approximately \$75,773 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there is anticipated to be an excess balance of \$9,000 available in the Administrative Expense Fund to reduce the Annual Installment. \$6,000 of the excess balance has been allocated to reduce the NIA #4 2025-26 Annual Installment.

M. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #4

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on NIA #4's share of the NIA #3-4 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #4.

The Annual Installment for 2025-26 will only be collected from the Assessed Property within NIA #4 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #4 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-M-1 below.

Table II-M-1
Allocation of Annual Installment to NIA #4 Parcels for 2025-26

Lot Size	Total 2025-26 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
50'	\$136,138	0.63%	\$855.11
60'	\$136,138	0.75%	\$1,018.30
70'	\$136,138	0.84%	\$1,148.85
HOA ²	\$136,138	0.00%	\$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.

2 - The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2025-26 Annual Installment.

The list of Parcels within NIA #4 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix G.

N. ANNUAL BUDGET – NIA #5

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #5 Improvements will commence following the issuance of the NIA #5 Bonds. The NIA #5 Bonds were issued in June 2021. The first NIA #5 Annual Installments were due on January 31, 2022 and twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 3.15 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate

on the NIA #5 Bonds (3.15 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #5 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #5 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #5 Annual Installments to be collected for 2025-26

The budget for NIA #5 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-N-1 on the following page.

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Table II-N-1
Budget for the NIA #5 Annual Installments
to be Collected for 2025-26

Descriptions	NIA #5 Bonds
Interest payment on March 1, 2026	\$26,250
Interest payment on September 1, 2026	\$26,250
Principal payment on September 1, 2026	\$40,000
<i>Subtotal debt service on debt</i>	<i>\$92,501</i>
Excess interest for Additional Interest Reserve fund	\$8,335
Administrative Expenses	\$27,061
<i>Subtotal Expenses</i>	<i>\$127,896</i>
Available reserve fund income	(\$2,000)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$2,000)</i>
Annual Installments	\$125,896

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #5 Bonds include interest due on March 1, 2026 in the amount of \$26,250 and September 1, 2026 in the amount of \$26,250, which equal interest on the outstanding Special Assessments balance of \$1,666,950 for six months each at an effective interest rate of 3.15 percent. Annual Installments to be collected include a principal amount of \$40,000 due on September 1, 2026. As a result, the total Annual Installment to be collected for principal and interest for the NIA #5 Bonds in 2025-26 is equal to \$92,501.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-N-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$27,061.

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Table II-N-2
Administrative Budget Breakdown

Description	2025-26
	Estimated Budget (9/1/25-8/31/26)
City	\$6,200
PID Administrator	\$15,672
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$0
Contingency	\$189
Total	\$27,061

Excess Interest for Additional Interest Reserve Fund

Annual Installments to be collected for excess interest for additional interests reserves in the amount of \$8,335, which equals 0.5 percent interest on the outstanding NIA #5 Special Assessments balance of \$1,666,950.

Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$2,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the NIA #5 Bonds' debt service.

Available Capitalized Interest Account

As of May 31, 2025, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the balance in the Administrative Expense Fund was \$18,377. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #5 2025-26 Annual Installment.

O. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #5

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #5 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #5.

The Annual Installment for 2025-26 will only be collected from the Assessed Property within NIA #5 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #5 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-O-1 below.

Table II-O-1
Allocation of Annual Installment to NIA #5 Parcels for 2025-26

Lot Size	Total 2025-26 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
50'	\$125,896	0.81%	\$1,020.78
60'	\$125,896	1.04%	\$1,304.33
HOA ²	\$125,896	0.00%	\$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.

2 - The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2025-26 Annual Installment.

The list of Parcels within NIA #5 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix H.

P. BOND REDEMPTION RELATED UPDATES

NIA #1 Bonds

The Phase #1 Bonds were issued in 2016. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #1 Bonds, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022**, through August 31, 2025 such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds is warranted.

The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

MIA Bonds

The MIA Bonds were issued in 2016. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the MIA Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022** through August 31, 2025, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the MIA Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

NIA #2 Bonds

The NIA #2 Bonds were issued in 2019. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #2 Bonds, the City reserves the right and option to redeem the NIA #2 Bonds maturing on or after September 1, 2020 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

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

NIA #3-4 Bonds

The NIA #3-4 Bonds were issued in 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #3-4 Bonds, the City reserves the right and option to redeem the NIA #3-4 Bonds maturing on or after September 1, 2040 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #3-4 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #5 Bonds

The NIA #5 Bonds were issued in 2031. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #5 Bonds, the City reserves the right and option to redeem the NIA #5 Bonds maturing on or after September 1, 2037 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, at the Redemption Price.

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

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III. UPDATE OF THE ASSESSMENT PLAN

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

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

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

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type

D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with same Lot Type

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

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

NIA #1 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #1 of the PID was completely subdivided in 2017, and the Special Assessments allocated proportionally according to Lot Type.

NIA #2 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #2 of the PID was completely subdivided in 2019, and the Special Assessments allocated proportionally according to Lot Type.

NIA #3 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #3 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type.

NIA #4 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #4 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type.

NIA #5 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #5 of the PID was completely subdivided in 2021, and the Special Assessments allocated proportionally according to Lot Type.

B. PREPAYMENT OF SPECIAL ASSESSMENTS

As of June 30, 2025, the NIA #1 Special Assessments on Parcel 2765036 (November 2018), the HOA Parcel 2765383 (December 2021), Parcel 2765109 (December 2021), Parcel 2765128

(January 2022), Parcel 2765048 (March 2023) and Parcel 2765291 (March 2025) have been prepaid in full.

As of June 30, 2025, the MIA and NIA #2 Special Assessments on Parcel 2799762 (April 2020), the HOA Parcel 2799927 (December 2021), Parcel 2799844 (January 2021), Parcel 2799897 (April 2021), Parcel 2799850 (June 2022), and Parcel 2799813 (November 2023) have been prepaid in full.

As of June 30, 2025, the NIA #3 Special Assessment on the HOA Parcel 2815910 (December 2021) has been prepaid in full.

As of June 30, 2025, the NIA #4 Special Assessments on the HOA Parcel 2830243 (December 2021) and Parcel 2830161 (January 2022) have been prepaid in full.

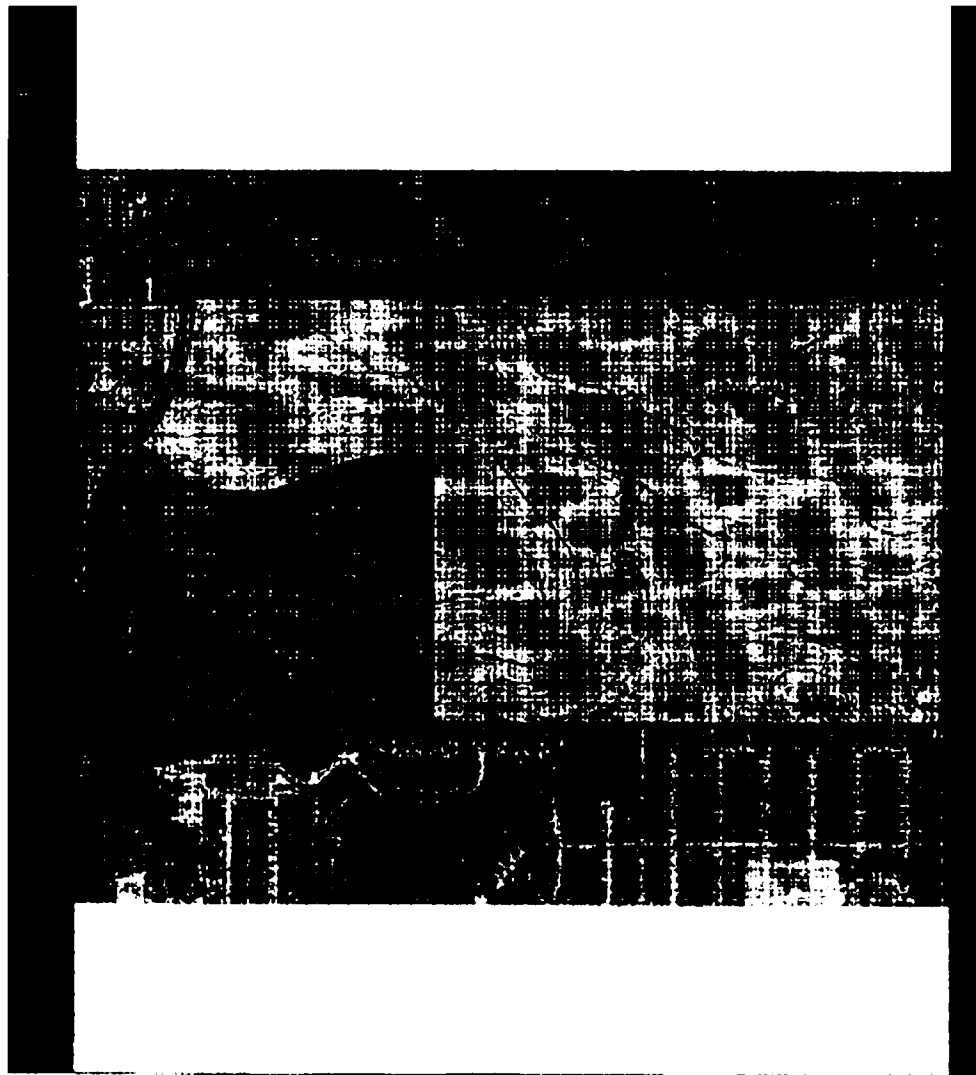
As of June 30, 2025, the NIA #5 Special Assessment on the HOA Parcel 2840818 (December 2021) has been prepaid in full.

Please see Appendix B of this report for details regarding prepaid Parcels.

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

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APPENDIX A
PID MAP



APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2765036	NIA #1	Nov-18	\$17,049	Full
2799762	NIA #2	Apr-20	\$15,445	Full
2799844	NIA #2	Jan-21	\$15,148	Full
2799897	NIA #2	Mar-21	\$15,148	Full
2765383 ¹	NIA #1	Dec-21	\$59,750	Full
2799927 ¹	NIA #2/MIA	Dec-21	\$48,380	Full
2815910 ¹	NIA #3	Dec-21	\$9,650	Full
2830243 ¹	NIA #4	Dec-21	\$20,650	Full
2840818 ¹	NIA #5	Dec-21	\$18,050	Full
2765109	NIA #1	Dec-21	\$16,100	Full
2765128	NIA #1	Jan-22	\$16,100	Full
2830161	NIA #4	Jan-22	\$17,080	Full
2799850	NIA#2/MIA	Jun-22	\$14,466	Full
2765048	NIA #1	Apr-23	\$15,774	Full
2799813	NIA #2/MIA	Nov-23	\$14,129	Full
2765291	NIA #1	Jul-24	\$18,377	Full
Total			\$331,297	

¹ – Parcel represents the HOA owned lot for the respective neighborhood improvement area.

APPENDIX C

NIA #1 ASSESSMENT ROLL SUMMARY – 2025-26

Appendix C

NIA #1 Assessment Roll Summary 2025-26

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2765005	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765006	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765007	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765008	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765009	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765010	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765011	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765012	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765013	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765014	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765015	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765016	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765017	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765018	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765019	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765020	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765021	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765022	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765023	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765024	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765025	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765026	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765027	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765028	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765029	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765030	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765031	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765032	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765033	50	\$7,321	0.14%	\$200.23	\$359.37	\$50.50	\$36.61	\$646.70
2889220		\$7,321	0.14%	\$200.23	\$359.37	\$50.50	\$36.61	\$646.70
2765034	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765035	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765036	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2765037	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765038	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765039	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765040	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765041	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765042	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765043	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765044	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765046	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765047	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765048	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2765049	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765050	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765051	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765052	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765053	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765054	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765055	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765056	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765057	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765058	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765059	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765060	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765061	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765062	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765063	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765064	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765065	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765066	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765067	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41

Appendix C

NIA #1 Assessment Roll Summary 2025-26

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2765068	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765069	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765070	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765071	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765072	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765073	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765074	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765075	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765076	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765077	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765078	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765079	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765080	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765081	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765082	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765083	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765084	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765085	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765086	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765087	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765088	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765089	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765090	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765091	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765092	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765093	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765094	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765095	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765096	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765097	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765098	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765099	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765100	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765101	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765102	50	\$7,321	0.14%	\$200.23	\$359.37	\$50.50	\$36.61	\$646.70
2902228		\$7,321	0.14%	\$200.23	\$359.37	\$50.50	\$36.61	\$646.70
2765103	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765104	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765105	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765106	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765107	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765108	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765109	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2765110	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765111	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765112	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765113	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765114	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765115	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765116	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765117	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765118	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765119	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765120	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765121	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765122	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765123	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765124	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765125	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765126	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765127	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765128	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2765129	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41

Appendix C

NIA #1 Assessment Roll Summary 2025-26

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2765130	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765131	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765132	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765133	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765134	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765135	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765136	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765137	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765138	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765139	50	\$7,321	0.14%	\$200.23	\$359.37	\$50.50	\$36.61	\$646.70
2902812		\$7,321	0.14%	\$200.23	\$359.37	\$50.50	\$36.61	\$646.70
2765140	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765141	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765142	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765143	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765144	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765145	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765146	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765147	50	\$7,321	0.14%	\$200.23	\$359.37	\$50.50	\$36.61	\$646.70
2817739		\$7,321	0.14%	\$200.23	\$359.37	\$50.50	\$36.61	\$646.70
2765148	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765149	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765150	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765151	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765152	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765153	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765154	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765155	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765156	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765157	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765158	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765159	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765160	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765161	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765162	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765163	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765164	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765165	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765166	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765167	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765168	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765169	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765170	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765171	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765172	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765173	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765174	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765175	70	\$21,856	0.41%	\$597.74	\$1,072.86	\$150.75	\$109.28	\$1,930.63
2765176	70	\$21,856	0.41%	\$597.74	\$1,072.86	\$150.75	\$109.28	\$1,930.63
2765177	70	\$21,856	0.41%	\$597.74	\$1,072.86	\$150.75	\$109.28	\$1,930.63
2765178	70	\$21,856	0.41%	\$597.74	\$1,072.86	\$150.75	\$109.28	\$1,930.63
2765179	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765180	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765181	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765182	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765183	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765184	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765185	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765186	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765187	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765188	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765189	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765190	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41

Appendix C

NIA #1 Assessment Roll Summary 2025-26

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2765191	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765192	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765193	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765194	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765195	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765196	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765197	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765198	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765199	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765200	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765201	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765202	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765203	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765204	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765205	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765206	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765207	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765208	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765209	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765210	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765211	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765212	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765213	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765214	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765216	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765217	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765218	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765219	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765220	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765221	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765222	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765223	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765224	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765225	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765227	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765228	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765229	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765230	60	\$8,712	0.16%	\$238.27	\$427.66	\$60.09	\$43.56	\$769.58
2836026	60	\$8,712	0.16%	\$238.27	\$427.66	\$60.09	\$43.56	\$769.58
2765231	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765232	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765233	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765234	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765235	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765236	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765237	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765238	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765239	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765240	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765241	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765242	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765243	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765244	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765245	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765246	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765247	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765248	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765249	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765251	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765252	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765253	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765254	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765255	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16

Appendix C

NIA #1 Assessment Roll Summary 2025-26

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2765256	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765257	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765258	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765259	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765260	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765261	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765262	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765263	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765264	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765265	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765266	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765267	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765268	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765269	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765270	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765271	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765272	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765274	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765275	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765276	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765277	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765278	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765279	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765280	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765281	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765282	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765283	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765284	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765285	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765286	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765287	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765288	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765289	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765290	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765291	60	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2765292	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765293	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765294	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765295	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765296	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765297	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765298	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765299	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765300	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765301	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765302	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765303	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765304	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765305	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765306	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765307	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765308	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765310	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765312	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765313	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765314	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765315	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765316	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765317	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765318	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765319	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765320	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765321	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16

Appendix C

NIA #1 Assessment Roll Summary 2025-26

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2765322	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765323	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765324	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765325	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765326	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765327	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765328	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765329	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765330	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765331	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765332	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765333	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765334	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765335	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765336	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765337	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765338	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765339	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765340	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765341	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765342	50	\$14,642	0.28%	\$400.45	\$718.75	\$101.00	\$73.21	\$1,293.41
2765343	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765344	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765345	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765346	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765348	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765349	60	\$17,424	0.33%	\$476.54	\$855.32	\$120.19	\$87.12	\$1,539.16
2765350	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765351	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765352	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765353	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765354	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765355	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765356	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765357	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765358	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765359	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765360	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765361	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765362	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765363	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765364	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765365	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765366	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765367	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765368	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765369	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765370	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765371	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765372	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765373	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765374	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765375	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765380	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765381	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765382	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2765383	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2795264	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2795266	HOA	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$5,301,849	100.00%	\$145,000	\$260,253	\$36,570	\$26,509	\$468,332

APPENDIX D
MIA ASSESSMENT ROLL SUMMARY – 2025-26

Appendix D
MIA Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2868621		Various	14.55%	\$394,674	\$10,910.42	\$20,379.17	\$5,319.89	\$1,973.37	\$38,582.85
2848008		Various	2.95%	\$80,041	\$2,212.68	\$4,132.98	\$1,078.90	\$400.21	\$7,824.75
2802386		Various	4.32%	\$117,244	\$3,241.10	\$6,053.94	\$1,580.35	\$586.22	\$11,461.61
2799752	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799753	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799754	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799755	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799756	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799757	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799758	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799759	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799760	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799761	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799762	1	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799763	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799764	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799765	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799766	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799767	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799768	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799769	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799770	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799771	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799772	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799773	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799774	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799775	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799776	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799777	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799778	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799779	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799780	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799781	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799782	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799783	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799784	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799785	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799786	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799787	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799788	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799789	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799790	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799791	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799792	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799793	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799794	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799795	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799796	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799797	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799798	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799799	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799800	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799801	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799802	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799803	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799804	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799805	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799806	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799807	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799808	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799809	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799810	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799811	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799812	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799813	1	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799814	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799815	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799816	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799817	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799818	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799819	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799820	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799821	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799822	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799823	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799824	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73

Appendix D
MIA Assessment Roll Summary 2025-26

Estimated			Percentage of Special	Outstanding MI Special				Administrative	Excess Interest for	2025-26 Annual
Parcel	Units	Lot Size	Assessments	Assessments	Principal	Interest	Expenses	Reserves	Installments	
2799825	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799826	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799827	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799828	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799829	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799830	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799831	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799832	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799833	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799834	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799835	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799836	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799837	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799838	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799839	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799840	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799841	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799842	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799843	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799844	1	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	
2799845	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799846	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799847	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799848	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799849	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799850	1	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	
2799851	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799852	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799853	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799854	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799855	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799856	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799857	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799858	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799859	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799860	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799861	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799862	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799863	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799864	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799865	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799866	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799867	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799868	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799869	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799870	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799871	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799872	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799873	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799874	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799875	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799876	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799877	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799878	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799879	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799880	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799881	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799882	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799883	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799884	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799885	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799886	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799887	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799888	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799889	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799890	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799891	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799892	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799893	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799894	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799895	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799896	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799897	1	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	
2799898	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799899	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799900	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	
2799901	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73	

Appendix D
MIA Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2799902	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799903	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799904	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799905	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799906	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799907	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799908	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799909	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799910	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799911	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799912	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799913	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799914	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799915	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799916	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799917	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799918	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799919	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799920	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799921	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799922	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799923	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799924	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799925	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799926	1	50'	0.15%	\$4,028	\$111.34	\$207.96	\$54.29	\$20.14	\$393.73
2799927	0	HOA	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799928	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799929	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799930	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799931	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799932	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799933	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799934	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799935	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799936	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799937	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2815849	1	70'	0.22%	\$5,852	\$161.77	\$302.16	\$78.88	\$29.26	\$572.07
2815850	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815851	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815852	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815853	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815854	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815855	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815856	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815857	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815858	1	70'	0.22%	\$5,852	\$161.77	\$302.16	\$78.88	\$29.26	\$572.07
2815859	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815860	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815861	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815862	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815863	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815864	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815866	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815867	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815868	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815869	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815870	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815871	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815872	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815873	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815874	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815875	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815876	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815877	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815878	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815879	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815880	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815881	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815882	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815883	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815884	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815885	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815886	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815887	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815888	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815889	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815890	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03

Appendix D
MIA Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2815891	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815892	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815893	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815894	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815895	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815896	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815897	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815898	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815899	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815900	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815901	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815902	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815903	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815904	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815905	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815906	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815907	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815908	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815909	1	60'	0.21%	\$5,637	\$155.82	\$291.05	\$75.98	\$28.18	\$551.03
2815910	0	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2815911	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2830081	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830082	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830083	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830084	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830085	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830086	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830087	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830088	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830089	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830090	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830091	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830092	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830093	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830094	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830095	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830096	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830097	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830098	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830099	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830100	1	50'	0.07%	\$1,891	\$52.28	\$97.66	\$25.49	\$9.46	\$184.89
2909308	1	50'	0.07%	\$1,891	\$52.28	\$97.66	\$25.49	\$9.46	\$184.89
2830101	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830102	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830103	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830104	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2830105	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830109	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830110	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830111	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830112	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830113	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830114	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830115	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830116	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830117	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830118	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830119	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830120	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830121	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830122	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830123	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830124	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830125	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830126	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830127	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830128	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830129	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830130	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830131	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830132	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830133	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830134	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830135	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830136	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830137	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830138	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78

Appendix D
MIA Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2830139	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830140	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830141	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830142	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830144	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830145	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830146	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830147	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830148	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830149	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830150	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830151	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830152	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830153	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830154	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830155	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830156	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830157	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830158	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2830159	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830160	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830161	1	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2830162	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830163	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830164	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830165	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830166	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830167	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830168	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830169	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830170	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830172	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830173	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830174	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830175	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830176	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830177	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830178	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830179	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830180	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830181	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830182	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830183	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830184	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830185	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830186	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830187	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830188	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830189	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830190	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830191	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830192	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830193	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830194	1	70'	0.19%	\$5,082	\$140.49	\$262.41	\$68.50	\$25.41	\$496.81
2830195	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830196	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830197	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830198	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830199	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830200	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830201	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830202	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830203	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830204	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2830205	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830206	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830207	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830208	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830209	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830210	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830211	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830212	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830213	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830214	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830215	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830216	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830217	1	50'	0.07%	\$1,891	\$52.28	\$97.66	\$25.49	\$9.46	\$184.89

Appendix D
MIA Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2858160	1	50'	0.07%	\$1,891	\$52.28	\$97.66	\$25.49	\$9.46	\$184.89
2830218	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830219	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830220	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830221	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830222	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2830224	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830225	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830226	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830227	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830228	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830229	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830230	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830231	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830232	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830233	1	50'	0.14%	\$3,783	\$104.57	\$195.32	\$50.99	\$18.91	\$369.78
2830234	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830235	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830236	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830237	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830238	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830239	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830240	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830241	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830242	1	60'	0.17%	\$4,504	\$124.52	\$232.59	\$60.72	\$22.52	\$440.35
2830243	0	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840705	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840706	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840707	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840708	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840709	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840710	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840711	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840712	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840713	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840714	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840715	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840716	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840717	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840718	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840719	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840720	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840721	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840722	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840723	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840724	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840725	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840726	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840727	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840728	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840729	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840730	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840731	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840732	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840733	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840734	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840735	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840736	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840737	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840738	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840739	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840740	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840741	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840742	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840743	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840744	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840745	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840746	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840747	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840748	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840749	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840750	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840751	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840752	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840753	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840754	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840755	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00

Appendix D
MIA Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2840756	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840757	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840758	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840759	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840760	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840761	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840762	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840763	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840764	0	Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840765	1		0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840766	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840767	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840768	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840769	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840770	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840771	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840772	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840773	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840774	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840775	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840776	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840777	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840778	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840779	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840780	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840781	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840782	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840783	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840784	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840785	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840786	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840787	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840788	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840789	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840790	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840791	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840792	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840793	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840794	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840795	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840796	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840797	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840798	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840799	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840800	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840801	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840802	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840803	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840804	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840805	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840806	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840807	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840808	1	50'	0.15%	\$4,051	\$111.98	\$209.17	\$54.60	\$20.25	\$396.00
2840809	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840810	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840811	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840812	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840813	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840814	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840815	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840816	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840817	1	60'	0.19%	\$5,176	\$143.09	\$267.27	\$69.77	\$25.88	\$506.00
2840818	0	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	496		100.00%	\$2,713,052	\$75,000.00	\$140,089.79	\$36,569.83	\$13,565.26	\$265,224.88

APPENDIX E

NIA #2 ASSESSMENT ROLL SUMMARY – 2025-26

Appendix E

NIA #2 Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2799752	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799753	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799754	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799755	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799756	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799757	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799758	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799759	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799760	0	Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799761	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799762	1	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799763	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799764	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799765	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799766	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799767	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799768	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799769	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799770	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799771	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799772	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799773	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799774	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799775	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799776	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799777	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799778	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799779	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799780	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799781	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799782	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799783	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799784	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799785	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799786	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799787	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799788	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799789	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799790	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799791	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799792	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799793	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799794	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799795	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799796	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799797	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799798	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799799	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799800	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799801	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799802	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799803	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799804	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799805	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799806	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799807	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799808	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799809	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799810	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799811	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799812	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799813	1	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799814	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799815	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799816	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799817	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799818	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54

Appendix E
NIA #2 Assessment Roll Summary 2025-26

Estimated			Outstanding NIA #2			Administrative	Excess Interest for	2025-26 Annual
Parcel	Units	Lot Size	Assessments	Principal	Interest	Expenses	Reserves	Installments
2799819	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799820	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799821	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799822	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799823	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799824	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799825	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799826	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799827	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799828	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799829	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799830	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799831	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799832	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799833	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799834	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799835	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799836	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799837	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799838	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799839	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799840	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799841	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799842	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799843	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799844	1	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799845	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799846	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799847	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799848	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799849	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799850	1	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799851	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799852	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799853	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799854	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799855	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799856	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799857	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799858	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799859	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799860	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799861	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799862	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799863	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799864	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799865	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799866	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799867	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799868	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799869	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799870	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799871	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799872	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799873	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799874	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799875	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799876	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799877	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799878	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799879	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799880	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799881	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799882	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799883	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799884	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799885	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54

Appendix E
NIA #2 Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2799886	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799887	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799888	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799889	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799890	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799891	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799892	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799893	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799894	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799895	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799896	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799897	1	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799898	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799899	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799900	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799901	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799902	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799903	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799904	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799905	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799906	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799907	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799908	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799909	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799910	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799911	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799912	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799913	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799914	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799915	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799916	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799917	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799918	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799919	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799920	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799921	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799922	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799923	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799924	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799925	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799926	1	50'	\$9,407.77	\$266.27	\$328.90	\$163.33	\$47.04	\$805.54
2799927		HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2799928		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799929		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799930		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799931		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799932		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799933		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799934		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799935		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799936		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2799937		Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
175			\$1,589,912.40	\$45,000.00	\$55,584.45	\$27,602.02	\$7,949.56	\$136,136.03

APPENDIX F
NIA #3 ASSESSMENT ROLL SUMMARY – 2025-26

Appendix F
NIA #3 Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Outstanding NIA #3 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2815849	1	70'	\$15,127	\$432	\$539	\$303	\$76	\$1,350.09
2815850	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815851	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815852	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815853	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815854	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815855	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815856	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815857	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815858	1	70'	\$15,127	\$432	\$539	\$303	\$76	\$1,350.09
2815859	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815860	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815861	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815862	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815863	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815864	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815866	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815867	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815868	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815869	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815870	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815871	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815872	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815873	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815874	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815875	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815876	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815877	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815878	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815879	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815880	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815881	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815882	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815883	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815884	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815885	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815886	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815887	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815888	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815889	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815890	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815891	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815892	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815893	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815894	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815895	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815896	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815897	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815898	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815899	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815900	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815901	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815902	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815903	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815904	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815905	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815906	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815907	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815908	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815909	1	60'	\$14,571	\$416	\$520	\$292	\$73	\$1,300.43
2815910	1	IOA/Common Are	\$0	\$0	\$0	\$0	\$0	\$0.00
2815911	1	IOA/Common Are	\$0	\$0	\$0	\$0	\$0	\$0.00
Total	62		\$875,350	\$25,000	\$31,211	\$17,538	\$4,377	\$78,125

APPENDIX G

NIA #4 ASSESSMENT ROLL SUMMARY – 2025-26

Appendix G
NIA #4 Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2830081	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830082	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830083	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830084	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830085	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830086	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830087	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830088	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830089	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830090	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830091	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830092	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830093	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830094	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830095	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830096	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830097	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830098	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830099	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830100	1	50'	\$5,791	\$141	\$206	\$68	\$29	\$444.59
2909308			\$5,791	\$141	\$206	\$68	\$29	\$444.59
2830101	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830102	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830103	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830104	1	Common Area	\$0	\$0	\$0	\$0	\$0	\$0
2830105	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,194.62
2830109	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,195
2830110	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,194.62
2830111	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,195
2830112	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,194.62
2830113	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,195
2830114	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,194.62
2830115	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,195
2830116	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,194.62
2830117	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,059
2830118	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830119	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830120	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830121	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830122	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830123	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830124	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830125	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830126	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830127	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830128	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830129	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830130	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830131	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830132	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830133	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830134	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830135	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830136	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830137	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830138	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830139	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830140	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830141	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,195
2830142	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,194.62
2830144	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,059
2830145	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830146	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830147	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830148	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830149	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830150	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830151	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830152	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830153	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830154	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830155	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830156	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830157	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830158	1	Common Area	\$0	\$0	\$0	\$0	\$0	\$0
2830159	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830160	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830161	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2830162	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830163	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830164	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830165	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830166	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830167	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830168	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830169	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830170	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,195
2830172	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,194.62
2830173	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,059
2830174	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830175	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830176	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830177	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830178	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830179	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830180	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18

Appendix G
NIA #4 Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2830181	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830182	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830183	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830184	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830185	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830186	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830187	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830188	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830189	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830190	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830191	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830192	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830193	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,195
2830194	1	70'	\$15,560	\$380	\$555	\$182	\$78	\$1,194.62
2830195	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,059
2830196	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830197	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830198	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830199	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830200	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830201	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830202	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830203	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830204	1	Common Area	\$0	\$0	\$0	\$0	\$0	\$0.00
2830205	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830206	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830207	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830208	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830209	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830210	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830211	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830212	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830213	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830214	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830215	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889
2830216	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830217		50'	\$5,791	\$141	\$206	\$68	\$29	\$444.59
2858160	1		\$5,791	\$141	\$206	\$68	\$29	\$444.59
2830218	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830219	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830220	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830221	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830222	1	Common Area	\$0	\$0	\$0	\$0	\$0	\$0.00
2830224	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830225	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830226	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830227	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830228	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830229	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830230	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830231	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830232	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830233	1	50'	\$11,581	\$283	\$413	\$136	\$58	\$889.18
2830234	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830235	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830236	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830237	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830238	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830239	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830240	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830241	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830242	1	60'	\$13,792	\$337	\$492	\$162	\$69	\$1,058.87
2830243	1	HOA	\$0	\$0	\$0	\$0	\$0	\$0.00
Total	157		\$1,843,829	\$45,000	\$65,742	\$21,602	\$9,219	\$141,563

APPENDIX H

NIA #5 ASSESSMENT ROLL SUMMARY – 2025-26

Appendix H
NIA #5 Assessment Roll Summary 2025-26

Parcel	Estimated Units	Lot Size	Outstanding NIA #5 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
2840799	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840800	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840801	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840802	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840803	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840804	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840805	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840806	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840807	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840808	1	50	\$13,516	\$324.32	\$409.47	\$219.41	\$67.58	\$1,020.78
2840809	1	60	\$17,270	\$414.41	\$523.21	\$280.36	\$86.35	\$1,304.33
2840810	1	60	\$17,270	\$414.41	\$523.21	\$280.36	\$86.35	\$1,304.33
2840811	1	60	\$17,270	\$414.41	\$523.21	\$280.36	\$86.35	\$1,304.33
2840812	1	60	\$17,270	\$414.41	\$523.21	\$280.36	\$86.35	\$1,304.33
2840813	1	60	\$17,270	\$414.41	\$523.21	\$280.36	\$86.35	\$1,304.33
2840814	1	60	\$17,270	\$414.41	\$523.21	\$280.36	\$86.35	\$1,304.33
2840815	1	60	\$17,270	\$414.41	\$523.21	\$280.36	\$86.35	\$1,304.33
2840816	1	60	\$17,270	\$414.41	\$523.21	\$280.36	\$86.35	\$1,304.33
2840817	1	60	\$17,270	\$414.41	\$523.21	\$280.36	\$86.35	\$1,304.33
2840818	1	HOA	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	111		\$1,666,950	\$40,000.00	\$50,500.93	\$27,060.80	\$8,334.75	\$125,896.48

APPENDIX I
PID ASSESSMENT NOTICE

Appendix I

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas

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

Instrument Number: 2025000102927

eRecording - Real Property

ORDINANCE

Recorded On: August 14, 2025 09:13 AM

Number of Pages: 81

" Examined and Charged as Follows: "

Total Recording: \$341.00

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

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

File Information:

Document Number: 2025000102927
Receipt Number: 20250814000074
Recorded Date/Time: August 14, 2025 09:13 AM
User: Devon O
Station: Workstation cck165

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

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

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX