



VG-373-2025-92901

**Denton County
Juli Luke
County Clerk**

Instrument Number: 92901

Real Property Recordings

ORDINANCE

Recorded On: August 20, 2025 09:57 AM

Number of Pages: 50

" Examined and Charged as Follows: "

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Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
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STATE OF TEXAS
COUNTY OF DENTON

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Juli Luke
County Clerk
Denton County, TX

ORDINANCE NO. 2025-324

**AN ORDINANCE APPROVING THE 2025-26 ANNUAL
SERVICE AND ASSESSMENT PLAN UPDATE FOR THE
FOREE RANCH PUBLIC IMPROVEMENT DISTRICT**

WHEREAS, the Town of Providence Village (the "Town") is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (the "PID Act") to create public improvement districts for the purposes described therein; and

WHEREAS, the Town received a petition (the "Petition") requesting the creation of the Foree Ranch Public Improvement District (the "PID"); and

WHEREAS, on September 6, 2022, the Town held a public hearing then passed and adopted Resolution 2022-253 establishing the Foree Ranch Public Improvement District in accordance with the PID Act; and

WHEREAS, on March 19, 2024, the Town passed and adopted Ordinance 2024-290 approving a Service and Assessment Plan (the "SAP") for Improvement Area #1 of the PID;

WHEREAS, on August 6, 2024, the Town passed and adopted Ordinance 2024-300 approving issuance of Special Assessment Revenue Bonds, Series 2024 Improvement Area #1 Project and updating the SAP of the PID;

WHEREAS, on February 18, 2025, the Town passed and adopted Ordinance 2025-313 approving an update of the SAP for Improvement Area #2 of the PID (the "Updated SAP");

WHEREAS, on February 18, 2025, the Town passed and adopted Ordinance 2025-314 approving issuance of Special Assessment Revenue Bonds, Series 2025 Improvement Area #2 Project;

WHEREAS, the Town Council of the Town wishes to approve the 2025-26 Annual Update of the Updated SAP (the "Annual Service Plan Update") for the PID.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF PROVIDENCE VILLAGE, TEXAS, as follows:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The Foree Ranch Public Improvement District Annual Service Plan Update (Assessment Year 9/1/2025-8/31/2026), attached to this Ordinance as Exhibit A, is hereby approved and adopted on behalf of the PID.

Section 3. All Ordinances, and agreements and parts of Ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4. It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Ordinance shall become effective immediately upon passage. The Town Secretary

shall cause this Ordinance to be filed with the Town clerk in each Town 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 Town approves this Annual Service Plan Update.

PASSED AND ADOPTED on the 19th day of August, 2025.


Linda Inman, Mayor

ATTEST:


Hilary McConnell,
Town Secretary



**FOREE RANCH
PUBLIC IMPROVEMENT DISTRICT
TOWN OF PROVIDENCE VILLAGE, TEXAS**

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

**AS APPROVED BY TOWN COUNCIL ON:
AUGUST 19, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

FOREE RANCH PUBLIC IMPROVEMENT DISTRICT

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

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I. INTRODUCTION

The Foree Ranch Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 2022-253 approved by the Town Council of Providence Village (the “Town Council”) on September 6, 2022, to finance certain public improvement projects for the benefit of the property in the PID.

On March 19, 2024, the Town of Providence Village, Texas (the “Town”) signed a reimbursement agreement between the Town and Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership (the “Developer”) to finance, provide or otherwise assist in the acquisition and construction of the Authorized Improvements provided for the benefit of the property within Improvement Area #1 of the PID (the “Improvement Area #1 Reimbursement Agreement Obligation”). The Improvement Area #1 Reimbursement Agreement Obligation is secured by the Improvement Area #1 Assessment revenues.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the Town identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

On August 6, 2024, the Service and Assessment Plan was updated and approved by the Town Council to issue the Special Assessment Revenue Bonds, Series 2024 (Foree Ranch Public Improvement District Improvement Area #1 Project) in the aggregate principal amount of \$7,027,000 (the “Improvement Area #1 Bonds”) to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property within Improvement Area #1 of the PID. Additionally, the Service and Assessment Plan was updated and approved by Town Council on February 18, 2025, to levy the Special Assessment Revenue Bonds, Series 2025 (Foree Ranch Public Improvement District Improvement Area #2 Project) in the aggregate principal amount of \$12,848,000 (the “Improvement Area #2 Bonds”) to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property within Improvement Area #2 of the PID (the “Updated Service and Assessment Plan”).

Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The Town also adopted Assessment Rolls for Improvement Area #1 of the PID (the “Improvement Area #1 Assessment Roll”) and Improvement Area #2 of the PID (the “Improvement Area #2 Assessment Roll”) attached as Appendix G and H, respectively, to the Updated Service and Assessment Plan, identifying the assessments on each parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2025-26.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

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

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

Capitalized terms not otherwise defined shall have the meaning assigned to them in the Updated Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the Improvement Area #1 Improvements were equal to \$22,334,927. Based on the current draw requests submitted, the current estimated costs of the Improvement Area #1 Improvements were equal to \$22,334,927 (including bond issuance costs), representing no change to the initial budget.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #1 Projects, (2) establish the PID, and (3) issue the Improvement Area #1 Bonds.

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Table II-A-1
Updated Sources and Uses – Improvement Area #1

Sources of Funds	Initial Estimated Budget ¹	Budget Revisions	Updated Budget	Spent to Date ²	Remaining to Draw
Par Amount	\$7,027,000	\$0	\$7,027,000	\$1,174,898	\$5,852,102
Original Issue Discount	(\$44,785)	\$0	(\$44,785)	(\$44,785)	\$0
Other Funding Sources	\$15,352,712	\$0	\$15,352,712	\$0	\$15,352,712
Total Sources	\$22,334,927	\$0	\$22,334,927	\$1,130,113	\$21,204,814
Uses of Funds					
<u>Major Improvements:</u>					
Roadway improvements	\$3,316,729	\$0	\$3,316,729	\$0	\$3,316,729
Water improvements	\$810,660	\$0	\$810,660	\$0	\$810,660
Sanitary sewer improvements	\$0	\$0	\$0	\$0	\$0
Storm drainage improvements	\$22,470	\$0	\$22,470	\$0	\$22,470
Other soft and miscellaneous costs	\$829,972	\$0	\$829,972	\$0	\$829,972
<i>Subtotal Major Improvement costs</i>	<i>\$4,979,831</i>	<i>\$0</i>	<i>\$4,979,831</i>	<i>\$0</i>	<i>\$4,979,831</i>
<u>Improvement Area #1 Improvements:</u>					
Roadway improvements	\$4,054,793	\$0	\$4,054,793	\$0	\$4,054,793
Water improvements	\$2,508,248	\$0	\$2,508,248	\$0	\$2,508,248
Sanitary sewer improvements	\$3,288,553	\$0	\$3,288,553	\$0	\$3,288,553
Storm drainage improvements	\$2,141,787	\$0	\$2,141,787	\$0	\$2,141,787
Other soft and miscellaneous costs	\$4,224,500	\$0	\$4,224,500	\$0	\$4,224,500
<i>Subtotal Improvement Area #1 costs</i>	<i>\$16,217,881</i>	<i>\$0</i>	<i>\$16,217,881</i>	<i>\$0</i>	<i>\$16,217,881</i>
<u>Bond Issuance Costs:</u>					
Cost of Issuance	\$417,438	\$0	\$417,438	\$410,336	\$7,102
Reserve Fund	\$468,967	\$0	\$468,967	\$468,967	\$0
Administrative expenses	\$40,000	\$0	\$40,000	\$40,000	\$0
Underwriters Discount	\$210,810	\$0	\$210,810	\$210,810	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,137,215</i>	<i>\$0</i>	<i>\$1,137,215</i>	<i>\$1,130,113</i>	<i>\$7,102</i>
Total Uses	\$22,334,927	\$0	\$22,334,927	\$1,130,113	\$21,204,814

1 – According to the Updated Service and Assessment Plan.

2 – Represents Improvement Area #1 Project costs submitted and paid by the Trustee and does not represent actual costs spent to date.

Improvement Area #1 Cost Variances

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

Improvement Area #2 Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on February 18, 2025, the initial total estimated costs of the Improvement Area #2 Projects were equal to \$35,288,258. Based on the current draw requests submitted, the current estimated costs of the Improvement Area #2 Improvements were equal to \$35,288,258 (including bond issuance costs), representing no change to the initial budget.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #2 Improvements, (2) establish the PID, and (3) Improvement Area #2 Major Improvement Bonds.

Table II-A-2
Updated Sources and Uses – Improvement Area #2

Sources of Funds	Initial Estimated Budget ¹	Budget Revisions	Updated Budget	Spent to Date ²	Remaining to Draw
Assessment Amount	\$12,848,000	\$0	\$12,848,000	\$2,067,230	\$10,780,770
Original Issue Discount	(\$40,560)	\$0	(\$40,560)	(\$40,560)	\$0
Other Funding Sources	\$22,480,818	\$0	\$22,480,818	\$0	\$22,480,818
Total Sources	\$35,288,258	\$0	\$35,288,258	\$2,026,670	\$33,261,588
Uses of Funds					
<u>Major Improvements:</u>					
Roadway improvements	\$5,622,832	\$0	\$5,622,832	\$0	\$5,622,832
Water improvements	\$1,374,307	\$0	\$1,374,307	\$0	\$1,374,307
Sanitary sewer improvements	\$0	\$0	\$0	\$0	\$0
Storm drainage improvements	\$38,093	\$0	\$38,093	\$0	\$38,093
Other soft and miscellaneous costs	\$1,407,046	\$0	\$1,407,046	\$0	\$1,407,046
Subtotal Major Improvement Costs	\$8,442,278	\$0	\$8,442,278	\$0	\$8,442,278
<u>Improvement Area #2 Improvements:</u>					
Roadway improvements	\$6,113,843	\$0	\$6,113,843	\$0	\$6,113,843
Water improvements	\$3,546,476	\$0	\$3,546,476	\$0	\$3,546,476
Sanitary sewer improvements	\$4,460,664	\$0	\$4,460,664	\$0	\$4,460,664
Storm drainage improvements	\$5,637,434	\$0	\$5,637,434	\$0	\$5,637,434
Other soft and miscellaneous costs	\$4,755,123	\$0	\$4,755,123	\$0	\$4,755,123
Subtotal Improvement Area #2 Costs	\$24,513,540	\$0	\$24,513,540	\$0	\$24,513,540
<u>Bond Issuance Costs:</u>					
Cost of Issuance	\$704,595	\$0	\$704,595	\$701,249	\$3,345
Reserve Fund	\$879,981	\$0	\$879,981	\$879,981	\$0
Administrative expenses	\$60,000	\$0	\$60,000	\$60,000	\$0
Underwriter's Discount	\$385,440	\$0	\$385,440	\$385,440	\$0
Capitalized Interest	\$302,424	\$0	\$302,424	\$0	\$302,424
Subtotal Bond Issuance Costs	\$2,332,440	\$0	\$2,332,440	\$2,026,670	\$305,770
Total Uses	\$35,288,258	\$0	\$35,288,258	\$2,026,670	\$33,261,588

1 – According to the Updated Service and Assessment Plan.

2 – Represents Improvement Area #2 Project costs submitted and paid by the Trustee and does not represent actual costs spent to date.

Improvement Area #2 Cost Variances

As stated in Table II-A-2 on the previous page, there are no significant variances to the Improvement Area #2 Improvement aggregate budget.

B. FIVE YEAR SERVICE PLAN

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs is shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2024-2031)

Assessment Year Ending	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Annual Installments - Improvement Area #1	Projected Annual Installments - Improvement Area #2
2024-25	\$57,623,185	\$19,875,000	\$37,833,531	\$549,791	\$0
2026	\$0	\$0	\$0	\$542,605	\$977,469
2027	\$0	\$0	\$0	\$549,538	\$979,438
2028	\$0	\$0	\$0	\$549,619	\$979,898
2029	\$0	\$0	\$0	\$549,530	\$980,004
2030	\$0	\$0	\$0	\$549,271	\$979,756
2031	\$0	\$0	\$0	\$549,844	\$980,153
Total	\$57,623,185	\$19,875,000	\$37,833,531	\$3,840,197	\$5,876,718

1 – Assessment Years ending 2024-2025 represent actual Annual Installments billed. Assessment Year ending 2026 represents projected Annual Installments to be billed and includes projected available fund credits, if any. Assessment Years 2027-2031 represents projected future Annual Installments and do not include any available credits, if any.

C. STATUS OF DEVELOPMENT

See Table II-C-1 on the following page for the status of completed single family homes within the PID as of June 25, 2025.

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**Table II-C-1
Completed Homes**

Improvement Area	Lots Anticipated to be Developed	Building Permits Issued¹	Building Permits Issuance Percentage	Completed Homes¹	Completed Homes Percentage
Improvement Area #1	455	393	86.37%	333	73.19%
Improvement Area #2	735	0	0.00%	0	0.00%
Total	1,190	393	33.03%	333	27.98%

¹ – According to the Town of Providence Village, dated June 25, 2025.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #1 Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment securing the Improvement Area #1 Bonds shall bear interest at the rate on the Improvement Area #1 Bonds plus 0.5 percent as described below commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 5.07 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #1 Bonds plus additional interest of one-half of one percent equals 5.57 percent and is used to calculate the interest on the Assessments securing the Improvement Area #1 Bonds. These payments, the “Annual Installments” of the Assessments, shall be billed by the Town in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the administrative expenses to be collected from each Parcel. Administrative expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Trust Indenture, capitalized interest and interest earnings on any account balances, and by any other funds available to Improvement Area #1 of the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #1 Bonds from the collection of the Annual Installments of the Assessments on the Improvement Area #1 Assessed Property. In addition,

administrative expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

Improvement Area #1 Annual Installments to be Collected for 2025-26

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments of the Assessments on the Improvement Area #1 Assessed Property collected for 2025-26 as shown in Table II-D-1 below.

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

Description	Improvement Area #1 Bonds
Interest payment on March 1, 2026	\$174,589
Interest payment on September 1, 2026	\$174,589
Principal payment on September 1, 2026	\$102,000
<i>Subtotal debt service on bonds</i>	<i>\$451,178</i>
Administrative Expenses	\$61,000
Additional Interest Expenses	\$34,427
<i>Subtotal Expenses</i>	<i>\$546,605</i>
Available Reserve Fund income	(\$4,000)
Available Administrative Expense funds	\$0
<i>Subtotal funds available</i>	<i>(\$4,000)</i>
Annual Installments	\$542,605

Debt Service Payments

Annual installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$174,589 and September 1, 2026, in the amount of \$174,589, which equal interest on the outstanding Improvement Area #1 Assessments balance of \$6,885,464 for six months each and an effective interest rate of 5.07 percent. Annual Installments to be collected include a principal amount of \$102,000 due on September 1, 2026. As a result, total principal and interest for the Improvement Area #1 Assessments in 2025-26 is estimated to be equal to \$451,178.

Administrative Expenses

Administrative Expenses include the Town, Administrator, Trustee, auditor, 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 \$61,000.

Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
Town	\$7,500
PID Administrator	\$41,000
Trustee	\$2,500
Auditor	\$5,000
Contingency	\$5,000
Total	\$61,000

Additional Interest Reserves

Annual Installments to be collected for additional interest reserves in the amount of \$34,427, which equals 0.5 percent interest on the outstanding Improvement Area #1 Assessments balance of \$6,885,464.

Available Reserve Fund Income

As of June 30, 2025, there has been approximately \$18,257 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$4,000 is available to be applied as a credit to reduce the 2025-26 Improvement Area #1 Annual Installment.

Available Administrative Expense Account

As of June 30, 2025, the balance in the Administrative Expense Account was \$63,945. The current balance is anticipated to be used for the payment of the current year's administrative expenses. As a result, there are no funds available in the Administrative Expense Account to reduce the Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - IMPROVEMENT AREA #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 Improvement Area #1, to fund the prepayment and delinquency reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Improvement Area #1.

According to the Updated Service and Assessment Plan, 455 units representing 389.72 total Equivalent Units are estimated to be built within Improvement Area #1 of the PID. According to Trustee records, two 40' Lots and one 30' Lot has prepaid their Improvement Area #1 Assessments in full. As a result, the outstanding Improvement Area #1 total Equivalent Units are 387.25 ($389.72 - 2.47 = 387.25$). The Annual Installment due to be collected per Equivalent Unit within Improvement Area #1 of the PID for 2025-26 is shown in Table II-E-1 on the following page.

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

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$102,000.00	\$263.40
Interest	\$345,177.72	\$891.36
Administrative Expense	\$61,000.00	\$157.52
Additional Interest	\$34,427.32	\$88.90
Total	\$542,605.04	\$1,401.18

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

2 – Based on the current outstanding 387.25 Equivalent Units.

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

Table II-E-1
Annual Installment Per Lot Type – Improvement Area #1

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Land Use Class
Lot Type 1 (50 Ft)	\$1,401.18	1.00	\$1,401.18
Lot Type 2 (45 Ft)	\$1,401.18	0.87	\$1,219.02
Lot Type 3 (40 Ft)	\$1,401.18	0.84	\$1,176.99
Lot Type 4 (30 Ft)	\$1,401.18	0.79	\$1,106.93

1 – According to the Updated Service and Assessment Plan.

The list of Parcels within Improvement Area #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. ANNUAL BUDGET – IMPROVEMENT AREA #2

Improvement Area #2 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #2 Bonds, of which thirty (30) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment securing the Improvement Area #2 Bonds shall bear interest at the rate on the Improvement Area #2 Bonds plus 0.5 percent as described below commencing with the issuance of the Improvement Area #2 Bonds. The effective interest rate on the Improvement Area #2 Bonds is 5.26 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #2 Bonds plus additional interest of one-half of one percent equals 5.76 percent and is used to calculate the interest on the Assessments securing the Improvement Area #2 Bonds. These payments, the “Annual Installments” of the Assessments, shall be billed by the Town in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the administrative expenses to be collected from each Parcel. Administrative expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Trust Indenture, capitalized interest and interest earnings on any account balances and by any other funds available to Improvement Area #2 of the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on Improvement Area #2 Bonds from the collection of the Annual Installments of the Assessments on the Improvement Area #2 Assessed Property. In addition, administrative expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

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

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

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

Description	Improvement Area #2 Bonds
Interest payment on March 1, 2026	\$338,114
Interest payment on September 1, 2026	\$338,114
Principal payment on September 1, 2026	\$178,000
<i>Subtotal debt service on bonds</i>	<i>\$854,229</i>
Administrative Expenses	\$61,000
Additional Interest Reserves	\$64,240
<i>Subtotal Expenses</i>	<i>\$979,469</i>
Available Reserve Fund income	(\$2,000)
Available Administrative Expense funds	\$0
<i>Subtotal funds available</i>	<i>(\$2,000)</i>
Annual Installments	\$977,469

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$338,114 and September 1, 2026, in the amount of \$338,114, which equal interest on the outstanding Improvement Area #2 Assessments balance of \$12,848,000 for six months each and an effective interest rate of 5.26 percent. Annual Installments to be collected include a principal amount of \$178,000 due on September 1, 2026. As a result, total principal and interest for the Improvement Area #2 Assessments in 2025-26 is estimated to be equal to \$854,229.

Administrative Expenses

Administrative expenses include the Town, Trustee, Administrator, Auditor, and contingency. Table II-F-2 below is the total Improvement Area #2 administrative expenses to be collected for 2025-26 are estimated to be \$61,000.

Table II-F-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
Town	\$7,500
PID Administrator	\$41,000
Trustee	\$2,500
Auditor	\$5,000
Contingency	\$5,000
Total	\$61,000

Additional Interest Reserves

Annual Installments to be collected for additional interest reserves in the amount of \$64,240, which equals 0.5 percent interest on the outstanding Improvement Area #2 Assessments balance of \$12,848,000.

Available Reserve Fund Income

As of June 30, 2025, there has been approximately \$5,382 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$2,000 is available to be applied as a credit to reduce the 2025-26 Improvement Area #2 Annual Installment.

Available Administrative Expense Account

As of June 30, 2025, the available balance in the Administrative Expense Account was \$60,273. The current balance is anticipated to be used for the payment of current year administrative expenses and contingency through January 31, 2026. As a result, there are no funds anticipated to be available in the Administrative Expense Account to reduce the Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT - IMPROVEMENT AREA #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 Improvement Area #2, to fund the prepayment and delinquency reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Improvement Area #2.

According to the Updated Service and Assessment Plan, 735 units representing 660.69 total Equivalent Units are estimated to be built within Improvement Area #2 of the PID. The Annual Installment due to be collected per Equivalent Unit within Improvement Area #2 of the PID for 2025-26 is shown in Table II-G-1 below.

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

Budget Item	Net Budget Amount	Annual Installment per Equivalent Unit
Principal	\$178,000.00	\$269.42
Interest	\$674,228.50	\$1,020.49
Administrative Expense	\$61,000.00	\$92.33
Additional Interest	\$64,240.00	\$97.23
Total	\$977,468.50	\$1,479.47

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

2 – Based on the current outstanding 660.69 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in the PID for 2025-26 is shown in Table II-G-2 below.

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

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor¹	Annual Installment Per Land Use Class
Lot Type 1 (50 Ft)	\$1,479.47	1.00	\$1,479.47
Lot Type 2 (45 Ft)	\$1,479.47	0.87	\$1,287.14
Lot Type 3 (40 Ft)	\$1,479.47	0.84	\$1,242.75

¹ – According to the Updated Service and Assessment Plan.

The list of Parcels within Improvement Area #2 of the PID, the outstanding Assessments on each Parcel, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll summary attached hereto as Appendix E.

H. BOND REFUNDING RELATED UPDATES

Improvement Area #1 Bonds

The Improvement Area #1 Bonds were issued in August 2024. Pursuant to Section 4.3 of the Trust Indenture, the Town reserves the right and option to redeem Bonds maturing on or after September 1, 2044, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2032**, such redemption date or dates to be fixed by the Town, at the Redemption Price for such Bonds.

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

Improvement Area #2 Bonds

The Improvement Area #2 Bonds were issued in February 2025. Pursuant to Section 4.3 of the Trust Indenture, the Town reserves the right and option to redeem Bonds maturing on or after September 1, 2035, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2032**, such redemption date or dates to be fixed by the Town, at the Redemption Price for such Bonds.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent special assessment revenue bond refunding transactions, and other relevant

factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable special assessment revenue bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the Town 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.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan. See Section D for allocation of Annual Installments for 2025-26.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

The 2025-26 Improvement Area #1 Assessment Roll Summary and the 2025-26 Improvement Area #2 Assessment Roll summary are shown in Appendix D and Appendix E, respectively. Each Parcel of Improvement Area #1 Assessed Property and each Parcel of Improvement Area #2 Assessed Property is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

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

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

B. PREPAYMENT OF ASSESSMENTS

Improvement Area #1

As of June 30, 2025, three parcels have prepaid their Improvement Area #1 Assessments in full.

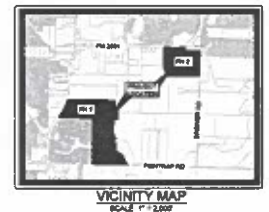
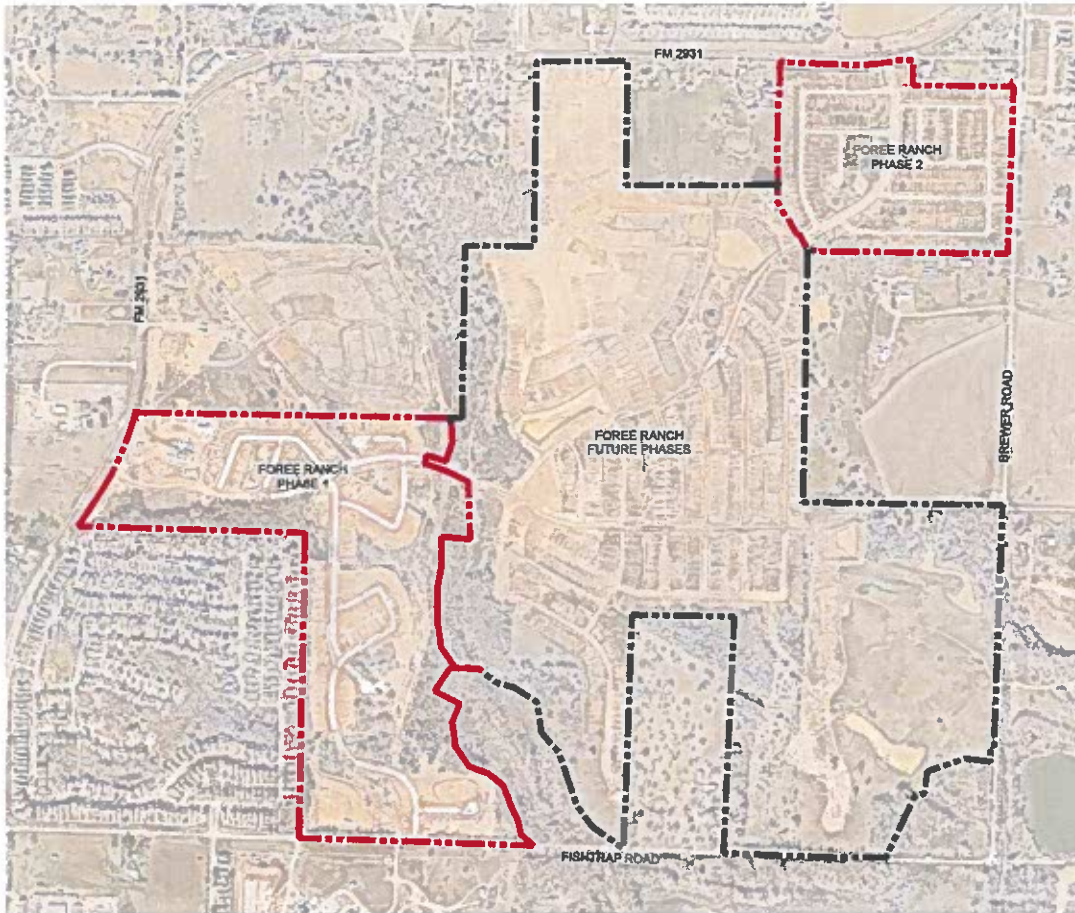
Improvement Area #2

As of June 30, 2025, there have been no prepayments of Assessments for any Parcel within Improvement Area #2 of the PID.

See Appendix B for more information related to these prepaid parcels.

The complete Assessment Roll is available for review at the Providence Village Town Hall, located at 1755 Main Street (FM 2931), Providence Village, Texas 76227.

APPENDIX A
PID MAP



BOUNDARY MAP
FOREE RANCH
PHASE 1 & 2
Providence Village, Texas
February 2024
Kimley-Horn
2403 Village Parkway, Suite 200
Providence, Texas 75080
(972) 438-2000
State of Texas Registration No. P-420

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
1009227	8/2024	\$15,145.95	Full
1009406	8/2024	\$14,244.41	Full
1009423	8/2024	\$15,145.95	Full
Total		\$44,536.31	

APPENDIX C
ASSESSED VALUE OF THE PID

Foree Ranch PID
2025 Certified Assessed Value

Improvement Area	2025 Assessed Value¹
All Parcels	\$107,658,731

1 - Parcel assessed values reflect 2025 values in accordance with Denton Central Appraisal District online records as of July 19, 2025.

APPENDIX D
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2025-26

Assessment Roll Summary - Improvement Area #1
2025-26

Parcel	Estimated No. of units	Lot Size	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual Installment
1009150	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009151	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009152	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009153	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009154	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009155	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009156	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009157	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009158	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009159	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009160	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009161	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009162	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009163	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009164	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009165	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009166	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009167	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009168	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009169	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009170	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009171	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009172	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009173	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009174	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009175	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009176	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009177	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009178	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009179	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009180	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009181	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009182	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009183	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009184	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009185	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009186	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009187	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009188	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009189	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009190	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009191	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009192	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009193	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009194	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009195	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009196	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009197	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009198	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009199	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009200	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009201	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009202	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009203	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009204	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009205	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009206	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009207	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009208	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009209	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009210	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009211	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009212	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009213	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009214	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009215	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009216	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009217	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009218	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009219	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009220	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009221	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009222	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009223	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009224	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009225	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009226	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009227	1	40	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
1009228	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009229	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009230	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009231	1	40	0.84	\$14,935.54	\$221.25	\$748.74	\$74.68	\$132.32	\$1,176.99
1009232	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009233	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009234	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93
1009235	1	30	0.79	\$14,046.52	\$208.08	\$704.17	\$70.23	\$124.44	\$1,106.93

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10-5

Parcel	Estimated No. of units	Lot Size	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual installment
1021182	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021183	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021197	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021198	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021199	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021200	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021201	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021207	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021208	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021209	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021210	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021211	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021217	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021218	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021219	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021220	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021221	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021226	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021227	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021228	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021233	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021234	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021239	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021240	1	50	1.00	\$17,780.41	\$263.40	\$891.36	\$88.90	\$157.52	\$1,401.18
1021248	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021249	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021250	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021251	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021255	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021256	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021259	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021260	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021263	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021264	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021265	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1021266	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1024507	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1024508	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	455		387.25	\$6,885,463.69	\$102,000.00	\$345,177.72	\$34,427.32	\$61,000.00	\$542,605.04

APPENDIX E
IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2025-26

Assessment Roll Summary - Improvement Area #2
2025-26

Parcel	Estimated No. of units	Lot Size	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual Installment
1031074	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031075	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031076	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031077	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031078	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031079	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031080	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031081	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031082	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031083	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031084	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031085	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031086	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031087	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031088	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031089	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031090	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031091	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031092	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031093	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031094	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031095	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031096	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031097	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031098	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031099	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031100	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031101	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031102	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031103	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031104	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1031105	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031106	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031107	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031108	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031109	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031110	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031111	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031112	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031113	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031114	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031115	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031116	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031117	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031118	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031119	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031120	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031121	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031122	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031123	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031124	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031125	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031126	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031127	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031128	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031129	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031130	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031131	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031132	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031133	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031134	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031135	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031136	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031137	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031138	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031139	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031140	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031141	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031142	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031143	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031144	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031145	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031146	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031147	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031148	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031149	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031150	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031151	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031153	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031154	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031155	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031156	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031157	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031158	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031159	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1031160	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75

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Parcel	Estimated No. of units	Lot Size	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual Installment
1033084	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033085	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033086	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033087	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033088	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033089	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033090	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033091	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033092	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033093	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033094	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033095	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033096	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033097	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033098	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033099	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033100	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033101	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033102	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033103	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033104	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033105	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033106	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033107	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033108	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033109	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1033112	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033113	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033114	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033115	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033116	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033117	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033118	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033119	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033120	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033121	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033122	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033123	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033124	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033125	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033126	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033127	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033128	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033129	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033130	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033131	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033132	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033133	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033134	1	40	0.84	\$16,334.92	\$226.31	\$857.21	\$81.67	\$77.56	\$1,242.75
1033135	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033136	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033137	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033138	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033139	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033140	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033141	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033142	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033143	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033144	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033145	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033146	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033147	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033148	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033149	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033150	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033151	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033152	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033153	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033154	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033155	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033156	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033157	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033158	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033159	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033161	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033162	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033163	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033164	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033165	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033166	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033167	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033168	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033169	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1033170	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033171	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033172	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033173	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033174	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033175	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14

Parcel	Estimated No. of units	Lot Size	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual Installment
1033748	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033749	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033750	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033751	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033752	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033753	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033754	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033755	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033756	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033757	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033758	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033759	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033760	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033761	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033762	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033763	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033764	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033765	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033766	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033767	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033768	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033769	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033770	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033771	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033772	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033773	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033774	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033775	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033776	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033777	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1033778	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033779	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033780	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033781	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033782	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033783	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033784	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033785	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033786	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033787	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033788	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033789	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033790	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033791	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033792	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033793	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033794	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033795	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033796	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033797	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033798	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033799	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033800	1	45	0.87	\$16,918.31	\$234.39	\$887.83	\$84.59	\$80.33	\$1,287.14
1033801	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033802	1	50	1.00	\$19,446.34	\$269.42	\$1,020.49	\$97.23	\$92.33	\$1,479.47
1033803	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1033804	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1033805	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1033806	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1033807	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	735		660.69	\$12,848,000.00	\$178,000.00	\$674,228.50	\$64,240.00	\$61,000.00	\$977,468.50

APPENDIX F
PID ASSESSMENT NOTICE

.PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
THE TOWN OF PROVIDENCE VILLAGE, 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 Town of Providence Village, Texas (the "Town"), 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 Foree Ranch Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town 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 Town or MuniCap, Inc., the District Administrator for the Town, 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