

ORDINANCE NO. 2025-08-25-14

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2025-2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR WINCHESTER CROSSING PUBLIC IMPROVEMENT DISTRICT NUMBER THREE INCLUDING THE COLLECTION OF THE 2025-2026 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the “City”) has created the Winchester Crossing Public Improvement District Number Three (the “PID”) in accordance with the requirements of Section 372.005 of the Public Improvement District Assessment Act (the “Act”); and

WHEREAS, the City Council has approved and accepted the Service and Assessment Plan for Winchester Crossing Public Improvement District Number Three in conformity with the requirements of the Act and adopted the assessment ordinance, which assessment ordinance approved the assessment roll and levied the assessments on property within the PID; and

WHEREAS, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City requires that an update to the Service and Assessment Plan and the Assessment Roll for Winchester Crossing Public Improvement District Number Three for 2025-2026 (the “Annual Service Plan Update”) be prepared, setting forth the annual budget for improvements and the annual installment for assessed properties in Winchester Crossing PID Number Three, and the City now desires to approve such Annual Service and Assessment Plan Update.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, THAT:

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the City of Princeton, Winchester Crossing Public Improvement District Number Three Annual Service and Assessment Plan Update attached hereto as ***Exhibit A***.

Section 3. Approval of Update. The 2025-2026 Annual Service and Assessment Plan Update for the Winchester Crossing Public Improvement District Number Three is hereby approved and accepted by the City Council.

Section 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5. Effective Date. This ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED, APPROVED AND EFFECTIVE this August 25, 2025.

Eugene Eschen
Mayor

ATTEST:

[Signature]
City Secretary



EXHIBIT A

**2025-2026 Annual Service and Assessment Plan
Update**

**WINCHESTER
PUBLIC IMPROVEMENT DISTRICT NO. 3**

CITY OF PRINCETON, TEXAS



**ANNUAL SERVICE PLAN UPDATE
2025-26**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 25, 2025**

PREPARED BY:
MUNICAP, INC.
— PUBLIC FINANCE —

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WINCHESTER

PUBLIC IMPROVEMENT DISTRICT No. 3

ANNUAL SERVICE PLAN UPDATE – 2025-26

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I. INTRODUCTION

The Winchester Public Improvement District No. 3 (the "PID") was created by Resolution No. 2022-06-13-R-01 adopted by the City Council of the City of Princeton (the "City Council") on June 13, 2022 in accordance with Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

On August 26, 2024, the, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2024 (Winchester Crossing Public Improvement District No. 3 Project), (the "PID Bonds") in the aggregate principal amount of \$11,547,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The PID Bonds are secured by Improvement Area No. 1 Assessments (the "IA #1 Assessments"), Improvement Area No. 2 Assessments (the "IA #2 Assessments"), and Improvement Area No. 3 Assessments (the "IA #3 Assessments").

A service and assessment plan originally dated August 26, 2024 (the "Current Service and Assessment Plan" or "Current SAP") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act.

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2025-26.

The PID Act, as amended, requires, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through 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. This Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix C 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.

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

II. UPDATE OF THE SERVICE PLAN

Pursuant to Section 372.013 of the PID Act, the Service Plan must:

- (i) define the annual indebtedness and the projected costs for the improvements,
- (ii) cover a period of at least five (5) years, and
- (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code.

The governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.

A. PID INDEBTEDNESS - SOURCES AND USES FOR AUTHORIZED IMPROVEMENTS

Authorized Improvements Sources and Uses

The sources and uses of funds for The PID Bonds are presented on the following page in Table II-A as shown in the Current SAP.

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Table II-A
Improvement Area No. 1, 2, and 3 - Sources and Uses of Funds

Sources of Funds	Authorized Improvements	Impact Fee Eligible Improvements	Additional Public Improvements	Phase 11 Off-Site Improvements	Myrick Lane Improvements	Private Improvements	Total
Par Amount	\$11,547,000	\$0	\$0	\$0	\$0	\$0	\$11,547,000
Original Issue Discount	(\$22,388)	\$0	\$0	\$0	\$0	\$0	(\$22,388)
Bond Proceeds	\$11,524,612	\$0	\$0	\$0	\$0	\$0	\$11,524,612
Owner Contribution	\$8,989,751	\$5,201,922	\$0	\$715,881	\$631,590	\$14,209,878	\$29,749,022
City Impact Fees	\$0	\$4,709,485	\$0	\$0	\$0	\$0	\$4,709,485
City Impact Fee Credits	\$0	(\$3,378,706)	\$0	\$0	\$0	\$0	(\$3,378,706)
City PID Fee	\$0	\$0	\$1,130,400	\$0	\$0	\$0	\$1,130,400
Total Sources	\$20,514,364	\$6,532,701	\$1,130,400	\$715,881	\$631,590	\$14,209,878	\$43,734,813
Uses of Funds - Budgeted Costs							
PID Projects	\$18,564,751	\$0	\$0	\$0	\$0	\$0	\$18,564,751
Debt Service Reserve	\$777,687	\$0	\$0	\$0	\$0	\$0	\$777,687
Capitalized Interest	\$226,269	\$0	\$0	\$0	\$0	\$0	\$226,269
Costs of Issuance	\$553,883	\$0	\$0	\$0	\$0	\$0	\$553,883
Underwriter's Discount	\$346,410	\$0	\$0	\$0	\$0	\$0	\$346,410
Administrative Fund	\$45,364	\$0	\$0	\$0	\$0	\$0	\$45,364
Impact Fee Eligible Improvements Cost	\$0	\$5,201,922	\$0	\$0	\$0	\$0	\$5,201,922
Myrick Lane Improvements Cost	\$0	\$0	\$0	\$715,881	\$0	\$0	\$715,881
Phase 11 Off-Site Improvements Cost	\$0	\$0	\$0	\$0	\$631,590	\$0	\$631,590
Private Improvements Cost	\$0	\$0	\$0	\$0	\$0	\$14,209,878	\$14,209,878
City Impact Fee Account	\$0	\$4,709,485	\$0	\$0	\$0	\$0	\$4,709,485
City Impact Fee Credits	\$0	(\$3,378,706)	\$0	\$0	\$0	\$0	(\$3,378,706)
City PID Fee Account	\$0	\$0	\$1,130,400	\$0	\$0	\$0	\$1,130,400
Total Uses	\$20,514,364	\$6,532,701	\$1,130,400	\$715,881	\$631,590	\$14,209,878	\$43,734,813

B. PROJECTED COSTS OF THE AUTHORIZED IMPROVEMENTS

Description of the Improvement Area No. 1 Improvements

Pursuant to the SAP, the Improvement Area No. 1 Authorized Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, headers, barricades, ramps, streetlights and poles, signs, testing, and bonds.

- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation sleeves, testing, bonds, and all other works, equipment, and services for the transmission of water.
- Sanitary sewer facilities, including but not limited to, lines, manholes, testing, bonds, and all other works, equipment, and services for the collection and transportation of wastewater.
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; headwalls, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of storm water.
- Erosion control; and
- City, professional, and other fees, including but not limited to, plan check and inspection fees, geotechnical and environmental services, and engineering and surveying shown on the following page in Table II-B.

Description of the Improvement Area No. 2 Improvements

Pursuant to the SAP, the Improvement Area No. 2 Authorized Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, headers, barricades, ramps, streetlights and poles, rip rap, signs, testing, and bonds.
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation sleeves, testing, bonds, and all other works, equipment, and services for the transmission of water.
- Sanitary sewer facilities, including but not limited to, lines, manholes, testing, bonds, and all other works, equipment, and services for the collection and transportation of wastewater.
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; headwalls, pond outfall structure, overflow structure, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of storm water.
- Erosion control; and
- City, professional, and other fees, including but not limited to, plan check and inspection fees, geotechnical and environmental services, and engineering and surveying shown on the following page in Table II-B.

Description of the Improvement Area No. 3 Improvements

Pursuant to the SAP, the Improvement Area No. 3 Authorized Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, headers, barricades, ramps, streetlights and poles, signs, testing, and bonds.
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation levees, testing, bonds, and all other works, equipment, and services for the transmission of water.

- Sanitary sewer facilities, including but not limited to, lines, manholes, testing, bonds, and all other works, equipment, and services for the collection and transportation of wastewater.
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; headwalls, weir structure, pond outfall structure, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of storm water.
- Erosion control; and
- City, professional, and other fees, including but not limited to, plan check and inspection fees, geotechnical and environmental services, and engineering and surveying shown below in Table II-B.

Table II-B
Improvement Area No. 1, 2, and 3 – Authorized Improvement Costs

Sources of Funds	Improvement Area No. 1 Improvements	Improvement Area No. 2 Improvements	Improvement Area No. 3 Improvements	Total
Par Amount	\$3,325,000	\$3,551,000	\$4,671,000	\$11,547,000
Other Funding Sources	\$0	\$0	\$0	\$0
Total Sources	\$3,325,000	\$3,551,000	\$4,671,000	\$11,547,000
Soft Costs				
Engineering/Design and Inspection/Review	\$1,043,348	\$668,809	\$1,381,969	\$3,094,126
PID Creation Costs	\$0	\$0	\$0	\$0
Hard Costs				
Earthwork	\$0	\$0	\$0	\$0
Erosion Control	\$62,020	\$33,692	\$44,377	\$140,089
Paving	\$2,185,385	\$1,552,390	\$2,792,921	\$6,530,696
Water	\$780,166	\$618,471	\$1,135,600	\$2,534,237
Sanitary Sewer	\$1,426,331	\$708,399	\$1,224,194	\$3,358,924
Storm Drainage	\$762,837	\$431,091	\$1,712,754	\$2,906,682
<i>Subtotal Hard and Soft Costs</i>	<i>\$6,260,087</i>	<i>\$4,012,852</i>	<i>\$8,291,815</i>	<i>\$18,564,754</i>
<i>Subtotal Assessed Hard and Soft Costs</i>	<i>\$2,822,500</i>	<i>\$3,014,210</i>	<i>\$3,738,290</i>	<i>\$9,575,000</i>
Bond Related Costs				
Original Issue Discount	\$6,362	\$6,930	\$9,096	\$22,388
Debt Service Reserve	\$223,938	\$239,159	\$314,590	\$777,687
Capitalized Interest	\$0	\$0	\$226,269	\$226,269
Costs of Issuance	\$159,493	\$170,333	\$224,057	\$553,883
Underwriter's Discount	\$99,750	\$106,530	\$140,130	\$346,410
Administrative Expenses	\$12,958	\$13,838	\$18,568	\$45,364
<i>Subtotal Bond Related Costs</i>	<i>\$502,500</i>	<i>\$536,790</i>	<i>\$932,710</i>	<i>\$1,972,001</i>
Total Uses	\$3,325,000	\$3,551,000	\$4,671,000	\$11,547,000

C. ANNUAL BUDGET – IMPROVEMENT AREA NO. 1

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the Current SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

The City or County Tax Assessor/Collector will invoice each owner of a benefited Parcel within the Property at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full.

Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Development, the City has no financial obligations under the Development Agreement and is only obligated to enforce the collection of the Assessments.

Collection of the Annual Installments for the Improvement Area No. 1 Assessed Property commenced with the 2024 tax year. The calculation of the Annual Installments for the Improvement Area No. 1 Assessed Property is shown in Table II-C-1 and Table II-C-2 on the following page.

Table II-C-1
Annual Installment Calculations – Improvement Area No. 1

Description	Total	Improvement Area No. 1 - 50' Lots	Improvement Area No. 1 - 40' Lots	Improvement Area No. 1 - Commercial Property Acres Lots
Revenues				
Annual Installments	\$250,221	\$117,630	\$130,061	\$2,530
Reserve Fund Income	\$2,020	\$949	\$1,050	\$20
Administrative Fund	\$0	\$0	\$0	\$0
Total Revenues	\$252,240	\$118,579	\$131,111	\$2,550
Expenditures				
Series 2025 Bonds				
March 1, 2026 Interest	\$84,483	\$39,715.74	\$43,913.19	\$854.20
September 1, 2026 Interest	\$84,483	\$39,716	\$43,913	\$854
September 1, 2026 Principal	\$52,000	\$24,445	\$27,029	\$526
Prepayment and Delinquency Reserve	\$16,325	\$7,674	\$8,486	\$165
Administrative Expenses	\$14,949	\$7,028	\$7,770	\$151
Total Expenditures	\$252,240	\$118,579	\$131,111	\$2,550

Table II-C-2
Annual Installment Per Lot/Unit – Improvement Area No. 1

Description	Improvement Area No. 1 - 50' Lots	Improvement Area No. 1 - 40' Lots	Improvement Area No. 1 - Commercial Property Acres Lots
Revenues			
Annual Installments	\$1,435	\$1,355	\$2,530
Reserve Fund Income	\$12	\$11	\$20
Administrative Fund	\$0	\$0	\$0
Total Revenues	\$1,446	\$1,366	\$2,550
Expenditures			
Series 2025 Bonds			
March 1, 2026 Interest	\$484	\$457	\$854
September 1, 2026 Interest	\$484	\$457	\$854
September 1, 2026 Principal	\$298	\$282	\$526
Prepayment and Delinquency Reserve	\$94	\$88	\$165
Administrative Expenses	\$86	\$81	\$151
Total Expenditures	\$1,446	\$1,366	\$2,550

D. FIVE YEAR SERVICE PLAN – IMPROVEMENT AREA NO. 1

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

Table II-D
Five Year Service Plan - Improvement Area No. 1

Description	2026	2027	2028	2029	2030	2031
Revenues						
Annual Installments	\$250,221	\$252,004	\$252,677	\$252,209	\$252,650	\$252,951
Available Fund Balances						
Reserve Fund Income	\$2,020	\$0	\$0	\$0	\$0	\$0
Administrative Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$252,240	\$252,004	\$252,677	\$252,209	\$252,650	\$252,951
Expenditures						
Bond Debt Service	\$220,966	\$220,691	\$221,329	\$220,835	\$221,254	\$221,541
Administrative Expenses	\$14,949	\$15,248	\$15,553	\$15,864	\$16,181	\$16,505
Additional Interest	\$16,325	\$16,065	\$15,795	\$15,510	\$15,215	\$14,905
Total Expenditures	\$252,240	\$252,004	\$252,677	\$252,209	\$252,650	\$252,951

E. ANNUAL BUDGET – IMPROVEMENT AREA NO. 2

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the Current SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

The City or County Tax Assessor/Collector will invoice each owner of a benefited Parcel within the Property at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full. Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Development, the City has no financial obligations under the Development Agreement and is only obligated to enforce the collection of the Assessments.

Collection of the Annual Installments for the Improvement Area No. 2 Assessed Property commenced with the 2024 tax year. The calculation of the Annual Installments for the Improvement Area No. 2 Assessed Property is shown in Table II-E-1 below and Table II-E-2 on the following page.

Table II-E-1
Annual Installment Calculations – Improvement Area No. 2

Description	Total	Improvement Area No. 2 - 50' Lots	Improvement Area No. 2 - 40' Lots
Revenues			
Annual Installments	\$271,893	\$129,905	\$141,987
Reserve Fund Income	\$2,087	\$997	\$1,090
Administrative Fund	\$0	\$0	\$0
Total Revenues	\$273,979	\$130,902	\$143,077
Expenditures			
Series 2025 Bonds			
March 1, 2026 Interest	\$91,889	\$43,903	\$47,986
September 1, 2026 Interest	\$91,889	\$43,903	\$47,986
September 1, 2026 Principal	\$57,000	\$27,234	\$29,766
Prepayment and Delinquency Reserve	\$17,755	\$8,483	\$9,272
Administrative Expenses	\$15,445	\$7,380	\$8,066
Total Expenditures	\$273,979	\$130,902	\$143,077

Table II-E-2
Annual Installment Per Lot/Unit – Improvement Area No. 2

Description	Improvement Area No. 2 - 50' Lots	Improvement Area No. 2 - 40' Lots
Revenues		
Annual Installments	\$1,460	\$1,379
Reserve Fund Income	\$11	\$11
Administrative Fund	\$0	\$0
Total Revenues	\$1,471	\$1,389
Expenditures		
Series 2025 Bonds		
March 1, 2026 Interest	\$493	\$466
September 1, 2026 Interest	\$493	\$466
September 1, 2026 Principal	\$306	\$289
Prepayment and Delinquency Reserve	\$95	\$90
Administrative Expenses	\$83	\$78
Total Expenditures	\$1,471	\$1,389

F. FIVE YEAR SERVICE PLAN – IMPROVEMENT AREA NO. 2

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

Table II-F
Five Year Service Plan - Improvement Area No. 2

Description	2026	2027	2028	2029	2030	2031
Revenues						
Annual Installments	\$271,893	\$273,509	\$273,948	\$273,247	\$273,455	\$273,523
Available Fund Balances						
Reserve Fund Income	\$2,087	\$0	\$0	\$0	\$0	\$0
Administrative Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$273,979	\$273,509	\$273,948	\$273,247	\$273,455	\$273,523
Expenditures						
Bond Debt Service	\$240,779	\$240,285	\$240,704	\$239,991	\$240,191	\$240,260
Administrative Expenses	\$15,445	\$15,754	\$16,069	\$16,391	\$16,719	\$17,053
Additional Interest	\$17,755	\$17,470	\$17,175	\$16,865	\$16,545	\$16,210
Total Expenditures	\$273,979	\$273,509	\$273,948	\$273,247	\$273,455	\$273,523

G. ANNUAL BUDGET – IMPROVEMENT AREA NO. 3

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the Current SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

The City or County Tax Assessor/Collector will invoice each owner of a benefited Parcel within the Property at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full. Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Development, the City has no financial obligations under the Development Agreement and is only obligated to enforce the collection of the Assessments.

Collection of the Annual Installments for the Improvement Area No. 3 Assessed Property commenced with the 2024 tax year. The calculation of the Annual Installments for the Improvement Area No. 3 Assessed Property is shown in Table II-G-1 and Table II-G-2 on the following page.

Table II-G-1
Annual Installment Calculations – Improvement Area No. 3

Description	Total	Improvement Area No. 3 - 50' Lots	Improvement Area No. 3 - 40' Lots
Revenues			
Annual Installments	\$358,594	\$36,583	\$322,011
Reserve Fund Income	\$2,894	\$295	\$2,599
Administrative Fund	\$0	\$0	\$0
Total Revenues	\$361,488	\$36,878	\$324,610
Expenditures			
Series 2025 Bonds			
March 1, 2026 Interest	\$120,856	\$12,329	\$108,526
September 1, 2026 Interest	\$120,856	\$12,329	\$108,526
September 1, 2026 Principal	\$75,000	\$7,651	\$67,349
Prepayment and Delinquency Reserve	\$23,355	\$2,383	\$20,972
Administrative Expenses	\$21,422	\$2,185	\$19,237
Total Expenditures	\$361,488	\$36,878	\$324,610

Table II-G-2
Annual Installment Per Lot/Unit – Improvement Area No. 3

Description	Improvement Area No. 3 - 50' Lots	Improvement Area No. 3 - 40' Lots
Revenues		
Annual Installments	\$1,463	\$1,382
Reserve Fund Income	\$12	\$11
Administrative Fund	\$0	\$0
Total Revenues	\$1,475	\$1,393
Expenditures		
Series 2025 Bonds		
March 1, 2026 Interest	\$493	\$466
September 1, 2026 Interest	\$493	\$466
September 1, 2026 Principal	\$306	\$289
Prepayment and Delinquency Reserve	\$95	\$90
Administrative Expenses	\$87	\$83
Total Expenditures	\$1,475	\$1,393

H. FIVE YEAR SERVICE PLAN – IMPROVEMENT AREA NO. 3

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

Table II-H
Five Year Service Plan - Improvement Area No. 3

Description	2026	2027	2028	2029	2030	2031
Revenues						
Annual Installments	\$358,594	\$361,260	\$360,895	\$361,392	\$361,703	\$361,828
Capitalized Interest						
Available Fund Balances						
Reserve Fund Income	\$2,894	\$0	\$0	\$0	\$0	\$0
Administrative Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$361,488	\$361,260	\$360,895	\$361,392	\$361,703	\$361,828
Expenditures						
Bond Debt Service	\$316,711	\$316,430	\$316,018	\$316,474	\$316,755	\$316,861
Administrative Expenses	\$21,422	\$21,850	\$22,287	\$22,733	\$23,188	\$23,652
Additional Interest	\$23,355	\$22,980	\$22,590	\$22,185	\$21,760	\$21,315
Total Expenditures	\$361,488	\$361,260	\$360,895	\$361,392	\$361,703	\$361,828

I. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix D.

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 situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

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

J. BOND REDEMPTION RELATED UPDATES

Improvement Area Bonds

The PID Bonds were issued in 2024. Pursuant to Section 4.3 of the PID Bonds Indenture, the City reserves the right and option to redeem the PID Bonds before their scheduled maturity dates, in whole or part, on any date on or after **September 1, 2032**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the PID Bonds 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 refund of the PID 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

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned based on the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the City Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefited. Furthermore, Section 372.015 of the PID Act provides that the City Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements. The Assessment Plan describes the special benefit received by each classification of property from the Authorized Improvements, provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the City Council apportions costs in a manner that results in equal shares allocated to Parcels similarly benefited.

The determination by the City Council of the assessment methodology set forth herein is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future Parcel owners. Notwithstanding any applicable impact fee, the City shall not be liable for payment of any costs of the Authorized Improvements or the Private Improvements from general funds or other revenues or resources of the City. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any Parcel, portion or phase of the Property.

Assessment Methodology

This method of assessing property has not been changed and the assessed property will continue to be assessed as provided for in the Amended Service and Assessment Plan.

A. Allocation of Budgeted Costs

1. Improvement Area No. 1

The City Council has determined to allocate the Improvement Area No. 1 Budgeted Costs to each single-family lot within the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which IA#1 Assessments are levied receive a direct and special benefit from the Improvement Area No. 1 Improvements, and this benefit is equal to or greater than the amount assessed.

B. Calculation of Assessments

1. IA #1 Assessments

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Improvement Area No. 1, the resulting assessments and estimated Annual Installments for each Estimated value-to-Assessment ratios are shown below in Table III-A-1 and Lot Type are shown below in Table III-A-2.

Table III-A-1
Estimated Value to Assessment Ratio – Improvement Area No. 1

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Assessment Per Unit
Lot Type 50	82	\$373,046	\$30,589,772	47.01%	0.57%	\$1,563,091	\$19,062
Lot Type 40	96	\$352,320	\$33,822,720	51.98%	0.54%	\$1,728,290	\$18,003
Lot Type Commercial	1	\$657,920	\$657,920	1.01%	1.01%	\$33,619	\$33,619
Non-Benefited Property	7	\$0	\$0	0.00%	0.00%	\$0	\$0
Total	179		\$65,070,412	100.00%		\$3,325,000	

Table III-A-2
Resulting Assessments and Estimated Annual Installments – Improvement Area No. 1

Lot Type	No. of Outstanding Units	Total Outstanding Special Assessments	Percentage of Total Special Assessment	Annual Installments	Annual Installment Per Lot Type
Lot Type 50	82	\$1,534,885	47.01%	\$117,630	\$1,435
Lot Type 40	96	\$1,697,103	51.98%	\$130,061	\$1,355
Lot Type Commercial	1	\$33,012	1.01%	\$2,530	\$2,530
Non-Benefited Property	7	\$0	0.00%	\$0	\$0
	186	\$3,265,000	100.00%	\$250,221	

C. Allocation of Budgeted Costs

1. Improvement Area No. 2

The City Council has determined to allocate the Improvement Area No. 2 Budgeted Costs to each single-family lot within the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating

assessment classifications based on the anticipated Lot Types within the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which IA #2 Assessments are levied receive a direct and special benefit from the Improvement Area No. 2 Improvements, and this benefit is equal to or greater than the amount assessed.

D. Calculation of Assessments

1. IA #2 Assessments

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Improvement Area No. 2, the resulting assessments and estimated Annual Installments for each Estimated value-to-Assessment ratios are shown below in Table III-B-1 and Lot Type are shown below in Table III-B-2.

Table III-B-1
Estimated Value to Assessment Ratio – Improvement Area No. 2

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Assessment Per Unit
Lot Type 50	89	\$373,046	\$33,201,094	47.78%	0.54%	\$1,696,604	\$19,063
Lot Type 40	103	\$352,320	\$36,288,960	52.22%	0.51%	\$1,854,396	\$18,004
Non-Benefited Property	2	\$0	\$0	0.00%	0.00%	\$0	\$0
Total	192		\$69,490,054	100.00%		\$3,551,000	

Table III-B-2
Resulting Assessments and Estimated Annual Installments – Improvement Area No. 2

Lot Type	No. of Outstanding Units	Total Outstanding Special Assessments	Percentage of Total Special Assessment	Annual Installments	Annual Installment Per Lot Type
Lot Type 50	89	\$1,696,604	47.78%	\$129,905	\$1,460
Lot Type 40	103	\$1,854,396	52.22%	\$141,987	\$1,379
Non-Benefited Property	2	\$0	0.00%	\$0	\$0
	194	\$3,551,000	100.00%	\$271,893	

E. Allocation of Budgeted Costs

1. Improvement Area No. 3

The City Council has determined to allocate the Improvement Area No. 3 Budgeted Costs to each single-family lot within the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which IA #3 Assessments are levied receive a direct and special benefit from the Improvement Area No. 3 Improvements, and this benefit is equal to or greater than the amount assessed.

F. Calculation of Assessments

1. IA #3 Assessments

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Improvement Area No. 3, the resulting assessments and estimated Annual Installments for each Estimated value-to-Assessment ratios are shown below in Table III-C-1 and Lot Type are shown on the following page in Table III-C-2.

Table III-C-1
Estimated Value to Assessment Ratio – Improvement Area No. 3

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Assessment Per Unit
Lot Type 50	25	\$373,046	\$9,326,150	10.20%	0.41%	\$476,526	\$19,061
Lot Type 40	233	\$352,320	\$82,090,560	89.80%	0.39%	\$4,194,474	\$18,002
Non-Benefited Property	0	\$0	\$0	0.00%	0.00%	\$0	\$0
Total	258		\$91,416,710	100.00%		\$4,671,000	

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Table III-C-2
Resulting Assessments and Estimated Annual Installments – Improvement Area No. 3

Lot Type	No. of Outstanding Units¹	Total Outstanding Special Assessments	Percentage of Total Special Assessment	Annual Installments	Annual Installment Per Lot Type
Lot Type 50	25	\$476,526	10.20%	\$36,583	\$1,463
Lot Type 40	233	\$4,194,474	89.80%	\$322,011	\$1,382
Non-Benefited Property	0	\$0	0.00%	\$0	\$0
	258	\$4,671,000	100.00%	\$358,594	

1 - The land in Improvement Area No. 3 was not subdivided as of January 1, 2025 according to the Collin Central Appraisal District. As a result, the Improvement Area No. 3 2025-26 Annual Installments will be billed to a single parent parcel.

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IV. UPDATE OF THE ASSESSMENT ROLL

A. PARCEL UPDATES

According to the Current Service and Assessment Plan, Upon the duly approved subdivision of Assessed Property, including a replat of a previously recorded subdivision plat, the Assessment for the subdivided Parcel shall be reallocated to the new Parcels created by the subdivision as described below.

$$A = S \times (L \div T)$$

Where the terms have the following meanings:

“A” means the allocated Assessment for a new Parcel.

“S” means the Assessment for the subdivided Parcel.

“L” means the Assessment for the Lot Type or sum of the Assessments for the Lot Types, as applicable, for the new Parcel created by the subdivision.

“T” means the total or sum of the Assessments for all new Parcels created by the subdivision based on the Lot Type or number of prospective Lots and Lot Types applicable to such new Parcels.

The determination of the (i) Lot Type or Lot Types applicable to each new Parcel created by the subdivision and (ii) the number of single-family lots applicable to each new Parcel created by the subdivision shall be determined by reference to the recorded final plat(s) for the applicable Phase, the replat of such recorded final plats, if applicable, and prior to the recordation of each such final plat the Final Plats included in Appendix E attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Table III-A-2, Table III-B-2, and Table III-C-2.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City Council. The reallocation of any Assessments as described herein shall be considered administrative action and will not require any notice or public hearing, as defined in the PID Act, by the City Council. The City shall not approve a final subdivision plat or other document subdividing a Parcel without a letter from the Administrator either (i) confirming that the Assessment for any new Parcel created by the subdivision plat will not exceed the Assessment for the Lot Type or Lot Types applicable to such Parcels or (ii) confirming the payment of the applicable Mandatory Assessment Prepayment as provided for herein.

According to the Developer and Collin Central Appraisal District, 194 residential lots were subdivided from Parcel 2141114 in 2025, and the IA #2 Assessments were reallocated pursuant to

the methodology described from the previous page. See Table IV-1 below for details regarding the subdivision of Subdivision of Phase 10 – Improvement Area No. 2.

Table IV-1
Subdivision of Phase 10 – Improvement Area No. 2

Prior to Subdivision					After Subdivision ¹						
Parcel	Projected Number of Units	Lot Type	Estimated Buildout Value	Total PID Assessments	Parcel	Lot Type	Estimated Buildout Value	Number of Units	Total Estimated Buildout Value	Percentage of Total Special Assessment	Total Assessments
2141114	194	50', and 40'	\$69,490,054.00	\$3,551,000.00	Various	Lot Type 50	\$373,046.00	89	\$33,201,094.00	47.78%	\$1,696,604
						Lot Type 40	\$352,320.00	103	\$36,288,960.00	52.22%	\$1,854,396
						Non-Benefited Property	\$0.00	2	\$0.00	0.00%	\$0
Total	194		\$69,490,054.00	\$3,551,000				194	\$69,490,054.00		\$3,551,000

1 – Number of units, total estimated buildout value, Assessment per unit, and total Assessments reflect the revised development plan pursuant to information provided by the Developer in August 2025.

B. PREPAYMENT OF ASSESSMENTS

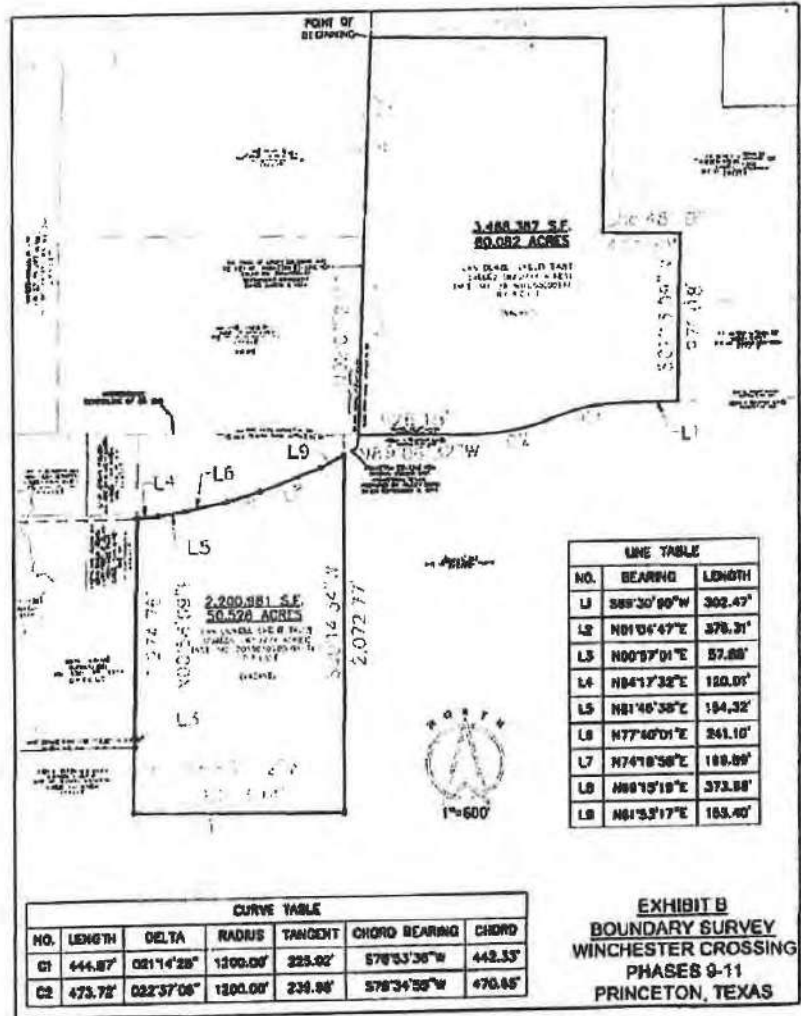
There have been no Assessment prepayments as of June 30, 2025.

The complete Assessment Rolls are available for review at the City Hall, located at 2000 E Princeton Drive, Princeton, Texas 75407.

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APPENDIX A
PID MAP, LEGAL DESCRIPTIONS AND CONCEPT PLANS





APPENDIX B-1
IMPROVEMENT AREA NO. 1 ASSESSMENT ROLL SUMMARY - 2025-26

IMPROVEMENT AREA NO. 1 ASSESSMENT ROLL SUMMARY - 2025-26

Parcel	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2903279	A	10X	Non-Benefited Property	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2903280	G	1	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903281	G	2	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903282	G	20	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903283	G	21	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903284	G	22	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903285	G	23	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903286	G	24	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903287	G	25	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903288	G	26	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903289	G	27	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903290	G	28	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903291	G	29	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903292	G	30	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903293	G	31	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903294	G	32	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903295	G	33	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903296	G	34	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903297	G	35	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903298	H	1	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903299	H	2	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903300	H	3	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903301	H	4	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903302	H	5	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903303	H	6	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903304	H	7	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903305	H	8	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903306	H	9	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903307	H	10	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903308	H	11	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903309	H	12	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903310	H	13	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903311	H	14	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903312	H	15	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903313	H	16	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903314	H	17	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903315	H	18	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903316	H	19	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903317	H	20X	Non-Benefited Property	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2903318	H	21	Lot Type Commercial	\$657,920	\$657,920	1.01%	\$33,012.07	\$525.77	\$1,687.98	\$151.15	\$165.06	\$2,529.96
2903319	H	22X	Non-Benefited Property	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2903320	I	1	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903321	I	2	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903322	I	3	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903323	I	4	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903324	I	5	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903325	I	6	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903326	I	7	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903327	I	8	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903328	I	9	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903329	I	10	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903330	I	11	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903331	I	12	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903332	I	13	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903333	I	14	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903334	I	15	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903335	I	16	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903336	I	17	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51

IMPROVEMENT AREA NO. 1 ASSESSMENT ROLL SUMMARY - 2025-26

Parcel	Block #	Lot	Lot Type	Estimated Build Out Value	Estimated Build Out Value	Allocation	Assessment Per Unit	Principal	Interest	Administrative	Additional Interest	Total Annual Installment
				(Original)	(Outstanding)	Percentage of Assessment				Expenses		
2903337	I	18	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903338	I	19	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903339	I	20	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903341	I	21	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903342	I	22	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903343	I	23	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903344	I	24	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903345	I	25	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903346	I	26	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903347	I	27	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903348	I	28	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903349	I	29	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903350	I	30	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903351	I	31	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903352	I	32	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903353	I	33	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903354	I	34	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903355	I	35	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903356	I	36	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903357	I	37	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903358	I	38	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903359	I	39	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903360	I	40	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903361	I	41	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903362	I	42	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903363	I	43	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903364	I	44	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903365	I	45	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903366	I	46	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903367	I	47	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903368	I	48	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903369	I	49	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903370	I	50	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903371	I	51	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903372	I	52	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903373	I	53	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903374	I	54	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903375	I	55	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903376	I	56	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903377	I	57	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903378	I	58	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903379	I	59	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903380	I	60	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903381	I	61	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903382	I	62	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903383	I	63	Lot Type 50	\$373,046	\$373,046	0.57%	\$18,718.11	\$298.11	\$957.10	\$85.70	\$93.59	\$1,434.51
2903384	I	64	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903385	I	65	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903386	I	66	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903387	I	67	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903388	I	68	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903389	I	69	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903390	I	70	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903391	I	71	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903392	I	72	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903393	I	73	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903394	I	74	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903395	I	75	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81

IMPROVEMENT AREA NO. 1 ASSESSMENT ROLL SUMMARY - 2025-26

Parcel	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2903396	I	76	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903397	I	77	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903398	I	78	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903399	I	79	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903400	I	80	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903401	I	81	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903402	I	82	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903403	I	83	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903404	I	84	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903405	I	85	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903406	I	86X	Non-Benefited Property	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2903407	J	1	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903408	J	2	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903409	J	3	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903410	J	4	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903411	J	5	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903412	J	6	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903413	J	7	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903414	J	8	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903415	J	9	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903416	J	10	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903417	J	11	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903418	J	12	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903419	J	13	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903420	J	14	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903421	J	15	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903422	J	16	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903423	J	17	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903424	J	18	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903425	J	19	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903426	J	20	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903427	J	21	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903428	J	22	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903429	J	23	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903430	J	24	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903431	J	25	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903432	J	26	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903433	J	27	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903434	J	28	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903435	J	29	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903436	J	30	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903437	J	31	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903438	J	32	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903439	K	1	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903440	K	2	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903441	K	3	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903442	K	4	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903443	K	5	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903444	K	6	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903445	K	7	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903446	K	8	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903447	K	9	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903448	K	10	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903449	K	11	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903450	K	12	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903451	K	13	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903452	K	14	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903453	K	15	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81

IMPROVEMENT AREA NO. 1 ASSESSMENT ROLL SUMMARY - 2025-26

Parcel	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2903454	K	16	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903455	K	17	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903456	K	18	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903457	K	19	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903458	K	20	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903459	K	21	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903460	K	22	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903461	K	23	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903462	K	24	Lot Type 40	\$352,320	\$352,320	0.54%	\$17,678.15	\$281.55	\$903.92	\$80.94	\$88.39	\$1,354.81
2903463	K	47X	Non-Benefited Property	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2903464	W	7X	Non-Benefited Property	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2903466	CC	1X	Non-Benefited Property	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$65,070,412	\$65,070,412	100.00%	\$3,265,000.00	\$52,000.00	\$166,946.74	\$14,949.19	\$16,325.00	\$250,220.93

APPENDIX B-2
IMPROVEMENT AREA NO. 2 ASSESSMENT ROLL SUMMARY - 2025-26

IMPROVEMENT AREA NO. 2 ASSESSMENT ROLL SUMMARY - 2025-26

Parcel	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2921894	BLK A	LOT 1	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922035	BLK E	LOT 25	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922036	BLK E	LOT 26	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922037	BLK E	LOT 27	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922038	BLK F	LOT 1	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922039	BLK F	LOT 2	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922040	BLK F	LOT 3	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922041	BLK F	LOT 4	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922042	BLK F	LOT 5	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922043	BLK F	LOT 6	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922034	BLK E	LOT 24	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922044	BLK F	LOT 7	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922046	BLK F	LOT 9	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922047	BLK F	LOT 10	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922048	BLK F	LOT 11	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922049	BLK F	LOT 12	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922050	BLK F	LOT 13	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922051	BLK F	LOT 14	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922052	BLK F	LOT 15	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922053	BLK F	LOT 16	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922054	BLK F	LOT 17	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922045	BLK F	LOT 8	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922055	BLK F	LOT 18	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922033	BLK E	LOT 23	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922031	BLK E	LOT 21	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922006	BLK E	LOT 1	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922010	BLK E	LOT 2	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922011	BLK E	LOT 3	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922012	BLK E	LOT 4	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922013	BLK E	LOT 5	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922014	BLK E	LOT 6	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922015	BLK E	LOT 7	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922016	BLK E	LOT 8	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922017	BLK E	LOT 9	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922032	BLK E	LOT 22	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922018	BLK E	LOT 10	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922020	BLK E	LOT 12	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922021	BLK E	LOT 13	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922024	BLK E	LOT 14	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922025	BLK E	LOT 15	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922026	BLK E	LOT 16	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922027	BLK E	LOT 17	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922028	BLK E	LOT 18	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922029	BLK E	LOT 19	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922030	BLK E	LOT 20	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922019	BLK E	LOT 11	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922056	BLK F	LOT 19	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922057	BLK F	LOT 20	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922058	BLK F	LOT 21	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922084	BLK G	LOT 14	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922085	BLK G	LOT 15	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922086	BLK G	LOT 16	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922087	BLK G	LOT 17	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922088	BLK G	LOT 18	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922089	BLK G	LOT 19	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922090	BLK L	LOT 1	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922091	BLK L	LOT 2	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922092	BLK L	LOT 3	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61

IMPROVEMENT AREA NO. 2 ASSESSMENT ROLL SUMMARY - 2025-26

Parcel	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2922083	BLK G	LOT 13	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922093	BLK L	LOT 4	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922095	BLK L	LOT 6	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922096	BLK L	LOT 7	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922097	BLK L	LOT 8	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922098	BLK L	LOT 83X	Non-Benefited Property	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2921919	BLK B	LOT 13	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921924	BLK B	LOT 18	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921927	BLK B	LOT 21	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921986	BLK D	LOT 5	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921991	BLK D	LOT 10	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922094	BLK L	LOT 5	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922082	BLK G	LOT 12	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922081	BLK G	LOT 11	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922080	BLK G	LOT 10	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922059	BLK F	LOT 22	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922060	BLK F	LOT 23	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922061	BLK F	LOT 24	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922062	BLK F	LOT 25	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922063	BLK F	LOT 26	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922064	BLK F	LOT 27	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922065	BLK F	LOT 28	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922066	BLK F	LOT 29	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922067	BLK F	LOT 30	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922068	BLK F	LOT 31	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922069	BLK F	LOT 32	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922070	BLK F	LOT 33	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922071	BLK F	LOT 34	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922072	BLK F	LOT 35	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922073	BLK G	LOT 3	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922074	BLK G	LOT 4	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922075	BLK G	LOT 5	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922076	BLK G	LOT 6	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922077	BLK G	LOT 7	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922078	BLK G	LOT 8	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922079	BLK G	LOT 9	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2922005	BLK D	LOT 24	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922004	BLK D	LOT 23	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922003	BLK D	LOT 22	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922002	BLK D	LOT 21	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921926	BLK B	LOT 20	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921928	BLK B	LOT 22	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921929	BLK B	LOT 23	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921930	BLK B	LOT 24	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921931	BLK B	LOT 25	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921932	BLK B	LOT 26	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921933	BLK B	LOT 27	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921934	BLK B	LOT 28	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921935	BLK B	LOT 29	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921925	BLK B	LOT 19	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921936	BLK B	LOT 30	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921939	BLK B	LOT 33X	Non-Benefited Property	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2921940	BLK C	LOT 1	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921941	BLK C	LOT 2	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921942	BLK C	LOT 3	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921943	BLK C	LOT 4	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921944	BLK C	LOT 5	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921945	BLK C	LOT 6	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52

IMPROVEMENT AREA NO. 2 ASSESSMENT ROLL SUMMARY - 2025-26

Parcel	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2921946	BLK C	LOT 7	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921947	BLK C	LOT 8	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921938	BLK B	LOT 32	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921923	BLK B	LOT 17	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921922	BLK B	LOT 16	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921921	BLK B	LOT 15	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921896	BLK A	LOT 2	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921897	BLK A	LOT 3	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921898	BLK A	LOT 4	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921899	BLK A	LOT 5	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921900	BLK A	LOT 6	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921901	BLK A	LOT 7	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921902	BLK A	LOT 8	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921903	BLK A	LOT 9	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921904	BLK B	LOT 1	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921905	BLK B	LOT 2	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921906	BLK B	LOT 3	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921907	BLK B	LOT 4	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921908	BLK B	LOT 5	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921909	BLK B	LOT 6	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921910	BLK B	LOT 7	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921914	BLK B	LOT 8	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921915	BLK B	LOT 9	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921916	BLK B	LOT 10	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921917	BLK B	LOT 11	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921918	BLK B	LOT 12	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921920	BLK B	LOT 14	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921948	BLK C	LOT 9	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921937	BLK B	LOT 31	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921949	BLK C	LOT 10	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921951	BLK C	LOT 12	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921979	BLK C	LOT 38	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921980	BLK C	LOT 39	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921981	BLK C	LOT 40	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921982	BLK D	LOT 1	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921983	BLK D	LOT 2	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921984	BLK D	LOT 3	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921985	BLK D	LOT 4	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921988	BLK D	LOT 7	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921989	BLK D	LOT 8	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921978	BLK C	LOT 37	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921990	BLK D	LOT 9	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921993	BLK D	LOT 12	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921994	BLK D	LOT 13	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921995	BLK D	LOT 14	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921996	BLK D	LOT 15	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921997	BLK D	LOT 16	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921998	BLK D	LOT 17	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921999	BLK D	LOT 18	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922000	BLK D	LOT 19	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2922001	BLK D	LOT 20	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921992	BLK D	LOT 11	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921977	BLK C	LOT 36	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921976	BLK C	LOT 35	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921975	BLK C	LOT 34	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921952	BLK C	LOT 13	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921953	BLK C	LOT 14	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921954	BLK C	LOT 15	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52

IMPROVEMENT AREA NO. 2 ASSESSMENT ROLL SUMMARY - 2025-26

Parcel	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2921955	BLK C	LOT 16	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921956	BLK C	LOT 17	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921957	BLK C	LOT 18	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921958	BLK C	LOT 19	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921959	BLK C	LOT 20	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921960	BLK C	LOT 21	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921963	BLK C	LOT 22	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921964	BLK C	LOT 23	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921965	BLK C	LOT 24	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921966	BLK C	LOT 25	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921967	BLK C	LOT 26	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921968	BLK C	LOT 27	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921969	BLK C	LOT 28	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921970	BLK C	LOT 29	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921971	BLK C	LOT 30	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921972	BLK C	LOT 31	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921973	BLK C	LOT 32	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921974	BLK C	LOT 33	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
2921950	BLK C	LOT 11	Lot Type 40	\$352,320	\$352,320	0.51%	\$18,003.85	\$288.99	\$921.19	\$78.31	\$90.02	\$1,378.52
2921987	BLK D	LOT 6	Lot Type 50	\$373,046	\$373,046	0.54%	\$19,062.96	\$306.00	\$975.38	\$82.92	\$95.31	\$1,459.61
				\$69,490,054	\$69,490,054	100.00%	\$3,551,000.00	\$57,000.00	\$181,692.21	\$15,445.39	\$17,755.00	\$271,892.60

APPENDIX B-3
IMPROVEMENT AREA NO. 3 ASSESSMENT ROLL SUMMARY - 2025-26

IMPROVEMENT AREA NO. 3 ASSESSMENT ROLL SUMMARY - 2025-26

Parcel	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
1188645	N/A	N/A	Varies	\$91,416,710	\$91,416,710	100.00%	\$4,671,000.00	\$75,000.00	\$238,817.32	\$21,421.97	\$23,355.00	\$358,594.29
Varies				Varies	Varies	100.00%	\$4,671,000.00	\$75,000.00	\$238,817.32	\$21,421.97	\$23,355.00	\$358,594.29

APPENDIX C
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PRINCETON, 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 Princeton, 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 Winchester Public Improvement District No. 3 (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