ORDINANCE NO. 2025-09-22-03

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2025-2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR BROOKSIDE PUBLIC IMPROVEMENT DISTRICT (PHASES 1 AND PHASES 2-3 PROJECT) INCLUDING THE COLLECTION OF THE 2025-2026 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the "City") has created the Brookside Public Improvement District (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 Brookside Public Improvement District (Phases 1 and Phases 2-3 Project) 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 Brookside Public Improvement District (Phases 1 and Phases 2-3 Project) 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 Phases 1 and Phases 2-3 Project of the PID, 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, Brookside Public Improvement District (Phases 1 and Phases 2-3 Project) 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 Brookside Public Improvement District (Phases 1 and Phases 2-3 Project) 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 affect 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 September 22, 2025.

Mayor

ATTEST:

City Secretary

EXHIBIT A

2025-2026 Annual Service and Assessment Plan Update

Exhibit A

BROOKSIDE PUBLIC IMPROVEMENT DISTRICT

CITY OF PRINCETON, TEXAS

PRINCETON
TEXAS

AMENDED ANNUAL SERVICE PLAN UPDATE 2025-26

AS APPROVED BY CITY COUNCIL ON:
SEPTEMBER 22, 2025

PREPARED BY:
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BROOKSIDE
PUBLIC IMPROVEMENT DISTRICT

AMENDED ANNUAL SERVICE PLAN UPDATE – 2025-26

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I. INTRODUCTION

The Brookside Public Improvement District (the "PID") was created by Resolution No. 2017-12-11-R-02 adopted by the City Council of the City of Princeton (the "City Council") on December 11, 2017 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 April 22, 2019, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2019 (Brookside Public Improvement District Phase 1 Project) (the "Phase 1 Bonds") in the aggregate principal amount of $3,685,000, 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 Phase 1 Bonds are secured by the Phase 1 Assessments (the "Phase 1 Assessments").

Additionally, on May 24, 2021, the City approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2021 (Brookside Public Improvement District Phase 2 and 3 Project) (the "Phase 2 and 3 Bonds") in the aggregate principal amount of $3,123,000, 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 Phase 2 and 3 Bonds are secured by the Phase 2 and 3 Assessments (the "Phase 2 and 3 Assessments"). There have been no changes to sections related to Phase 1 from the 2025-26 Annual Service Plan Update.

A service and assessment plan originally dated May 24, 2021 and most recently updated for Phase 2 and 3 Bonds (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 amended annual update of the Service and Assessment Plan for 2025-26 (the "Amended Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act. The purpose of this Amended Annual Service Plan Update is to amend the 2025-26 Annual Service Plan Update approved on August 25, 2025, and update the Phase 2 and 3 Assessment Roll to reflect the principal reduction that occurred on September 1, 2025.

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 Amended 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 Amended Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Amended Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Amended Annual Service Plan Update.

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

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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

Phase 1 Authorized Improvements Sources and Uses

The sources and uses of funds for the Phase 1 Bonds are presented below in Table II-A-1 as shown in the Current SAP.

According to the Phase 1 Final Plat, the Phase 1 Authorized Improvements were completed and accepted by the City as of June 26, 2020.

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

Description	Phase 1 Authorized Improvements	South Beauchamp Western Lanes Improvements	Additional Public Improvements	Phase 1 Private Improvements	Total
Sources of Funds					
Par Amount	$3,685,000	$0	$0	$0	$3,685,000
Owner Contribution	$1,448,614	$405,198	$0	$4,662,294	$6,516,106
City PID Fee	$0	$0	$222,203	$0	$222,203
Total Sources	**$5,133,614**	**$405,198**	**$222,203**	**$4,662,294**	**$10,423,309**
Uses of Funds					
Budgeted Costs					
Phase 1 Authorized Improvements	$4,278,299	$0	$0	$0	$4,278,299
South Beauchamp Western Lanes Improvements	$0	$405,198	$0	$0	$405,198
Additional Public Improvements	$0	$0	$0	$4,484,897	$4,484,897
Phase 1 Private Improvements	$0	$0	$0	$0	$0
Debt Service Reserve Fund	$244,294	$0	$0	$0	$244,294
Administrative Expenses	$21,000	$0	$0	$0	$21,000
Capitalized Interest	$229,471	$0	$0	$0	$229,471
Cost of Issuance	$250,000	$0	$0	$0	$250,000
Underwriters Discount	$110,550	$0	$0	$0	$110,550
City PID Fee Account	$0	$0	$222,203	$177,397	$399,600
Total Uses	**$5,133,614**	**$405,198**	**$222,203**	**$4,662,294**	**$10,423,309**

*Pursuant to the Development Agreement, the City PID Fees will be deposited into the City PID Fee Account to be held by the City. Total City PID Fees are estimated to be $788,400 ($399,600 for Phase 1 and $388,800 for Phase 2 and 3). In accordance with the Development Agreement, the Developer may, on a phase-by-phase basis, be eligible to be reimbursed for the Nature Trails Cost up to a maximum of $350,000. Any reimbursement request shall be sent to and acknowledged by the City in writing. The Phase 2 and 3 allocation of this $350,000 is estimated at $177,397 and is calculated in proportion to the distribution of lots between Phase 1 and Phase 2 and 3.

Phase 2 and 3 Sources and Uses

The sources and uses of funds for the Phase 2 and 3 Bonds are shown on the following page in Table II-A-2.

According to the Phase #3 Final Plat, the Phase 2 and 3 Authorized Improvements were completed and accepted by the City as of January 14, 2021.

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Table II-A-2
Phase 2 and 3 Sources and Uses of Funds

Description	Phase 2 and 3 Authorized Improvements	Additional Public Improvements	Phase 2 and 3 Private Improvements	Total
Sources of Funds				
Par Amount	$3,123,000	$0	$0	$3,123,000
Premium	$40,499	$0	$0	$40,499
Owner Contribution	$0	$0	$2,243,571	$2,243,571
City PID Fee	$0	$216,197	$0	$216,197
Total Sources	**$3,163,499**	**$216,197**	**$2,243,571**	**$5,623,267**
Uses of Funds				
Budgeted Costs				
Phase 2 and 3 Authorized Improvements	$2,653,294	$0	$0	$2,653,294
Phase 2 and 3 Private Improvements	$0	$0	$2,070,968	$2,070,968
Debt Service Reserve Fund	$180,166	$0	$0	$180,166
Administrative Expenses	$25,000	$0	$0	$25,000
Capitalized Interest	$0	$0	$0	$0
Cost of Issuance	$211,349	$0	$0	$211,349
Underwriters Discount	$93,690	$0	$0	$93,690
City PID Fee Account	$0	$216,197	$172,603	$388,800
Total Uses	**$3,163,499**	**$216,197**	**$2,243,571**	**$5,623,267**

*Pursuant to the Development Agreement, the City PID Fees will be deposited into the City PID Fee Account to be held by the City. Total City PID Fees are estimated to be $788,400 ($399,600 for Phase 1 and $388,800 for Phase 2 and 3). In accordance with the Development Agreement, the Developer may, on a phase-by-phase basis, be eligible to be reimbursed for the Nature Trails Cost up to a maximum of $350,000. Any reimbursement request shall be sent to and acknowledged by the City in writing. The Phase 2 and 3 allocation of this $350,000 is estimated at $177,397 and is calculated in proportion to the distribution of lots between Phase 1 and Phase 2 and 3.

B. Projected Costs of the Authorized Improvements

Description of the Authorized Improvements – Phase 1

Pursuant to the Current SAP, the Phase 1 Authorized Improvements consist of the on-site Public Infrastructure necessary for the development of Phase 1. The Phase 1 Authorized Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, and signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, 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, box culvert, headwalls, concrete flume, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Clearing and grubbing, excavation, testing, and erosion control; and
- City, professional, and other fees, including but not limited to, plan check and inspection fees, geotechnical and environmental services, construction staking, and engineering and surveying.

The breakdown of Phase 1 Authorized Improvements is shown on Table II-B-1 on the following page.

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Table II-B-1
Costs for Phase 1 Authorized Improvements

Description	Phase 1 Authorized Improvements	South Beauchamp Western Lanes Improvements	Phase 1 Private Improvements	Total
Soft Costs				
Planning, Survey, Engineering, Staking	$577,984	$0	$202,733	$780,717
PID Creation	$0	$0	$0	$0
Hard Costs				
Clearing and Excavation	$107,182	$0	$1,082,583	$1,189,765
Erosion Control	$45,385	$0	$61,501	$106,886
Water	$619,645	$0	$0	$619,645
Sanitary Sewer	$429,287	$0	$0	$429,287
Storm Sewer	$731,813	$0	$0	$731,813
Paving	$1,764,861	$326,683	$0	$2,091,544
Retaining Walls	$0	$0	$480,979	$480,979
Streetlights	$2,142	$0	$0	$2,142
Franchise Utilities	$0	$78,515	$339,780	$418,295
Hardscape/Landscape/Irrigation	$0	$0	$611,568	$611,568
Primary Hike and Bike Trail	$0	$0	$287,082	$287,082
Secondary Hike and Bike Trail	$0	$0	$96,068	$96,068
Common Amenities	$0	$0	$1,500,000	$1,500,000
Total Hard + Soft Costs	$4,278,299	$405,198	$4,662,294	$9,345,791
Total Assessed Hard + Soft Costs	$2,829,685	$0	$0	$2,829,685
Phase 1 Bond-Related Costs				
Debt Service Reserve	$244,294	$0	$0	$244,294
Capitalized Interest	$229,471	$0	$0	$229,471
Costs of Issuance	$250,000	$0	$0	$250,000
Underwriter's Discount	$110,550	$0	$0	$110,550
Administrative Fund	$21,000	$0	$0	$21,000
Principal Assessed	**$3,685,000**	**$0**	**$0**	**$3,685,000**

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Description of the Authorized Improvements – Phase 2 and 3

Pursuant to the Current SAP, the Phase 2 and 3 Authorized Improvements consist of the on-site Public Infrastructure necessary for the development of Phase 2 and 3. The Phase 2 and 3 Authorized Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, and signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, 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; box culvert, headwalls, concrete flume, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Clearing and grubbing, excavation, testing, and erosion control; and
- City, professional, and other fees, including but not limited to, plan check and inspection fees, geotechnical and environmental services, construction staking, and engineering and surveying.

The breakdown of Phase 2 and 3 Authorized Improvements is shown on Table II-B-2 on the following page.

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Table II-B-2
Costs for Phase 2 and 3 Authorized Improvements

Description	Phase 2 and 3 Authorized Improvements	Phase 2 and 3 Private Improvements	Total
Soft Costs			
Planning, Survey, Engineering, Staking	$348,782	$120,319	$469,101
PID Creation	$0	$0	$0
Hard Costs			
Clearing and Excavation	$2,315	$1,040,527	$1,042,842
Erosion Control	$2,500	$136,132	$138,632
Water	$522,411	$0	$522,411
Sanitary Sewer	$424,374	$0	$424,374
Storm Sewer	$563,440	$0	$563,440
Paving	$656,807	$0	$656,807
Retaining Walls	$0	$342,512	$342,512
Street Lights	$0	$0	$0
Franchise Utilities	$0	$79,940	$79,940
Hardscape/Landscape/Irrigation	$0	$116,639	$116,639
Primary Hike and Bike Trail	$0	$279,708	$279,708
Secondary Hike and Bike Trail	$0	$15,615	$15,615
Common Amenities	$0	$0	$0
Contingency	$132,402	$112,179	$244,581
Total Hard + Soft Costs	$2,653,294	$2,243,571	$4,896,865
Total Assessed Hard + Soft Costs	$2,653,294	$0	$2,653,294
Phase 2 and 3 Bond-Related Costs			
Debt Service Reserve	$180,166	$0	$180,166
Capitalized Interest	$0	$0	$0
Costs of Issuance	$211,349	$0	$211,349
Underwriter's Discount	$93,690	$0	$93,690
Deposit to Administrative Fund	$25,000	$0	$25,000
Principal Assessed	$3,163,499	$0	$3,163,499
Principal Assessed	**$3,685,000**	**$0**	**$3,685,000**

C. ANNUAL BUDGET

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 Phase 1 Assessed Property commenced with the 2021 tax year. The calculation of the Annual Installments for the Phase 1 Assessed Property, is shown in Table II-C-1 on the following page.

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Table II-C-1
Annual Installment Calculation – Phase 1

Revenues and Expenditures	Total	Per Lot*	Per Partially Prepaid Lot
Revenues			
Annual Installments	$293,819	$1,326.10	$749.78
Administrative Fund	$10,000	$45.13	$25.52
Interest and Sinking Fund	$0	$0.00	$0.00
Total Revenues	**$303,819**	**$1,371.24**	**$775.30**
Expenditures			
Series 2019 Bonds			
March 1, 2026 Interest	$81,084	$365.96	$206.91
September 1, 2026 Interest	$81,084	$365.96	$206.91
September 1, 2026 Principal	$80,000	$361.07	$204.15
Prepayment and Delinquency Reserve	$16,616	$74.99	$42.40
Administrative Expenses	$45,035	$203.26	$114.92
Total Expenditures	**$303,819**	**$1,371.24**	**$775.30**

*The original Assessment and Annual Installment are the same for each residential lot. One property has partially prepaid its Assessment and has a reduced Annual Installment. Dividing the total Annual Installments, less the Annual Installment for the one (1) partial prepaid property, by 221 lots results in the Annual Installment per lot shown above.

Collection of the Annual Installments for the Phase 2 and 3 Assessed Property commenced with the 2021 tax year. The calculation of the Annual Installments for the Phase 2 and 3 Assessed Property is shown in Table II-C-2 on the following page.

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Table II-C-2
Annual Installment Calculation – Phase 2 and 3

Revenues and Expenditures	Total	Per Lot*
Revenues		
Annual Installments	$229,502	$1,072.44
Administrative Fund	$8,000	$37.38
Interest and Sinking Fund	$0	$0.00
Total Revenues	**$237,502**	**$1,109.82**
Expenditures		
Series 2019 Bonds		
March 1, 2026 Interest	$50,835	$237.55
September 1, 2026 Interest	$50,835	$237.55
September 1, 2026 Principal	$75,000	$350.47
Prepayment and Delinquency Reserve	$14,130	$66.03
Administrative Expenses	$46,701	$218.23
Total Expenditures	**$237,502**	**$1,109.82**

*The Assessment and Annual Installment are the same for each residential lot. Dividing the total Annual Installment by the 214 Phase 2 and 3 lots with outstanding Assessments results in the Annual Installment per lot shown above.

The Annual Installments are allocated to each Lot Type pursuant to the Assessment apportionment methodology included in the Current SAP.

D. Five Year Service Plan

A service plan must cover 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-1 and Table II-D-2 on the following page.

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Table II-D-1
5-Year Service Plan – Phase 1

Description	Assessment Year					
	2026	**2027**	**2028**	**2029**	**2030**	**2031**
Revenues						
Annual Installments	$293,819	$306,017	$302,898	$304,798	$306,479	$307,347
Available Fund Balances						
Reserve Fund Income	$0	$0	$0	$0	$0	$0
Administrative Fund	$10,000	$0	$0	$0	$0	$0
Total Revenues	**$303,819**	**$306,017**	**$302,898**	**$304,798**	**$306,479**	**$307,347**
Expenditures						
Bond Debt Service	$242,168	$243,856	$240,244	$241,631	$242,806	$243,175
Administrative Expenses	$45,035	$45,936	$46,854	$47,792	$48,747	$49,722
Additional Interest	$16,616	$16,225	$15,800	$15,375	$14,925	$14,450
Total Expenditures	**$303,819**	**$306,017**	**$302,898**	**$304,798**	**$306,479**	**$307,347**

Table II-D-2
5-Year Service Plan – Phase 2 and 3

Description	Assessment Year					
	2026	**2027**	**2028**	**2029**	**2030**	**2031**
Revenues						
Annual Installments	$229,502	$239,274	$239,496	$238,668	$238,824	$233,930
Available Fund Balances						
Reserve Fund Income	$0	$0	$0	$0	$0	$0
Administrative Fund	$8,000	$0	$0	$0	$0	$0
Total Revenues	**$237,502**	**$239,274**	**$239,496**	**$238,668**	**$238,824**	**$233,930**
Expenditures						
Bond Debt Service	$176,671	$177,879	$177,539	$176,139	$175,709	$170,219
Administrative Expenses	$46,701	$47,635	$48,588	$49,559	$50,551	$51,562
Additional Interest	$14,130	$13,760	$13,370	$12,970	$12,565	$12,150
Total Expenditures	**$237,502**	**$239,274**	**$239,496**	**$238,668**	**$238,824**	**$233,930**

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

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

F. Bond Redemption related Updates

Phase 1 Bonds

The Phase 1 Bonds were issued in 2019. Pursuant to Section 4.3 of the Phase 1 Indenture, the City reserves the right and option to redeem the Phase 1 Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2029**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase 1 Indenture.

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

Phase 2 and 3 Bonds

The Phase 2 and 3 Bonds were issued in 2021. Pursuant to Section 4.3 of the Phase 2 and 3 Indenture, the City reserves the right and option to redeem the Phase 2 and 3 Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2029**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase 1 Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase 2 and 3 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.

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 Current Service and Assessment Plan.

A. Allocation of Budgeted Costs

1. Phase 1 Authorized Improvements

The City Council has determined to allocate the Phase 1 Budgeted Costs to each single-family lot within Phase 1 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 Phase 1 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Phase 1 Assessments are levied receive a direct and special benefit from the Phase 1 Authorized Improvements, and this benefit is equal to or greater than the amount assessed.

2. Phase 2 and 3 Authorized Improvements

The City Council has determined to allocate the Phase 2 and 3 Budgeted Costs to each single-family lot within Phase 2 and 3 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 Phase 2 and 3 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Phase 2 and 3 Assessments are levied receive a direct and special benefit from the Phase 2 and 3 Authorized Improvements, and this benefit is equal to or greater than the amount assessed.

B. Calculation of Assessments

1. Phase 1

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Phase 1 and the resulting assessments and estimated Annual Installments for each Lot Type are shown on the following page in Table III-B-1.

2. Phase 2 and 3

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Phase 2 and 3 and the resulting assessments and estimated Annual Installments for each Lot Type are shown on the following page in Table III-B-2.

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Table III-B-1
Phase 1 Assessment Per Unit

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments[3]	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Original Assessment Per Unit	Outstanding Assessment Per Unit
55	221	$311,750	$68,896,750	100.00%	$68,896,750	99.74%	0.45%	$3,314,707.52	$16,599.10	$14,998.68
55 - Partial	1	$311,750	$311,750	56.54%	$176,263	0.26%	0.26%	$8,480.25	$16,599.10	$8,480.25
Total	**222**		**$69,208,500**		**$69,073,013**	**100.00%**		**$3,323,187.77**		

Table III-B-2
Phase 2 and 3 Assessment Per Unit

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments[3]	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Original Assessment Per Unit	Outstanding Assessment Per Unit
55	214	$276,731	$59,220,434	100.00%	$59,220,434	100.00%	0.47%	$2,826,083.34	$14,593.46	$13,206.00
Prepaid	2	$276,731	$553,462	0.00%	$0	0.00%	0.00%	$0.00	$14,593.46	$0.00
Total	**216**		**$59,773,896**		**$59,220,434**	**100.00%**		**$2,826,083.34**		

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-B-1 and Table III-B-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 an 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.

B. PREPAYMENT OF ASSESSMENTS

Phase 1

Per the Service and Assessment Plan Update for 2024-25, there has been one partial Assessment prepayment, for parcel 2799299.

Phase 2 and 3

Per the Service and Assessment Plan Update for 2024-25, there have been two full Assessment prepayments, for parcels 2817400 and 2817408.

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

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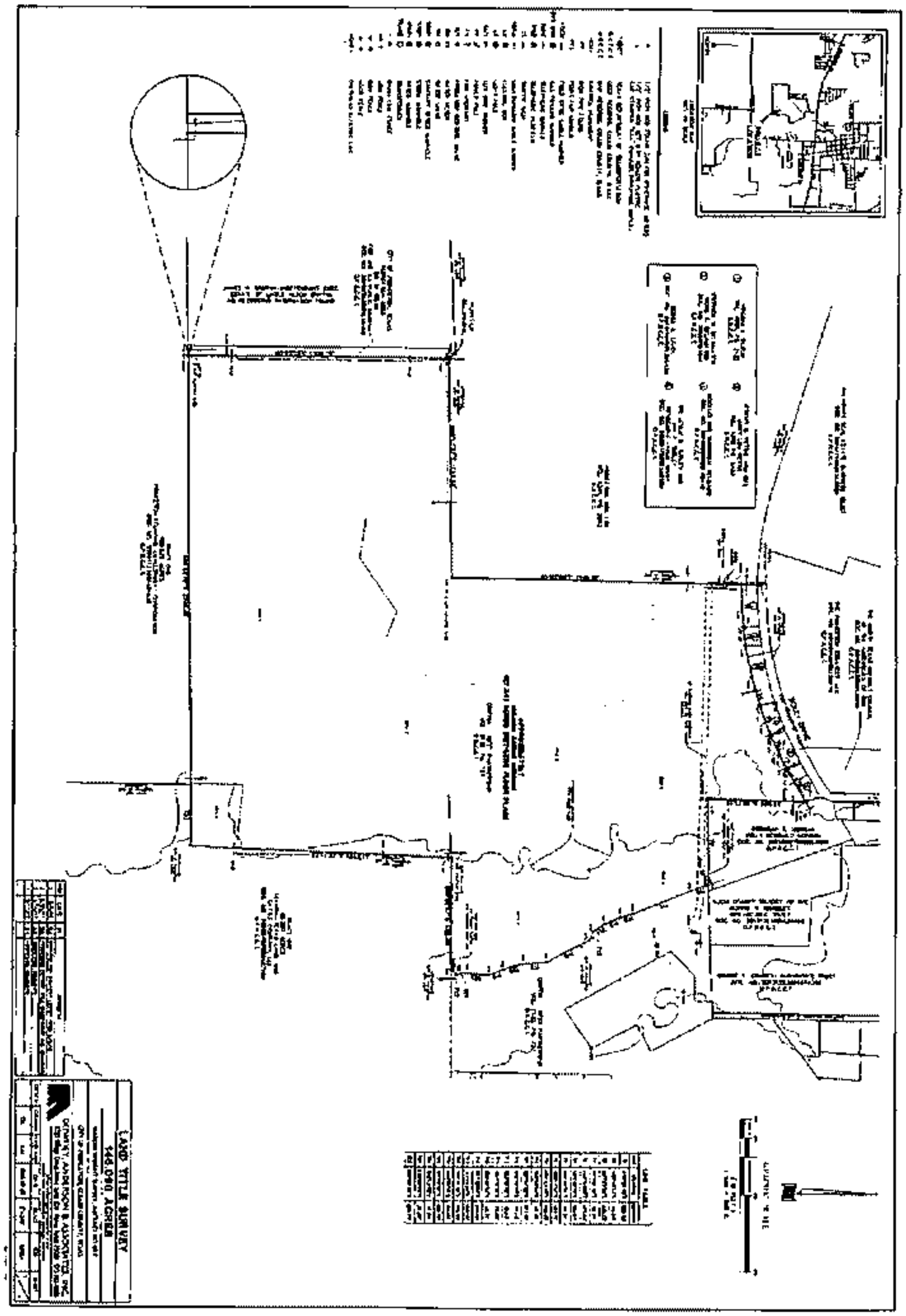
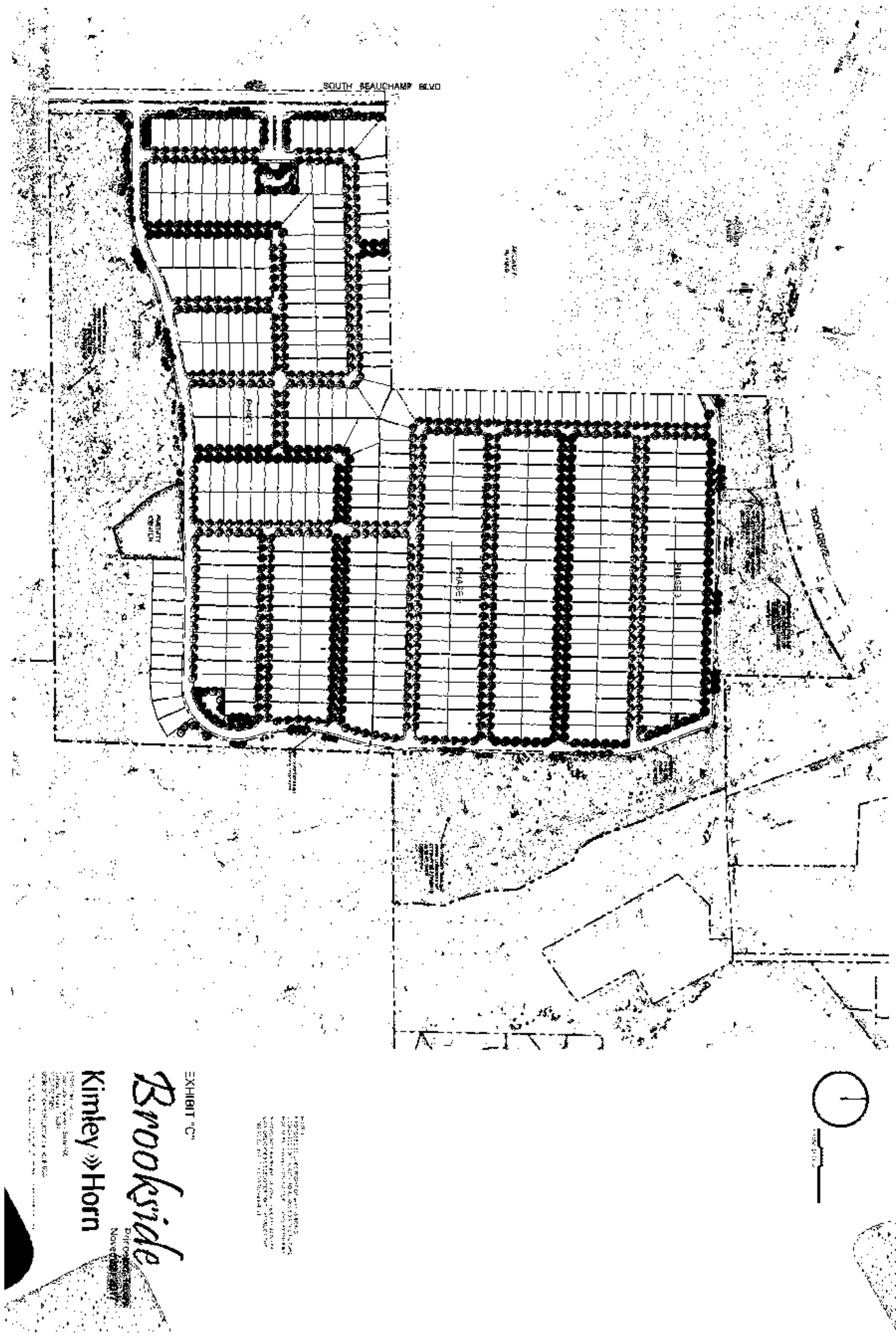
APPENDIX A
PID MAP AND CONCEPT PLANS

PID Boundary Map




SOUTH BEAUCHAMP BLVD
EXHIBIT "C"
Brookside
Kimley»Horn

APPENDIX B
PHASE 1 ASSESSMENT ROLL SUMMARY – 2025-26

Phase 1 Assessment Roll
2025-26

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2799206	A	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799207	B	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799208	C	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799209	D	1	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799210	E	1	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799211	F	1	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799212	G	1	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799214	A	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799215	A	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799216	A	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799217	A	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799218	A	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799219	A	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799220	A	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799221	B	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799222	B	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799223	B	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799224	B	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799225	B	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799226	B	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799227	B	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799228	B	10	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799229	B	11	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799230	B	12	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799231	B	13	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799232	C	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799233	C	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799234	C	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799235	C	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799236	C	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799237	C	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799238	C	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799239	C	11	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799240	C	12	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799241	C	13	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799242	C	14	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799243	C	15	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799244	C	16	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799245	C	17	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799246	C	18	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799247	C	19	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799248	C	20	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799249	C	21	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799250	C	22	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799251	C	23	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799252	C	24	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799253	C	25	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799254	C	26	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799255	C	27	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799256	C	28	55	$7,499.34	$180.53	$365.96	$79.06	$37.50	$663.05
2844169	C	28	55	$7,499.34	$180.53	$365.96	$79.06	$37.50	$663.05
2799257	C	29	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799258	C	30	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799259	C	31	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799260	C	32	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799261	C	33	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799262	C	34	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799263	C	35	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799264	C	36	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799265	C	37	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799266	C	38	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799267	C	39	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799268	C	40	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799269	C	41	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799270	C	42	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799271	C	43	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799272	C	44	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799273	C	45	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10

Phase 1 Assessment Roll
2025-26

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2799274	C	46	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799275	C	47	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799276	D	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799277	D	3	55	$7,499.34	$180.53	$365.96	$79.06	$37.50	$663.05
2839411				$7,499.34	$180.53	$365.96	$79.06	$37.50	$663.05
2799278	D	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799279	D	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799280	D	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799281	D	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799282	D	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799283	D	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799284	D	10	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799285	D	11	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799286	D	12	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799287	D	13	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799288	D	14	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799289	D	15	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799290	E	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799291	E	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799292	E	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799293	E	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799294	E	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799295	E	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799296	E	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799297	E	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799298	E	10	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799299	E	11	PartialPrep	$8,480.25	$204.15	$413.83	$89.40	$42.40	$749.78
2799300	E	12	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799301	F	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799302	F	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799303	F	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799304	F	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799305	G	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799306	G	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799307	G	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799308	G	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799309	G	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799310	G	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799311	G	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799312	G	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799313	G	10	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799314	G	11	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799315	G	12	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799316	G	13	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799317	G	14	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2799318	G	15	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803908	F	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803909	F	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803910	F	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803911	F	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803912	F	10	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803913	G	16	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803914	G	17	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803915	G	18	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803916	G	19	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803917	G	20	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803918	G	21	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803919	G	22	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803920	G	23	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803921	G	24	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803922	G	25	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803923	M	15	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803924	M	16	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803925	M	17	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803926	M	18	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803927	M	19	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803928	M	20	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803929	M	21	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10

Phase 1 Assessment Roll
2025-26

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2803930	M	22	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803931	M	23	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803932	M	24	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803933	M	25	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803934	M	26	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803935	M	27	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803936	L	1	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803937	L	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803938	L	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803939	L	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803940	L	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803941	L	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803942	L	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803943	L	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803944	L	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803945	L	10	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803946	L	11	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803947	L	12	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803948	L	13	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803949	L	14	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803950	L	15	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803951	L	16	55	$7,499.34	$180.53	$365.96	$79.06	$37.50	$663.05
2835476				$7,499.34	$180.53	$365.96	$79.06	$37.50	$663.05
2803952	L	17	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803953	L	18	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803954	L	19	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803955	L	20	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803956	L	21	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803957	L	22	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803958	L	23	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803959	L	24	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803960	L	25	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803961	L	26	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803962	K	1	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803963	K	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803964	K	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803965	K	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803966	K	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803967	K	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803968	K	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803969	K	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803970	K	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803971	K	10	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803972	K	11	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803973	K	12	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803974	K	13	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803976	K	15	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803977	K	16	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803978	K	17	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803979	K	18	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803980	K	19	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803981	K	20	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803982	K	21	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803983	K	22	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803984	K	23	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803985	K	24	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803986	K	25	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803987	J	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803988	J	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803989	J	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803990	J	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803991	J	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803992	J	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803993	J	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803994	J	10	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803995	J	11	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803996	J	12	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803997	J	13	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10

Phase 1 Assessment Roll
2025-26

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2803998	J	14	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2803999	II	1	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804000	II	2	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804001	II	3	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804002	II	4	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804003	II	5	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804004	II	6	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804005	II	7	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804006	II	8	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804007	II	9	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804008	II	10	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804009	II	11	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804010	II	12	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804011	II	13	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804012	II	14	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804013	II	15	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804014	II	16	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804015	II	17	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804016	II	18	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804017	II	19	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
2804018	II	20	55	$14,998.68	$361.07	$731.92	$158.12	$74.99	$1,326.10
				$3,323,187.77	**$80,000.00**	**$162,167.83**	**$35,035.00**	**$16,615.94**	**$293,818.76**

APPENDIX C
PHASE 2 AND 3 ASSESSMENT ROLL SUMMARY – 2025-26

Phase 2 and 3 Assessment Roll
2025-26

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2817329	G	34	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817330	G	35	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817331	G	36	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817332	G	37	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817333	G	38	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817334	G	39	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817335	G	33	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817336	G	26	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817337	G	27	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817338	G	28	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817339	G	29	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817340	G	30	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817341	G	31	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817342	G	32	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817343	M	1	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817344	M	2	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817345	M	3	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817346	M	4	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817347	M	5	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817348	M	6	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817349	M	7	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817350	M	8	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817351	M	9	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817352	M	10	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817353	M	11	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817354	M	12	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817355	M	13	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817356	M	14	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817357	N	1	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817358	N	2	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817359	N	3	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817360	N	4	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817361	N	5	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817362	N	6	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817363	N	7	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817364	N	8	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817365	N	9	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817366	N	10	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817367	N	11	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817368	N	12	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817369	N	13	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817370	N	14	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817371	N	15	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817372	N	16	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817373	N	17	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817374	N	18	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817375	N	19	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817376	N	20	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2855577				$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817377	N	21	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817378	N	22	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817379	N	23	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817380	N	24	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817381	N	25	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817382	N	26	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817383	N	27	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817384	N	28	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817385	N	29	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817386	N	30	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817387	N	31	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817388	N	32	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817389	N	33	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817390	N	34	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817391	N	35	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817392	N	36	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44

Phase 2 and 3 Assessment Roll
2025-26

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2817393	N	37	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817394	N	38	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817395	N	39	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817396	N	40	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817397	N	41	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817398	N	42	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817399	N	43	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817400	N	44	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2817407	P	23	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817408	P	24	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2817409	P	25	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817410	P	26	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817411	P	27	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817412	P	28	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817413	P	29	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817414	P	30	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817415	P	31	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817416	P	32	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817417	P	33	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817418	P	34	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817419	P	35	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817420	P	36	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817421	P	37	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817422	P	38	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817423	P	39	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817424	P	40	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817425	P	41	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817426	P	42	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817427	P	43	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2817428	P	44	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828845	G	40	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828848	G	41	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828849	G	42	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828850	G	43	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828851	G	44	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828852	G	45	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828853	G	46	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828854	G	47	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828855	G	48	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828856	G	49	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828857	G	50	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828858	G	51	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828859	G	52	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828860	G	53	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828861	G	54	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828862	P	1	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828865	P	2	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828866	P	3	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828867	P	4	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828868	P	5	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828869	P	6	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828870	P	7	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828871	P	8	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828872	P	9	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828873	P	10	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828874	P	11	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828875	P	12	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828876	P	13	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828877	P	14	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828878	P	15	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828879	P	16	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828880	P	17	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828881	P	18	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828882	P	19	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828883	P	20	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44

Phase 2 and 3 Assessment Roll
2025-26

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2828884	P	21	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828885	P	22	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828886	Q	1	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828890	Q	2	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828891	Q	3	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828892	Q	4	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828893	Q	5	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828894	Q	6	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828895	Q	7	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828896	Q	8	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828897	Q	9	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828898	Q	10	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828900	Q	12	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828901	Q	13	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828902	Q	14	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828903	Q	15	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828904	Q	16	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828905	Q	17	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828906	Q	18	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828907	Q	19	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828908	Q	20	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828909	Q	21	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828910	Q	22	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828911	Q	23	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828913	Q	24	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828914	Q	25	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828915	Q	26	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828916	Q	27	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828917	Q	28	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828918	Q	29	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828919	Q	30	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828920	Q	31	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828921	Q	32	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828922	Q	33	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828923	Q	34	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828924	Q	35	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828925	Q	36	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828926	Q	37	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828927	Q	38	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828928	Q	39	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828929	Q	40	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828930	Q	41	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828931	Q	42	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828932	Q	43	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828933	Q	44	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828934	R	1	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828935	R	2	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828936	R	3	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828937	R	4	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828938	R	5	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828939	R	6	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828940	R	7	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828941	R	8	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828942	R	9	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828943	R	10	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828944	R	11	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828945	R	12	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828946	R	13	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828947	R	14	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828948	R	15	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828949	R	16	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828950	R	17	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828951	R	18	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828952	R	19	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828953	R	20	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44

Phase 2 and 3 Assessment Roll
2025-26

Parcel	Block #	Lot	Lot Type	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2828954	R	21	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828956	R	22	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828957	R	23	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828958	R	24	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828959	R	25	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828960	R	26	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828961	R	27	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828962	R	28	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828963	R	29	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828964	R	30	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828965	R	31	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828966	R	32	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828967	R	33	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828968	R	34	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828969	R	35	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828970	R	36	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828971	R	37	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828972	R	38	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828973	R	39	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828974	R	40	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
2828975	R	41	55	$13,206.00	$350.47	$475.10	$180.85	$66.03	$1,072.44
				$2,826,083.34	**$75,000.00**	**$101,670.78**	**$38,701.00**	**$14,130.42**	**$229,502.20**

APPENDIX D
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 Brookside Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: ____________________

______________________________ ______________________________
Signature of Seller Signature of Seller

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

Date: ____________________

______________________________ ______________________________
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF ____________ §

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

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

____

Notary Public, State of Texas

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000123957

eRecording - Real Property

MISCELLANEOUS

Recorded On: September 29, 2025 09:21 AM

Number of Pages: 41

" Examined and Charged as Follows: "

Total Recording: $181.00

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

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

File Information:

Document Number:	2025000123957
Receipt Number:	20250929000039
Recorded Date/Time:	September 29, 2025 09:21 AM
User:	Clarke B
Station:	Workstation cck015

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF COLLIN

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

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp