



CITY COUNCIL

Jeff Winget, Mayor

Michael Schupp, Mayor Pro Tem

ton, Deputy Mayo

Jonathan Reave

Marvin Gibbs

Elise Bowers

John Bowers JIE

City Manager

CERTIFIED COPY OF RECORD

STATE OF TEXAS

3

COUNTIES OF DALLAS AND ROCKWALL

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CITY OF ROWLETT

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I, the undersigned, Deputy City Secretary of the City of Rowlett, Texas, a governmental subdivision of the State of Texas, in the performance of the functions of my office, hereby certify that the following copy of Ordinance ORD-032-25, approved by the City Council of the City of Rowlett, Texas on October 21, 2025, is a true and correct copy of same, and that I am the lawful possessor and have legal custody of said record.

WITNESS my hand and seal of said City of Rowlett, Texas, at my office in said City, Counties and State aforesaid, this 22nd day of October 2025.



Stacey Chadwick
Stacey Chadwick, Deputy City Secretary
City of Rowlett, Texas





City of Rowlett

Official Copy

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

Ordinance: ORD-032-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, REVIEWING AND UPDATING THE SERVICE PLAN INCLUDING AN UPDATED ASSESSMENT ROLL FOR THE BAYSIDE PUBLIC IMPROVEMENT DISTRICT – NORTH IMPROVEMENT AREA OF THE CITY OF ROWLETT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett, Texas, following due and strict compliance with the laws of the State of Texas and the ordinances of the City of Rowlett, Texas, and having given requisite notice by publication and otherwise, and after holding full and fair public hearings, has authorized the creation of the Bayside Public Improvement District (the "District") of the City of Rowlett; and

WHEREAS, the City Council has, following due notice and hearing, adopted and approved Service and Assessment Plans for the North Area Improvements, as described therein, on which assessment rolls have been created and made available for public inspection, and assessments have been levied on the properties within the District; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually for annual budget purposes as required by the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll summaries for the North Improvement Area, attached as Exhibit A hereto, conform the original Assessment Roll to the principal and interest payment schedule required for the bonds issued by the District, and update the Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and to approve and adopt the Annual Service Plan Update and the updated Assessment Roll summary attached thereto for the North Improvement Area, in conformity with the requirements of law; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest of the citizens of Rowlett.

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

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

SECTION 2: The Bayside Annual Service Plan Update and updated Assessment Roll – North Improvement Area, attached hereto and incorporated herein by this reference as Exhibit A, be and are hereby accepted, adopted and approved.

SECTION 3: The City Secretary is directed to cause a copy of this Ordinance, including the 2025-2026 Annual Service Plan to be recorded in the real property records of Dallas County, Texas, on or before October 28, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the

City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

SECTION 4: This Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: It is hereby declared to be the intention of the City Council of the City of Rowlett, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of Rowlett without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 6: This Ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

At a meeting of the City Council on October 21, 2025, this Ordinance be adopted. The motion carried by the following vote:

Ayes: 7 Mayor Winget, Mayor Pro Tem Schupp, Deputy Mayor Pro Tem Britton, Councilmember Reaves, Councilmember Gibbs, Councilmember Bowers and Councilmember Bowers III.

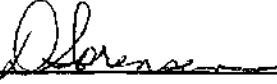
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Approved by 
Jeff Winget, Mayor

Date: October 21, 2025

Approved to form by 
Victoria Thomas, City Attorney

Date: October 21, 2025

Certified by 
Deborah Sorensen, City Secretary

Date: October 21, 2025



**BAYSIDE
PUBLIC IMPROVEMENT DISTRICT
CITY OF ROWLETT, TEXAS**

**NORTH IMPROVEMENT AREA
ANNUAL SERVICE PLAN UPDATE**

(ASSESSMENT YEAR 9/15/25 - 9/14/26)

**PRESENTED TO CITY COUNCIL ON:
OCTOBER 21, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**BAYSIDE
PUBLIC IMPROVEMENT DISTRICT**

**NORTH IMPROVEMENT AREA
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/25 – 9/14/26)**

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APPENDIX D – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Bayside Public Improvement District (the “PID”) was created pursuant to Chapter 372 of the Texas Local Government Code (as amended, the “PID Act”) and a resolution of the City Council on September 15, 2015 to finance certain public improvement projects for the benefit of Assessed Property within the PID. The City of Rowlett, Texas (the “City”) issued Special Assessment Revenue Bonds, Series 2016 (Bayside Public Improvement District North Improvement Area Project) (the “North Improvement Area Bonds”) in the aggregate principal amount of \$13,515,000 to finance the costs of constructing the North Improvement Area Improvements for the benefit of the Assessed Property within the North Improvement Area.

The PID consists of approximately 317 acres of property within the City limits. The North Improvement Area consists of approximately 142 acres within the PID. A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “North Improvements”) to be constructed, the costs of the North Improvements, the indebtedness to be incurred for the North Improvements, and the manner of assessing the benefitted property within the North Improvement Area of the PID for the costs of the North Improvements.

On January 7, 2020, the Service and Assessment Plan was initially amended and restated at the direction of the City to address the manner of assessing the benefitted property within the South Improvement Area of the PID due to the introduction of an updated development plan and new land use types; additionally on October 12, 2021, the Service and Assessment Plan was updated to address the manner of assessing the benefitted property within the North Improvement Area of the PID due to the introduction of an updated development plan and new land use types (the “Amended and Restated Service and Assessment Plan”). Pursuant to the PID Act, the Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City also adopted an assessment roll (the “Assessment Roll”) identifying the Assessments on each Parcel of Assessed Property within the North Improvement Area of the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2025-26.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and a copy of this Annual Service Plan Update will be filed with the county clerk in

each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain 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 providing the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

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

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

According to the original Service and Assessment Plan adopted on March 1, 2016, the initial total estimated costs of the North Improvements, including North Improvement Area costs of issuance, were equal to \$15,316,172. According to the Developer's North Improvements Draw Request #13 approved as of March 11, 2019, the actual costs of the North Improvements are \$15,315,255 representing a \$917 decrease from the original cost estimates.

The City has undertaken the constructing of certain additional offsite wastewater improvements (the "Additional Offsite Wastewater Improvements"), as defined herein, that confer a special benefit to the North Improvement Area, the South Improvement Area and property outside of the PID. Such improvements were funded by the City and are eligible to be reimbursed to the City from excess funds available to the PID to the extent such excess funds are not required to fund existing PID obligations.

The Additional Offsite Wastewater Improvements consists of construction, installation and/or expansion of downstream force main for the Bayside Lift Station, parallel gravity sewer on Miller Road near President George Bush Turnpike, new pump and parallel downstream force main for the Rowlett Road Lift Station, and gravity sewer replacement west of Rowlett Creek. The Additional Offsite Wastewater Improvements will be constructed according to City standards.

Table II-A-1 on the following page summarizes the estimated benefits of the Additional Offsite Wastewater Improvements and the amounts allocated to the North Improvement Area (the "North Improvement Area Portion"), the amounts allocated to the South Improvement Area (the "South Improvement Area Portion") and the amounts allocated to the property outside of the PID (the "City Portion") as provided by the City as of October 5, 2023. The amounts shown in Table II-A-1 are estimates and may be updated in Annual Service Plan Updates.

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

Sources of Funds	Final Cost ¹	North Improvement Area Portion		South Improvement Area Portion		City Portion	
		Allocation % ²	Amount	Allocation % ²	Amount	Allocation % ²	Amount
<u>Additional Offsite Wastewater Improvements</u>							
Downstream force main - Bayside Lift station	\$5,589,168	27.71%	\$1,548,563	42.79%	\$2,391,801	29.50%	\$1,648,804
Parallel gravity sewer on Miller Road near President George Bush Turnpike	\$1,016,483	16.15%	\$164,146	24.94%	\$253,527	58.91%	\$598,810
Pump for the Rowlett Road Lift Station	\$465,569	8.66%	\$40,307	13.37%	\$62,257	77.97%	\$363,005
Parallel downstream force main for the Rowlett Road Lift Station	\$1,176,289	8.66%	\$101,840	13.37%	\$157,296	77.97%	\$917,153
Gravity sewer replacement west of Rowlett Creek	\$1,293,400	2.11%	\$27,325	3.26%	\$42,203	94.62%	\$1,223,872
<i>Subtotal: Additional Offsite Wastewater Improvement Costs</i>	<i>\$9,540,909</i>		<i>\$1,882,181</i>		<i>\$2,907,084</i>		<i>\$4,751,644</i>

1 - Additional Offsite Wastewater Improvements of \$9,540,909 as of October 5, 2023 were fully funded by the City.

2 - Allocation percentages are provided by the City as of October 5, 2023 and represent the pro rata benefit applicable to each portion.

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

For additional North Improvement Area development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/ES360858>

Table II-A-2
Updated Sources and Uses of Funds

Sources of Funds	Estimated Budget	Budget Changes	Revised Budget ¹	Actual Costs ¹	Variance
Par amount	\$13,515,000	\$0	\$13,515,000	\$13,515,000	\$0
Owner Contribution	\$1,801,172	(\$917)	\$1,800,255	\$1,800,255	\$0
Other funding sources	\$0	\$1,882,181	\$1,882,181	\$1,882,181	\$0
Total Sources	\$15,316,172	\$1,881,264	\$17,197,436	\$17,197,436	\$0
Uses of Funds					
<i>North Improvements - Hard Costs</i>					
Roadways	\$4,400,000	\$188,348	\$4,588,348	\$4,588,348	\$0
Wastewater	\$2,420,000	\$263,718	\$2,683,718	\$2,683,718	\$0
Storm Drainage	\$885,000	\$6,286	\$891,286	\$891,286	\$0
Water	\$1,325,000	(\$348,467)	\$976,533	\$976,533	\$0
Public Open Space & Trail System	\$825,000	\$0	\$825,000	\$825,000	\$0
<i>Subtotal: North Improvements Hard Costs</i>	\$9,855,000	\$109,885	\$9,964,885	\$9,964,885	\$0
<i>Additional Offsite Improvements - North Portion</i>					
Offsite wastewater improvements	\$0	\$1,882,181	\$1,882,181	\$1,882,181	\$0
<i>Subtotal: North Improvements and Offsite Improvements</i>	\$9,855,000	\$1,992,066	\$11,847,066	\$11,847,066	\$0
<i>North Improvements - Soft Costs</i>					
Bonds & Mobilization	\$450,000	(\$95,988)	\$354,012	\$354,012	\$0
Geotechnical & material testing	\$300,000	(\$229,595)	\$70,405	\$70,405	\$0
Civil eng. Design, surveying, staking & CA services	\$500,000	\$239,712	\$739,712	\$739,712	\$0
Miscellaneous fees	\$150,000	(\$47,836)	\$102,164	\$102,164	\$0
Inspection Fees - Paving and Utilities only	\$315,000	\$22,905	\$337,905	\$337,905	\$0
<i>Subtotal: North Improvements Soft Costs</i>	\$1,715,000	(\$110,802)	\$1,604,198	\$1,604,198	\$0
<i>Bond Issuance Costs</i>					
Capitalized interest	\$1,613,845	\$0	\$1,613,845	\$1,613,845	\$0
Reserve fund	\$1,017,858	\$0	\$1,017,858	\$1,017,858	\$0
Other costs of issuance including underwriter's discount	\$1,114,469	\$0	\$1,114,469	\$1,114,469	\$0
<i>Subtotal: Bond Issuance Costs</i>	\$3,746,172	\$0	\$3,746,172	\$3,746,172	\$0
Total Uses	\$15,316,172	\$1,881,264	\$17,197,436	\$17,197,436	\$0

¹ – According to North Improvements' Draw Request #13 as approved by the City on March 11, 2019.

Authorized Improvement Cost Variances

As stated in Table II-A-2 on the previous page, there are no significant variances to be reported at this time.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. According to the Developer's Quarterly Improvement Implementation Report dated as of June 22, 2020, all North Improvements were completed and accepted by the City as of February 25, 2020.

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

The projected Annual Installments for the North Improvements over a period of five years is shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2016-2031)³

Assessment Year ending September 15	Principal Payments ¹	Interest Expense	Administrative Expenses	Prepayment Reserve	Delinquency Reserve	Capitalized Interest or Excess Pledged Revenue Balance	Annual PID Installments ²
2016-2025	\$810,000	\$4,508,516	\$356,711	\$149,391	\$224,088	(\$1,701,356)	\$4,347,350
2026	\$160,000	\$419,754	\$48,000	\$0	\$35,853	(\$14,000)	\$649,607
2027	\$200,000	\$413,463	\$48,960	\$0	\$35,250	\$0	\$697,673
2028	\$210,000	\$402,713	\$49,939	\$0	\$34,250	\$0	\$696,902
2029	\$220,000	\$391,425	\$50,938	\$0	\$33,200	\$0	\$695,563
2030	\$220,000	\$379,600	\$51,957	\$0	\$32,100	\$0	\$683,657
2031	\$250,000	\$367,775	\$52,996	\$0	\$0	\$0	\$670,771
Total	\$2,070,000	\$6,883,245	\$659,501	\$149,391	\$394,741	(\$1,715,356)	\$8,441,522

1 - Principal payments shown above do not include principal redeemed via prepayment-related extraordinary optional redemptions, if any.

2 - Assessment years ending 2016 through 2026 reflect actual Annual Installments and are net of applicable investment income and other credits. Assessment years 2027 through 2031 reflect projected Annual Installments and will be updated in future annual service plan updates.

3 - Amounts shown above are rounded to the nearest dollar.

C. STATUS OF DEVELOPMENT

According to the Dallas County Central Appraisal District ("DCAD") records dated as of September 10, 2025, two hundred and seventy-four (274) residential units have been completed and sold to end users, which represents approximately 46.84 percent of the anticipated 585 single-family residential units anticipated to be developed within the North Improvement Area of the PID.

See Table II-C-1 below for the status of completed homes within the PID according to the DCAD records dated as of September 10, 2025.

Table II-C-1
Completed Homes

Status	As of September 26, 2023 ²	Total as of September 4, 2024 ³	Total as of September 10, 2025 ³
Completed Homes	148	190	274

1 – According to DCAD records as of September 26, 2023.

2 – According to DCAD records as of September 4, 2024.

3 – According to DCAD records as of September 10, 2025.

According to DCAD records, the aggregate 2025 market value for Parcels within the North Improvement Area of the PID is \$333,090,161.

D. ANNUAL BUDGET

Annual Installments

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

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the North Improvement Area Bonds commencing with the issuance of the North Improvement Area Bonds. The effective interest rate on the North Improvement Area Bonds is 5.85 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. As described in the Service and Assessment Plan, the additional interest of one-half of one percent (the “Excess Interest Rate”) is included in the Annual Installment calculation for 2025-26. In addition, the estimated annual Administrative Expenses for 2025-26 are included in the Annual Installments for 2025-26. These Annual Installments of the Assessments shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments and the Annual Installment due for 2025-26 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within the North Improvement, as calculated using the amount of Assessment on a Parcel to the total amount of Assessments within the North Improvement Area of the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable ordinances or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service on the North Improvement Area Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID administration expenses. In addition, 40% of the additional interest amount collected as part of the Annual Installment will be used to fund the Prepayment Reserve and 60% of such additional interest amount collected will be used to fund the Delinquency Reserve until such time as each reserve contains the required amounts, as described in the Service and Assessment Plan and the Indenture of Trust relating to the North Improvement Area Bonds.

Annual Installments to be collected for 2025-26

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

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

	<u>North Improvement Area Bonds¹</u>
Interest payment on March 15, 2026	\$209,877
Interest payment on September 15, 2026	\$209,877
Principal payment on September 15, 2026	\$160,000
<i>Subtotal Debt Service payments</i>	<i>\$579,754</i>
Administrative Expenses	\$48,000
Excess Interest for Delinquency Reserves	\$35,853
<i>Subtotal Expenses</i>	<i>\$663,607</i>
Available Reserve Fund Income	(\$14,000)
Available Capitalized Interest Account	\$0
Available Other Funds	\$0
Available Administrative Expenses Account	\$0
<i>Subtotal Funds Available</i>	<i>(\$14,000)</i>
Annual Installment to be Collected	\$649,607

1 – Amounts shown above are rounded to the nearest dollar for presentation purposes, whereas the calculations are to the cent.

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 15, 2026 in the amount of \$209,877 and on September 15, 2026 in the amount of \$209,877, which equal interest on the outstanding Assessments balance of \$7,170,571 for six months each and an effective interest rate of 5.85 percent. Annual Installments to be collected include a principal

amount of \$160,000 due on September 15, 2026. As a result, total principal and interest due in 2025-26 is estimated to be equal to \$579,754.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, dissemination agent expenses, third-party tax collector expenses, and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2025-26 are estimated to be \$48,000.

Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (2/1/25-1/31/26)
City	\$5,000
Administrator	\$25,000
Trustee	\$2,500
Dissemination Agent	\$3,500
UTS (Billing)	\$10,000
Contingency	\$2,000
Total	\$48,000

Excess Interest for Delinquency Reserve

Annual Installments are anticipated to be collected for excess interest for delinquency reserves in the amount of \$35,853, which equals 0.5 percent interest on the outstanding Assessment balance on the North Improvement Area of \$7,170,571.

Available Reserve Fund Income

As of July 31, 2025, there has been approximately \$42,044 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$14,000 is available to be applied as a credit to reduce the 2025-26 North Improvement Area Annual Installment.

Available Administrative Expense Account

As of July 31, 2025, the balance in the Administrative Expense Fund was \$50,895. The available Administrative Expense funds are anticipated to be used for the payment of the current year administrative expenses. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2025-26 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

The Actual Costs of the portion of the North Improvements to be financed with the North Improvement Area Bonds shall be allocated to the North Improvement Area Assessed Property by spreading the entire Assessment across all Parcels and Lots within the North Improvement Area based on the ratio of the estimated build out value of each Lot to the total build out value for all Parcels within the North Improvement Area.

The outstanding number of units, total outstanding Assessments, percentage of total Annual Installments, total Annual Installments, and Annual Installments per unit for each Lot Type are shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit²

Lot Type	No. of Outstanding Units ¹	Total Outstanding Assessments ¹	Percentage of Total Annual Installments ¹	Total Annual Installments	Annual Installments per unit
30' Lot	82	\$788,723.54	11.00%	\$71,453.24	\$871.38
50' Lot	106	\$1,199,493.48	16.73%	\$108,666.33	\$1,025.15
35' Lot	58	\$664,530.71	9.27%	\$60,202.17	\$1,037.97
Condo	52	\$264,793.84	3.69%	\$23,988.61	\$461.32
Townhomes	139	\$1,327,151.84	18.51%	\$120,231.35	\$864.97
22' Townhome	123	\$1,174,386.16	16.38%	\$106,391.77	\$864.97
Multifamily	0	\$0.00	0.00%	\$0.00	\$0.00
Commercial	263,900	\$1,679,785.95	23.43%	\$152,177.71	\$0.58
HOA	1	\$71,705.71	1.00%	\$6,496.07	\$6,496.07
Total		\$7,170,571.24	100.00%	\$649,607.26	

1 – Includes prepaid Parcels as of July 31, 2025.

2 - Amounts shown above are rounded to the nearest dollar.

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

F. BOND REDEMPTION RELATED UPDATES

The North Improvement Area Bonds were issued in March 2016. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the North Improvement Area Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after March 15, 2026, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

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 North Improvement Area 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 the Amended and Restated Service and Assessment Plan adopted by the City Council, the Actual Costs of the portion of the North Improvements to be financed with the North Improvement Area Bonds shall be allocated to the North Improvement Area Assessed Property by spreading the entire Assessment across all Parcels and Lots within the North Improvement Area based on the ratio of the estimated build out value of each Lot to the total build out value for all Parcels within the North Improvement Area.

This method of assessing property has not been changed for 2025-26 and the Annual Installment allocation percentage calculations shown in Appendix B, and the Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

The summary Assessment Roll is shown in Appendix B. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel.

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

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

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

According to the Developer and DCAD online records, three (3) single-family estate lots, 47 fifty-foot lots, 57 thirty-foot lots, and one parcel estimated to be developed into 139 townhome units were officially recognized in the county's official roll in 2019. As a result, these respective Parcels were billed accordingly beginning in tax year 2019.

According to DCAD online records, fifteen (15) Parcels were replatted in 2020. As a result, these respective Parcels were billed accordingly beginning in tax year 2020.

According to DCAD online records, a final plat for the Bayside Townhomes representing one hundred thirty-nine (139) residential Parcels were replatted on October 7, 2020. As a result, these respective Parcels were billed accordingly beginning in tax year 2021.

According to the Developer, a replat for the Sunset Hospitality Addition was recorded in 2021. As a result, these respective Parcels were billed accordingly beginning in tax year 2022.

According to the Developer and DCAD online records, Parcel 441107200A0010000 was subdivided into one hundred and nine (109) single family residential lots in 2022. As a result, these respective Parcels were billed accordingly beginning in tax year 2023.

According to the Developer and DCAD online records, Parcel 441107100C0040000 was subdivided into fifty-eight (58) 35' single family residential lots, one hundred twenty-three (123) 22' single family townhome lots, and one (1) mixed-use parcel comprised of fifty-two (52) condominium units and 4,900 square feet of commercial development. The Parcels within the Sunset Landing at Bayside plat were billed individually beginning in tax year 2025. See Table IV-A-1 below for Assessment allocations before and after subdivision for Sunset Landing at Bayside.

Table IV-A-1
Assessment Allocation - Sunset Landing

Prior to Subdivision				After Subdivision							
Parcel	Proposed Development	Unit Count	Outstanding Assessment	Parcel	Proposed Development	Unit Count	Outstanding Assessment				
441107100C0040000	35' Lot	58	\$664,531	Various	35' Lot	58	\$664,531				
	22' Townhome	123	\$1,174,386	Various	22' Townhome	123	\$1,174,386				
	Condo	52	\$264,794		Condo	52	\$264,794				
	Commercial	4,900	\$31,190	447760000E0180000	Commercial	4,900	\$31,190				
Total				Subtotal							
				\$295,984							
				\$2,134,900							

According to the DCAD online records, Parcel 441107100A0010000 was subdivided into three (3) Parcels with an estimated commercial development of 125,000 square feet. See Table IV-A-2 on the following page for Assessment allocations before and after subdivision of Parcel 441107100A0010000.

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Table IV-A-2
Assessment Allocation – Parcel 441107100A0010000

Prior to Subdivision				After Subdivision			
Parcel	Proposed Development	Unit Count (SF)	Outstanding Assessment	Parcel	Proposed Development	Unit Count (SF)	Outstanding Assessment
441107100A0010000	Commercial	125,000	\$795,655	449106500A01R0000	Commercial	46,604	\$296,648
				449106500A02R0000	Commercial	18,346	\$116,775
				449106500B01R0000	Commercial	60,050	\$382,232
Total		125,000	\$795,655			125,000	\$795,655

B. PREPAYMENT OF ASSESSMENTS

As of July 31, 2025, four (4) multifamily Parcels, eight (8) fifty-foot Parcels, and seventeen (17) thirty-foot Parcels were prepaid in full.

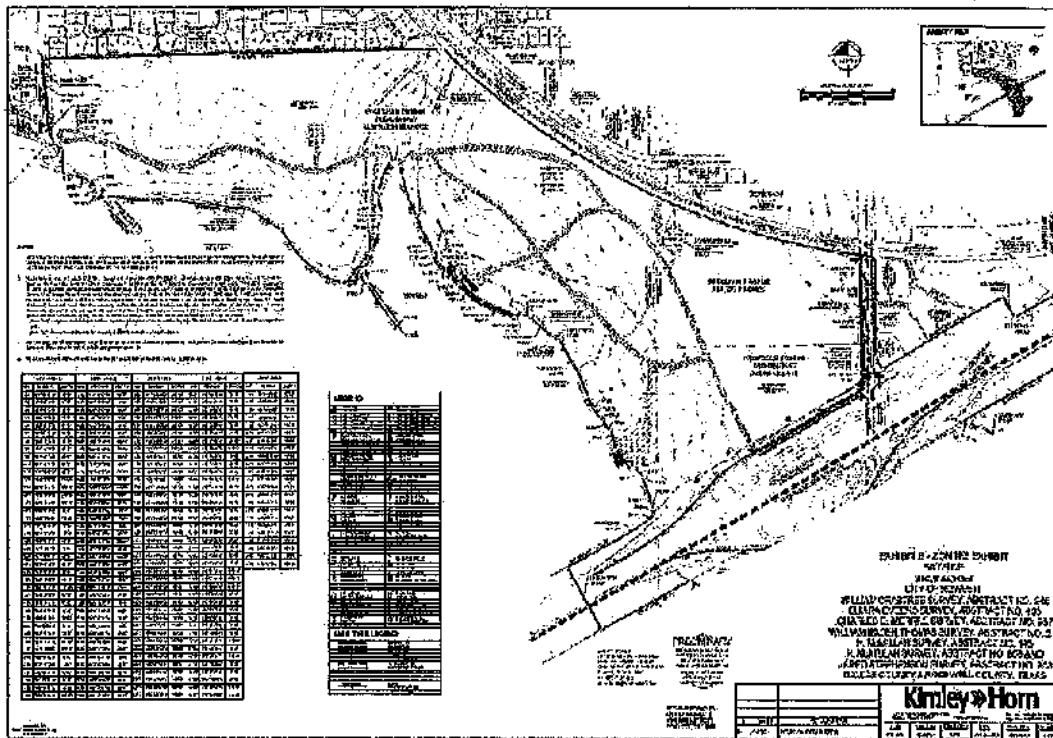
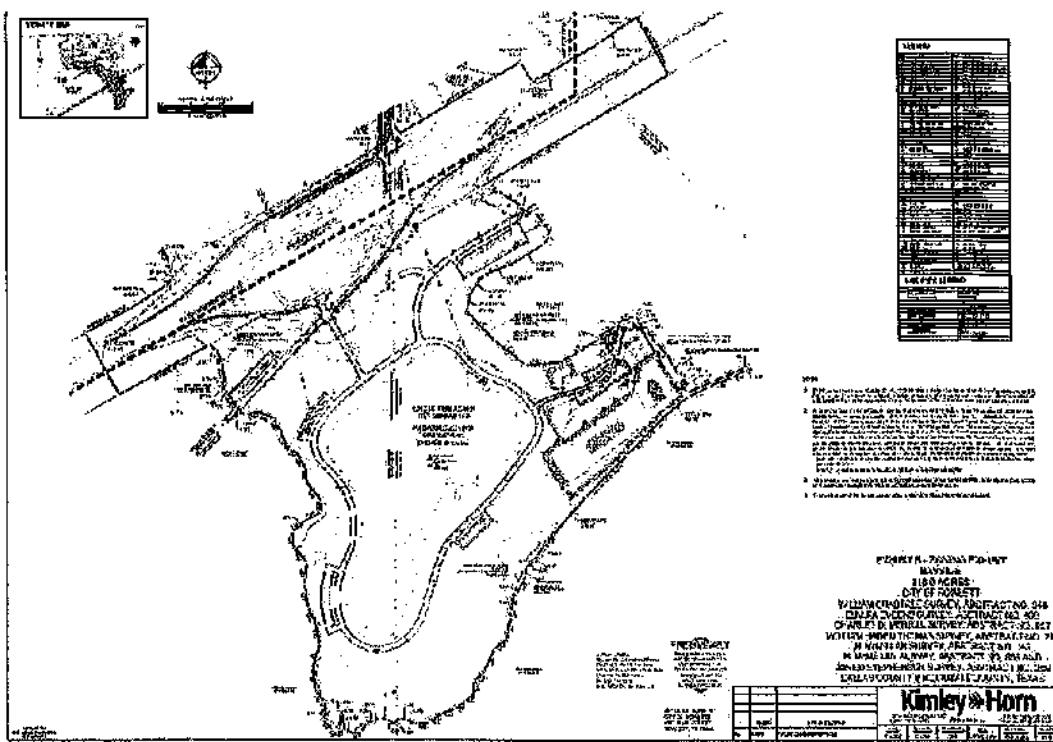
For additional prepayment related information, refer to Appendix C of this report.

The complete Assessment Roll is available for review at Rowlett City Hall, located at 4000 Main Street, Rowlett, Texas 75088.

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APPENDIX A
PID MAP

MAP SHOWING BOUNDARIES OF THE PID



APPENDIX B
ASSESSMENT ROLL SUMMARY – 2025-26

Parcel ID	Proposed Development	Allocation Percentage	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
447760000D04X0000	Open Space	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
447760000D05X0000	Open Space	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
447760000D06X0000	Open Space	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
447760000B0010000	22 Townhome	0.13%	\$9,547.85	\$213.05	\$540.28	\$47.74	\$63.91	\$864.97
447760000B0020000	22 Townhome	0.13%	\$9,547.85	\$213.05	\$540.28	\$47.74	\$63.91	\$864.97
447760000B0030000	22 Townhome	0.13%	\$9,547.85	\$213.05	\$540.28	\$47.74	\$63.91	\$864.97
447760000B0040000	22 Townhome	0.13%	\$9,547.85	\$213.05	\$540.28	\$47.74	\$63.91	\$864.97
447760000B0050000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0060000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0070000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0080000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0090000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0100000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0110000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0120000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0130000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0140000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0150000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0160000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0170000	35' Lot	0.16%	\$11,457.43	\$255.65	\$648.33	\$57.29	\$76.70	\$1,037.97
447760000B0180000	Condo	3.69%	\$264,793.84	\$5,908.46	\$14,983.64	\$1,323.97	\$1,772.54	\$23,988.61
447760000B0180000	Commercial	0.43%	\$31,189.66	\$695.95	\$1,764.90	\$155.95	\$208.78	\$2,825.58
447760000B01X0000	Open Space	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
447760000B02X0000	Open Space	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
449106500A01R0000	Commercial	4.14%	\$296,647.99	\$6,192.23	\$16,786.14	\$1,483.24	\$1,985.77	\$26,874.38
449106500A02R0000	Commercial	1.63%	\$116,774.69	\$2,605.64	\$6,607.82	\$583.87	\$781.69	\$10,579.03
449106500B01R0000	Commercial	5.13%	\$382,231.90	\$8,528.90	\$21,629.00	\$1,911.16	\$2,558.67	\$34,627.73
		100.00%	\$7,170,571.24	\$160,000.00	\$405,754.40	\$35,852.86	\$48,000.08	\$649,607.36

APPENDIX C
PREPAID PARCELS

Bayside Public Improvement District
North Improvement Area
Prepaid Parcels

Parcel ID	Lot Type	Amount	Full/Partial	Prepayment Date
441107100B0020000				
441107100B0030000	Multi-Family	\$5,038,320.00	Full	9/30/2017
441107100C0020000				
441107100C0030000				
441107200F0030000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0040000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0060000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0120000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0130000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0170000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0180000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0200000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0320000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0340000	30' Lot	\$13,997.48	Full	10/31/2019
441107200H0140000	50' lot	\$15,664.91	Full	5/31/2020
441107200H0060000	50' lot	\$15,664.91	Full	7/8/2020
441107200F0070000	30' Lot	\$13,818.53	Full	1/1/2021
441107200A0520000	50' lot	\$15,436.50	Full	2/15/2021
441107200G0220000	30' Lot	\$13,818.53	Full	5/7/2021
441107200A78R0000	50' lot	\$15,436.50	Full	8/2/2021
441107200A0600000	50' lot	\$15,436.50	Full	8/6/2021
441107200A0660000	50' lot	\$12,205.84	Full	9/17/2021
441107200A0640000	50' lot	\$12,205.84	Full	12/31/2021
441107200A0740000	50' lot	\$12,205.84	Full	2/28/2022
441107200G0190000	30' lot	\$10,374.96	Full	8/22/2022
441107200F0080000	30' lot	\$9,827.19	Full	1/31/2025
441107400D0020000	30' lot	\$9,827.19	Full	1/31/2025
441107200G0060000	30' lot	\$9,827.19	Full	6/15/2025
441107200F0280000	30' lot	\$9,827.19	Full	7/17/2025
TOTAL		\$5,369,872.45		

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
 THE CITY OF ROWLETT, 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 Rowlett, 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 Bayside 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

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

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

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
10/27/2025 11:13:18 AM
Fee: 169.00
Doc #: 20250000019429



Jennifer Fogg