CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS
COLLIN COUNTY
CITY OF PRINCETON, TEXAS

We, the undersigned officers of the City Council of the City of Princeton, Texas (the "*City Council*" or "*Council*"), hereby certify as follows:

1. The City Council convened in a regular meeting on the 10th day of August 2026, at the designated meeting place (the "*Meeting*"), and the roll was called of the duly constituted officers and members of said City Council, to wit:

Eugene Escobar, Jr., Mayor	Terrance Johnson, Place 1
Cristina Todd, Place 2	Bryan Washington, Place 3 Mayor Pro-Tempore
Jaisen Rutledge, Place 4	Steve Deffibaugh, Place 5
Ben Long, Place 6	Carolyn David-Graves, Place 7

and all of said persons were present except NA, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting (the "*Ordinance*"):

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2026-2027 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR SOUTHRIDGE PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1 PROJECT, IMPROVEMENT AREA #2 PROJECT, IMPROVEMENT AREA #3 PROJECT, AND IMPROVEMENT AREA #4 PROJECT) INCLUDING THE COLLECTION OF THE 2026-2027 ANNUAL INSTALLMENTS

The Ordinance was duly introduced for the consideration of said City Council. It was then duly moved and seconded that the Ordinance be passed; and, after due discussion, said motion, carrying with it the passage of the Ordinance, prevailed and carried, with all members of said City Council shown present above voting "Aye," except as noted below:

NAYS: Ø ABSTENTIONS: Ø

2. That a true, full and correct copy of the aforesaid Ordinance adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council's minutes of said Meeting; that the above

and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the adoption of said Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government

3. The Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

ADOPTED AND APPROVED on this the 10th day of August 2026.

CITY OF PRINCETON, TEXAS

Eugene Escobar Jr.

Eugene Escobar, Jr., Mayor
City of Princeton, Texas

ATTEST

Amber Anderson, City Secretary
City of Princeton, Texas

CITY OF PRINCETON
THE STATE OF TEXAS

ORDINANCE NO. 2026-08-10-09

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2026-2027 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR SOUTHRIDGE PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1 PROJECT, IMPROVEMENT AREA #2 PROJECT, IMPROVEMENT AREA #3 PROJECT, AND IMPROVEMENT AREA #4 PROJECT) INCLUDING THE COLLECTION OF THE 2026-2027 ANNUAL INSTALLMENTS.

WHEREAS, the City of Princeton (the "City") has created the Southridge 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 Southridge Public Improvement District (Improvement Area #1 Project, Improvement Area #2 Project, Improvement Area #3 Project, and Improvement Area #4 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 372.013 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 Southridge Public Improvement District (Improvement Area #1 Project, Improvement Area #2 Project, Improvement Area #3 Project, and Improvement Area #4 Project) for 2026-2027 (the "Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the annual installment for assessed properties in Improvement Area #1 Project, Improvement Area #2 Project, Improvement Area #3 Project, and Improvement Area #4 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, Southridge Public Improvement District (Improvement Area #1 Project, Improvement Area #2 Project, Improvement Area #3 Project, and Improvement Area #4 Project) Annual Service and Assessment Plan Update attached hereto as ***Exhibit A***.

Section 3. Approval of Update. The 2026-2027 Annual Service and Assessment Plan Update for the Southridge Public Improvement District (Improvement Area #1 Project, Improvement Area #2 Project, Improvement Area #3 Project, and Improvement Area #4 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 August 10, 2026.

Eugene Escobar Jr.

Mayor

ATTEST:

City Secretary

CITY OF PRINCETON

EXHIBIT A

2026-2027 Annual Service and Assessment Plan Update

Southridge Public Improvement District

City of Princeton, Texas

PRINCETON

TEXAS

Annual Service Plan Update 2026-27

As Approved by City Council on:
August 10, 2026

Prepared By:

MuniCap, Inc.

Public Finance

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SOUTHRIDGE
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2026-27

TABLE OF CONTENTS

I. Introduction

The Southridge Public Improvement District (the "PID") was created by Resolution No. 2022-04-25-R-01 adopted by the City Council of the City of Princeton (the "City Council") on April 25, 2022 in accordance with Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was subsequently prepared at the direction of the City Council identifying the Improvement Area #1 Authorized Improvements and their estimated costs, the manner of assessing the property in the PID for such Improvements Costs, and the indebtedness to be incurred. Following a public hearing held on October 10, 2023 the City Council accepted and approved the Service and Assessment Plan and then levied assessments pursuant to Ordinance 2023-10-10-01. The Service and Assessment Plan was amended and restated on October 28, 2024 to identify the Improvement Area #2 Authorized Improvements and their estimated costs, the manner of assessing the property in the PID for such Improvements Costs, and the indebtedness to be incurred (the "Amended and Restated Service and Assessment Plan"). Additionally, the Amended and Restated Service and Assessment Plan was updated on May 27, 2025 to identify the Improvement Area #3 Authorized Improvements and their estimated costs, the manner of assessing the property in the PID for such Improvements Costs, and the indebtedness to be incurred (the "Second Amended and Restated Service and Assessment Plan"). Lastly, the Amended and Restated Service and Assessment Plan was updated on December 8, 2025 to identify the Improvement Area #4 Authorized Improvements and their estimated costs, the manner of assessing the property in the PID for such Improvements Costs, and the indebtedness to be incurred (the "Third Amended and Restated Service and Assessment Plan"). Pursuant to the PID Act, the Updated Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Amended and Restated Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act.

On October 10, 2023, special assessment revenue bonds in the principal amount of $7,954,000 (the "IA #1 Bonds (Southridge Public Improvement Area #1 Project)") were issued pursuant to Ordinance 2023-10-10-02 (the "Improvement Area #1 PID Bond Ordinance") approved by the City Council. On October 28, 2024, special assessment revenue bonds in the principal amount of $9,332,000 (the "IA #2 Bonds (Southridge Public Improvement Area #2 Project)") were issued pursuant to Ordinance 2024-10-28-08 (the "Improvement Area #2 PID Bond Ordinance") approved by the City Council. On May 27, 2025, special assessment revenue bonds in the principal amount of $7,739,000 (the "IA #3 Bonds (Southridge Public Improvement Area #3 Project)") were issued pursuant to Ordinance 2025-05-27-01 (the "Improvement Area #3 PID Bond Ordinance") approved by the City Council. On December 8, 2025, special assessment revenue bonds in the principal amount of $5,620,000 (the "IA #4 Bonds (Southridge Public Improvement Area #4 Project)") were issued pursuant to Ordinance 2025-12-08-10 (the "Improvement Area #4 PID Bond Ordinance") approved by the City Council. The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Third Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

The PID Act, as amended, requires, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. This Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Capitalized terms shall have the meanings set forth in the Third Amended and Restated 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. Phase 1 Budgeted Costs and Indebtedness

According to the GRBK Edgewood LLC's, a Texas limited liability company (the "Developer") quarterly disclosure for the quarter ending September 30, 2024, all Improvement Area #1 Improvements were completed and accepted by the City no later than February 2024.

The sources and uses of funds for the IA #1 Bonds (for improvements funded through the Assessments) are presented below in Table II-A-1 as shown in the Current SAP.

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

Description	Improvement Area 1 Improvements	Phase 1 Additional Public Improvements	Phase 1 Private Improvements	Total
Sources of Funds				
Bond Proceeds	$7,954,000	$0	$0	$7,954,000
Original Issue Discount	($42,640)	$0	$0	($42,640)
Owner Contribution	$1,986,219	$0	$4,972,916	$6,959,135
City PID Fee	$0	$401,400	$0	$401,400
Total Sources	**$9,897,579**	**$401,400**	**$4,972,916**	**$15,271,895**
Uses of Funds				
Authorized Improvements	$8,546,219	$0	$0	$8,546,219
Debt Service Reserve	$594,663	$0	$0	$594,663
Costs of Issuance	$483,078	$0	$0	$483,078
Underwriter's Discount	$238,620	$0	$0	$238,620
Administrative Fund	$35,000	$0	$0	$35,000
Private Improvements	$0	$0	$4,972,916	$4,972,916
City PID Fee Account	$0	$401,400	$0	$401,400
Total Uses of Funds	**$9,897,579**	**$401,400**	**$4,972,916**	**$15,271,895**

Description of the Authorized Improvements – Phase #1

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #1 Authorized Improvements consist of the on-site public infrastructure necessary for the development of Improvement Area #1 of the PID. The Phase #1 Authorized Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, concrete, subgrade, sidewalks/trails, ramps, signs, testing, and bonds;
- Sanitary sewer facilities, including but not limited to, sanitary sewer lines and services, 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 reinforced concrete pipes and boxes, inlets, manholes; headwalls, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Landscape and irrigation within public rights-of-ways;
- Earthwork and erosion control; and
- Soft costs, including but not limited to, engineering, landscape architecture, construction management, geotechnical, surveying, testing, plan check and inspection fees.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #1 Authorized Improvements budgeted costs are shown in Table II-A-2 on the following page.

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Table II-A-2
Budgeted Phase #1 Authorized Improvement Costs[1]

Description	Improvement Area #1 Improvements	Phase 1 Additional Public Improvements	Phase 1 Private Improvements	Total
Public Improvements[1]				
Roads				
Paving	$2,897,579	$0	$0	$2,897,579
Sidewalks and Ramps	$325,060	$0	$0	$325,060
Earthwork	$169,940	$0	$0	$169,940
Erosion Control	$45,851	$0	$0	$45,851
Sewer	$1,164,443	$0	$0	$1,164,443
Stormwater	$2,842,016	$0	$0	$2,842,016
Landscape	$189,312	$0	$0	$189,312
Soft Costs	$912,018	$0	$0	$912,018
Total Public Improvements	**$8,546,219**	**$0**	**$0**	**$8,546,219**
Private Improvements				
Water	$0	$0	$1,441,655	$1,441,655
Earthwork	$0	$0	$1,029,145	$1,029,145
Erosion Control	$0	$0	$31,508	$31,508
Miscellaneous Hard Costs[c]	$0	$0	$69,319	$69,319
Miscellaneous Soft Costs[b]	$0	$0	$323,607	$323,607
Retaining Walls	$0	$0	$599,518	$599,518
Franchise Utilities	$0	$0	$292,899	$292,899
Landscape/Hardscape	$0	$0	$1,185,265	$1,185,265
Total Private Improvements	**$0**	**$0**	**$4,972,916**	**$4,972,916**
City Impact Fees	$0	$401,400	$0	$401,400
Total Assessed Costs	$6,560,000	$0	$0	$6,560,000
Bond Related Costs and Original Issue Discount				
Original Issue Discount	$42,640	$0	$0	$42,640
Debt Service Reserve	$594,663	$0	$0	$594,663
Costs of Issuance	$483,078	$0	$0	$483,078
Underwriter's Discount	$238,620	$0	$0	$238,620
Administrative Fund	$35,000	$0	$0	$35,000
Principal Assessed	**$7,954,000**	**$0**	**$0**	**$7,954,000**

1 – Line items in the Original Service and Assessment Plan are summarized by project category. See the Third Amended and Restated Service and Assessment Plan for details.

B. Phase 2 Budgeted Costs and Indebtedness

According to the Developer's quarterly disclosure for the quarter ending June 30, 2025, all Improvement Area #2 Improvements were completed and accepted by the City on December 31, 2024.

The sources and uses of funds for the IA #2 Bonds (for improvements funded through the Assessments) are presented below in Table II-B-1 as shown in the Current SAP.

Table II-B-1
Sources and Uses of Funds – Improvement Area #2

Description	Phase #2 Authorized Improvements *IA #2 Improvements*	Phase #2 Authorized Improvements *Future Phases Property*	Phase 2 Impact Fee Eligible Improvements	Phase 2 Additional Public Improvements	Total
Sources of Funds					
Bond Proceeds	$9,532,000	$0	$0	$0	$9,532,000
Original Issue Discount	($33,800)	$0	$0	$0	($33,800)
Owner Contribution	$884,132	$258,052	$488,015	$0	$1,630,199
City PID Fee	$0	$0	$0	$460,800	$460,800
Total Sources	**$10,382,332**	**$258,052**	**$488,015**	**$460,800**	**$11,589,199**
Uses of Funds					
Authorized Improvements	$8,889,132	$0	$0	$0	$8,889,132
Debt Service Reserve	$661,485	$0	$0	$0	$661,485
Costs of Issuance	$500,755	$0	$0	$0	$500,755
Underwriter's Discount	$285,960	$0	$0	$0	$285,960
Administrative Fund	$45,000	$0	$0	$0	$45,000
Private Improvements	$0	$258,052	$0	$0	$258,052
City Fee Credits	$0	$0	$488,015	$0	$488,015
City PID Fee Account	$0	$0	$0	$460,800	$460,800
Total Uses of Funds	**$10,382,332**	**$258,052**	**$488,015**	**$460,800**	**$11,589,199**

Description of the Authorized Improvements – Phase #2

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #2 Improvements consist of the certain on-site road, water, sanitary, storm drainage, and landscape and irrigation public improvements and certain off-phase storm drainage public improvements benefiting and necessary for the development of Improvement Area #2 of the PID. The Phase #2 Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, concrete, subgrade, sidewalks/trails, barricades, headers, ramps, signs, testing, and bonds;

- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation sleeves, testing, bonds, and all other works, equipment, and services for the transmission of water;
- Sanitary sewer facilities, including but not limited to, sanitary sewer lines and services, 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 reinforced concrete pipes and boxes, inlets, manholes; headwalls, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Landscape and irrigation within public rights-of-ways;
- Earthwork and erosion control; and
- Soft costs, including but not limited to, engineering, landscape architecture, construction management, geotechnical, surveying, testing, plan check and inspection fees.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #2 Authorized Improvements budgeted costs are shown in Table II-B-2 on the following page.

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Table II-B-2
Budgeted Phase #2 Authorized Improvement Costs[1]

Description	Improvement Area #2 Improvements	Future Phases Property	Phase 2 Impact Fee Eligible Improvements	Phase 2 Additional Public Improvements	Phase 2 Private Improvements Costs	Total
Public Improvements						
Roads	$2,929,637	$0	$0	$0	$0	$2,929,637
Water	$3,481,664	$230,399	$435,718	$0	$0	$4,147,781
Stormwater	$1,563,874	$0	$0	$0	$0	$1,563,874
Maintenance Bonds	$61,114	$2,831	$5,354	$0	$0	$69,299
Soft Costs	$852,841	$24,822	$46,942	$0	$0	$924,605
Total Public Improvements	**$8,889,130**	**$258,052**	**$488,014**	**$0**	**$0**	**$9,635,196**
Private Improvements						
Erosion Control	$0	$0	$0	$0	$80,638	$80,638
Earthwork	$0	$0	$0	$0	$810,030	$810,030
Retaining Walls	$0	$0	$0	$0	$300,409	$300,409
Franchise Utilities	$0	$0	$0	$0	$353,000	$353,000
Landscape/Hardscape	$0	$0	$0	$0	$450,053	$450,053
Amenity Center	$0	$0	$0	$0	$1,669,517	$1,669,517
Miscellaneous Soft Costs[b]	$0	$0	$0	$0	$301,809	$301,809
Total Private Improvements	**$0**	**$0**	**$0**	**$0**	**$3,965,456**	**$3,965,456**
City Impact Fees	$0	$0	$0	$460,800	$0	$460,800
Total Assessed Costs	**$8,005,000**	**$0**	**$0**	**$0**	**$0**	**$8,005,000**
Bond Related Costs						
Original Issue Discount	$33,800	$0	$0	$0	$0	$33,800
Debt Service Reserve	$661,485	$0	$0	$0	$0	$661,485
Costs of Issuance	$500,755	$0	$0	$0	$0	$500,755
Underwriter's Discount	$285,960	$0	$0	$0	$0	$285,960
Administrative Fund	$45,000	$0	$0	$0	$0	$45,000
Principal Assessed	**$9,532,000**	**$0**	**$0**	**$0**	**$0**	**$9,532,000**

1 - Line items in the Original Service and Assessment Plan are summarized by project category. See the Third Amended and Restated Service and Assessment Plan for details.

C. Phase 3 Budgeted Costs and Indebtedness

According to the Improvement Area #3 PID Bonds' Final Limited Offering Memorandum, all Improvement Area #3 Improvements were anticipated to be completed and accepted by the City in first quarter of 2025.

The sources and uses of funds for the IA #3 Bonds (for improvements funded through the Assessments) are presented below in Table II-C-1 as shown in the Current SAP.

Table II-C-1
Sources and Uses of Funds – Improvement Area #3[2]

Description	Improvement Area 3 Authorized Improvements		Phase 3 Auth. Improvements (Future Ph. 4)	Phase 3 Additional Public Improvements	Total
	Phase 3 Auth. Improvements	*Phase 2 Auth. Improvements*			
Sources of Funds					
Bond Proceeds	$7,565,128	$173,872	$0	$0	$7,739,000
Original Issue Discount	($32,015)	($735)	$0	$0	($32,750)
Owner Contribution	$0	$0	$42,754	$0	$42,754
City PID Fee	$0	$0	$0	$403,200	$403,200
Total Sources	$7,533,113	$173,137	$42,754	$403,200	$8,152,204
Uses of Funds					
Authorized Improvements	$6,287,549	$144,509	$42,754	$0	$6,474,812
Debt Service Reserve	$551,610	$12,678	$0	$0	$564,288
Costs of Issuance	$427,899	$9,835	$0	$0	$437,734
Underwriter's Discount	$226,954	$5,216	$0	$0	$232,170
Administrative Fund	$39,101	$899	$0	$0	$40,000
City PID Fee Account	$0	$0	$0	$403,200	$403,200
Total Uses of Funds	**$7,533,113**	**$173,137**	**$42,754**	**$403,200**	**$8,152,204**

Description of the Authorized Improvements – Phase #3

Pursuant to the Second Updated Amended and Restated Service and Assessment Plan, the Phase #3 Improvements consist of the certain on-site road, water, sanitary, storm drainage, and landscape public improvements and certain off-phase sanitary sewer public improvements benefiting and necessary for the development of Improvement Area #3 of the PID. The Phase #3 Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, concrete, subgrade, sidewalks, barricades, headers, ramps, signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation sleeves, irrigation meters, testing, bonds, and all other works, equipment, and services for the transmission of water;

- Sanitary sewer facilities, including but not limited to, sanitary sewer lines and services, 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 reinforced concrete pipes and boxes, inlets, manholes; headwalls, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Landscape and irrigation within public rights-of-ways;
- Earthwork and erosion control; and
- Soft costs, including but not limited to, engineering, landscape architecture, construction management, geotechnical testing, surveying, testing, plan check and inspection fees, construction management costs, and legal, financial and other consulting services costs incurred in connection with the creation of the PID and the levy of the Improvement Area #3 Assessments.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #3 Authorized Improvements budgeted costs are shown in Table II-C-2 on the following page.

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Table II-C-2
Budgeted Phase #3 Authorized Improvement Costs[1]

Description	Phase 3 Authorized Improvements Allocated to Improvement Area No.3	Phase 2 Authorized Improvements Allocated to Improvement Area #3	Improvement Area #3 Authorized Improvements	Phase 3 Authorized Improvements Allocated to Future Phase 4 Property	Phase 3 Additional Public Improvements	Phase 3 Private Improvements	Total
Public Improvements							
Roads	$2,142,302	$0	$2,142,302	$0	$0	$0	$2,142,302
Water	$2,006,421	$129,023	$2,135,444	$37,732	$0	$0	$2,173,176
Stormwater	$1,371,637	$0	$1,371,637	$0	$0	$0	$1,371,637
Maintenance Bonds	$45,703	$1,586	$47,289	$521	$0	$0	$47,810
Soft Costs	$646,486	$13,900	$660,386	$4,501	$0	$0	$664,887
Financial, Legal, and Other	$75,000	$0	$75,000	$0	$0	$0	$75,000
Total Public Improvements	$6,287,549	$144,509	$6,432,058	$42,754	$0	$0	$6,474,812
Private Improvements							
Erosion Control	$0	$0	$0	$0	$0	$19,188	$19,188
Earthwork	$0	$0	$0	$0	$0	$656,146	$656,146
Retaining Walls	$0	$0	$0	$0	$0	$345,961	$345,961
Landscape/Hardscape	$0	$0	$0	$0	$0	$553,991	$553,991
Soft Costs	$0	$0	$0	$0	$0	$259,426	$259,426
Total Private Improvements	$0	$0	$0	$0	$0	$1,834,712	$1,834,712
City Impact Fees	$0	$0	$0	$0	$403,200	$0	$403,200
Total Assessed Costs	$6,287,549	$144,509	$6,432,059	$0	$0	$0	$6,432,059
Bond Related Costs							
Original Issue Discount	$32,015	$736	$32,750	$0	$0	$0	$32,750
Debt Service Reserve	$551,610	$12,678	$564,288	$0	$0	$0	$564,288
Costs of Issuance	$427,899	$9,835	$437,734	$0	$0	$0	$437,734
Underwriter's Discount	$226,954	$5,216	$232,170	$0	$0	$0	$232,170
Administrative Fund	$39,101	$899	$40,000	$0	$0	$0	$40,000
Principal Assessed	$7,565,128	$173,873	$7,739,000	$0	$0	$0	$7,739,000

1 Line items in the Original Service and Assessment Plan are summarized by project category. See the Third Amended and Restated Service and Assessment Plan for details.

D. Phase 4 Budgeted Costs and Indebtedness

According to the Improvement Area #4 PID Bonds' Final Limited Offering Memorandum, all Improvement Area #4 Improvements were anticipated to be completed and accepted by the City in fourth quarter of 2025.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the sources and uses of funds for Improvement Area #4 of the PID are shown in Table II-D-1 on the following page.

Table II-D-1
Sources and Uses of Funds – Improvement Area #4

Description	Budgeted Costs of Improvement Area No. 4 Improvements	Phase 2 Authorized Improvements Allocable to Phase 4	Phase 3 Authorized Improvements Allocable to Phase 4	Total[1]
Sources of Funds				
Bond Proceeds	$5,496,126	$82,896	$40,978	$5,620,000
Original Issue Discount	($15,413)	($232)	($115)	($15,761)
Owner Contribution	$2,576,221	$38,856	$19,208	$2,634,285
Total Sources of Funds	**$8,056,934**	**$121,520**	**$60,070**	**$8,238,524**
Uses of Funds				
Authorized Improvements	$6,803,935	$102,621	$50,728	$6,957,285
Capitalized Interest	$402,858	$6,076	$3,004	$411,938
Debt Service Reserve	$194,357	$2,931	$1,449	$198,737
Cost of Issuance	$427,333	$6,445	$3,186	$436,965
Underwriter's Discount	$164,884	$2,487	$1,229	$168,600
Administrative Fund	$63,567	$959	$474	$65,000
Total Uses	**$8,056,934**	**$121,520**	**$60,070**	**$10,540,222**

1 – No funds have been spent as of May 31, 2026

Description of the Authorized Improvements – Phase #4

The Phase #4 Authorized Improvements consist of certain on-site road, water, sanitary sewer, storm drainage, and landscape public improvements, a certain off-phase sanitary sewer public improvements benefiting and necessary for the development of Improvement Area #4. Certain water line improvements, specifically the oversized 12-inch water line improvements, also confer benefit to the Improvement Area #3 Property and Improvement Area #4 Property as determined herein. The off-phase sanitary sewer improvements, confer benefit to Improvement Area #4 as determined herein. The Phase #4 Authorized Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, concrete, subgrade, sidewalks, barricades, headers, ramps, signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation sleeves, testing, bonds, and all other works, equipment, and services for the transmission of water;
- Sanitary sewer facilities, including but not limited to, sanitary sewer lines and services, 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 reinforced concrete pipes and boxes, inlets, manholes; headwalls, rip rap, testing, bonds and all other works, equipment, and services for the collection, detention, and

transportation of stormwater;

- Earthwork and erosion control; and
- Soft costs, including but not limited to, engineering, landscape architecture, construction management, geotechnical testing, surveying, testing, plan check and inspection fees, construction management costs, and legal, financial and other consulting services cost incurred in connection with the creation of the PID and the levy of the Improvement Area #4 Assessments.

Pursuant to the Third Amended and Restated Service and Assessment Plan, the Phase #4 Authorized Improvements budgeted costs are shown in Table II-D-2 on the following page.

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Table II-D-2
Budgeted Phase #4 Authorized Improvement Costs[1]

Description	Phase 2 Authorized Improvements Allocable to Phase 4	Phase 3 Authorized Improvements Allocable to Phase 4	Improvement Area No. 4 Authorized Improvements	City PID Fees	Phase 4 Private Improvements	Total
Public Improvements						
Roads	$0	$0	$2,161,560	$0	$0	$2,161,560
Water	$101,375	$0	$959,422	$0	$0	$959,422
Sewer	$0	$42,877	$967,154	$0	$0	$967,154
Stormwater	$0	$0	$2,182,778	$0	$0	$2,182,778
Landscape	$0	$0	$0	$0	$0	$0
Soft Costs	$1,246	$7,852	$686,370	$0	$0	$686,370
Total Public Improvements	***$102,621***	***$50,728***	***$6,957,285***	***$0***	***$0***	***$6,957,285***
Private Improvements						
Earthwork	$0	$0	$0	$0	$568,197	$568,197
Erosion Control	$0	$0	$0	$0	$37,340	$37,340
Miscellaneous Soft Costs	$0	$0	$0	$0	$258,267	$258,267
Retaining Walls	$0	$0	$0	$0	$154,511	$154,511
Landscape/Hardscape	$0	$0	$0	$0	$966,582	$966,582
Total Private Improvements	***$0***	***$0***	***$0***	***$0***	***$1,984,897***	***$1,984,897***
City PID Fees	$0	$0	$0	$316,800	$0	$316,800
Total Assessed Costs	***$102,621***	***$50,728***	***$4,323,000***	***$0***	***$0***	***$4,323,000***
PID Bond Related Cost						
Original Issue Discount	$232	$115	$15,761	$0	$0	$15,761
Capitalized Interest	$6,076	$3,004	$411,938	$0	$0	$411,938
Debt Service Reserve	$2,931	$1,449	$198,737	$0	$0	$198,737
Cost of Issuance	$6,445	$3,186	$436,965	$0	$0	$436,965
Underwriter's Discount	$2,487	$1,229	$168,600	$0	$0	$168,600
Administrative Fund	$959	$474	$65,000	$0	$0	$65,000
Principle Assessed	**$121,752**	**$60,070**	**$5,620,000**	**$0**	**$0**	**$5,620,000**

1 – Line items in the Original Service and Assessment Plan are summarized by project category. See the Third Amended and Restated Service and Assessment Plan for details.

E. Annual Budgeted Costs and Indebtedness

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 Updated Amended and Restated Service and Assessment Plan, 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.

Pursuant to Section VI.6 of the Third Amended and Restated Service and Assessment Plan, the TIRZ Annual Credit shall apply to each Parcel of Assessed Property within the PID. The TIRZ Annual Credit for each Improvement Area of the PID shall be calculated in arrears, and the amount of the TIRZ Annual Credit for each such Parcel constituting Assessed Property shall be determined by multiplying each Improvement Area TIRZ Fund balance as of June 30 by the ratio of such Parcel's incremental taxable value to the incremental taxable value for all Parcels within each Improvement Area for which a TIRZ Annual Credit applies. According to the City, there have been $207,614 in TIRZ incremental revenues collected in 2025 as of June 30, 2026, that are available to be used as a TIRZ Annual Credit in 2026-27 for the respective Parcels within each Improvement Area as shown in Appendix B-2, Appendix C-2, Appendix D-2, and Appendix E-2 of this report.

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.

<u>Improvement Area #1 Annual Budgeted Costs and Indebtedness</u>

Collection of the Annual Installments for the Improvement Area #1 Assessed Property commenced with the 2023 tax year. The calculation of the Annual Installments for Improvement Area #1 of the PID is shown in Table II-E-1 on the following page.

Table II-E-1
Annual Installment Calculations – Improvement Area #1

Descriptions	IA #1 Bonds
Interest payment on March 1, 2027	$236,699
Interest payment on September 1, 2027	$236,699
Principal payment on September 1, 2027	$120,000
Subtotal debt service on bonds	*$593,398*
Administrative expenses	$53,265
Additional Interest for Reserves	$37,755
Subtotal Expenses	*$684,418*
Available TIRZ Credit	($132,201)
Available reserve fund income	($5,000)
Available Administrative Expense account	$0
Subtotal funds available	*($137,201)*
Annual Installments	**$547,216**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027 in the amount of $236,699 and on September 1, 2027 in the amount of $236,699, which equal interest on the outstanding IA #1 Bonds portion of Assessments balance of $7,551,000 for six months each and an effective interest rate of 6.27 percent. Annual Installments to be collected include a principal payment of $120,000 due on September 1, 2027 for the IA #1 Bonds. As a result, total principal and interest due in 2026-27 for the IA #1 Bonds is estimated to be $593,398.

Administrative Expenses

Administrative expenses include the City, PID Administrator, auditor, Trustee, and contingency fees. As shown in Table II-E-2 on the following page, the Improvement Area #1's Authorized Improvements pro-rated share of administrative expenses to be collected for 2026-27 are estimated to be $53,265.

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Table II-E-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)[1]	2025-26 Estimated Budget (9/1/25-8/31/26)[2]	% Difference[3]
City	$12,265	$25,200	(51.33%)
Administrator	$34,500	$42,000	(17.86%)
Trustee	$5,500	$4,500	22.22%
Dissemination Agent	$0	$2,500	(100.00%)
Contingency	$1,000	$1,000	0.00%
Total	**$53,265**	**$75,200**	**(29.17%)**

1 – Represents the total estimated Administrative Expenses ($53,265).
2 – Represents the Administrative Expenses approved for 2025-26.
3 – Represents the percentage change between 2025-26 and 2026-27.

Additional Interest

Annual Installments to be collected as additional interest for prepayment and delinquency reserves in the amount of $37,755, which equals 0.5 percent interest on the outstanding Assessments of $7,551,000.

Available Reserve Fund Income

As of June 30, 2026, there is excess reserve fund income for the IA #1 Bonds earned above the reserve fund requirement and excess principal and interest account balance. As a result, $5,000 is available to be applied as a credit to reduce the 2026-27 Annual Installments.

Available Administrative Expense Account

As of June 30, 2026, the available balance for administrative expenses was $60,614. The available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

Improvement Area #1 Annual Installment Per Unit

According to the Third Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the IA #1 Bonds, (ii) to fund the Additional Interest, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan and subsequent plats, 223 units were built within Improvement Area #1 of the PID. The Annual Installments due to be collected from each Lot Type within Improvement Area #1 of the PID for 2026-27 are shown below in Tables II-E-3, II-E-4, and II-E-5 on the following page.

Table II-E-3
Improvement Area #1 Annual Installment Per 60 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$120,000	0.54%	$645
Interest	$468,398	0.54%	$2,517
Administrative Expenses	$53,265	0.54%	$286
Additional Interest	$37,755	0.54%	$203
Total	**$679,418**		**$3,651**

1 – Refer to Table II- E-1 of this report for additional budget details.
2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

Table II- E-4
Improvement Area #1 Annual Installment Per 50 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$120,000	0.48%	$575
Interest	$468,398	0.48%	$2,243
Administrative Expenses	$53,265	0.48%	$255
Additional Interest	$37,755	0.48%	$181
Total	**$679,418**		**$3,254**

1 – Refer to Table II- E-1 of this report for additional budget details.
2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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Table II- E-5
Improvement Area #1 Annual Installment Per 40 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$120,000	0.41%	$491
Interest	$468,398	0.41%	$1,915
Administrative Expenses	$53,265	0.41%	$218
Additional Interest	$37,755	0.41%	$154
Total	**$679,418**		**$2,778**

1 – Refer to Table II-E-1 of this report for additional budget details.
2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

The list of Parcels within Improvement Area No. 1 of the PID, the number of units developed of the current residential Parcels, the corresponding percent of buildout value, the total outstanding Initial Authorized Improvements Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

Improvement Area #2 Annual Budgeted Costs and Indebtedness

Collection of the Annual Installments for the Improvement Area #2 Assessed Property commenced with the 2024 tax year. The calculation of the Annual Installments for Improvement Area #2 of the PID is shown in Table II-E-6 on the following page.

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Table II-E-6
Annual Installment Calculations – Improvement Area #2

Descriptions	IA #2 Bonds
Interest payment on March 1, 2027	$247,596
Interest payment on September 1, 2027	$247,596
Principal payment on September 1, 2027	$161,000
Subtotal debt service on bonds	*$656,191*
Administrative expenses	$61,080
Additional Interest for Reserves	$46,711
Subtotal Expenses	***$763,982***
Available TIRZ Credit	($51,866)
Available reserve fund income	($5,000)
Available Administrative Expense account	$0
Subtotal funds available	***($56,866)***
Annual Installments	**$707,116**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027 in the amount of $247,597 and on September 1, 2027 in the amount of $247,597, which equal interest on the outstanding IA #2 Bonds portion of Assessments balance of $9,342,236 for six months each and an effective interest rate of 5.30 percent. Annual Installments to be collected include a principal payment of $161,000 due on September 1, 2027 for the IA #2 Bonds. As a result, total principal and interest due in 2026-27 for the IA #2 Bonds is estimated to be $656,191.

Administrative Expenses

Administrative expenses include the City, PID Administrator, auditor, Trustee, and contingency fees. As shown in Table II-E-7 in the following page, the Improvement Area #2's Authorized Improvements pro-rated share of administrative expenses to be collected for 2026-27 are estimated to be $61,080.

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Table II-E-7
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)[1]	2025-26 Estimated Budget (9/1/25-8/31/26)[2]	% Difference[3]
City	$14,080	$8,400	67.62%
Administrator	$40,500	$49,500	(18.18%)
Trustee	$4,000	$4,500	(11.11%)
Dissemination Agent	$1,500	$2,500	(40.00%)
Contingency	$1,000	$1,000	0.00%
Total	**$61,080**	**$65,900**	**(7.31%)**

1 – Represents the total estimated Administrative Expenses ($61,080).
2 – Represents the Administrative Expenses approved for 2025-26.
3 - Represents the percentage change between 2025-26 and 2026-27.

Additional Interest

Annual Installments to be collected as additional interest for prepayment and delinquency reserves in the amount of $46,711, which equals 0.5 percent interest on the outstanding Assessments of $9,342,235.

Available Reserve Fund Income

As of June 30, 2026, there is excess reserve fund income for the IA #2 Bonds earned above the reserve fund requirement and excess principal and interest account balance. As a result, $5,000 is available to be applied as a credit to reduce the 2026-27 Annual Installments.

Available Administrative Expense Account

As of June 30, 2026, the available balance for administrative expenses was $25,615. The available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

Improvement Area #2 Annual Installment Per Unit

According to the Third Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the IA #2 Bonds, (ii) to fund the Additional Interest, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan and subsequent plats, 256 units were built within Improvement Area #2 of the PID. The Annual Installments due to be collected from each Lot Type within Improvement Area #2 of the PID for 2026-27 are shown in Tables II-E-8 and II-E-9 below.

Table II-E-8
Improvement Area #2 Annual Installment Per 50 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$161,000	0.43%	$688
Interest	$490,191	0.43%	$2,094
Administrative Expenses	$61,080	0.43%	$261
Additional Interest	$46,711	0.43%	$200
Total	**$758,982**		**$3,242**

1 – Refer to Table II-E-6 of this report for additional budget details.
2 - See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

Table II-E-9
Improvement Area #2 Annual Installment Per 40 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$161,000	0.37%	$589
Interest	$490,191	0.37%	$1,794
Administrative Expenses	$61,080	0.37%	$224
Additional Interest	$46,711	0.37%	$171
Total	**$758,982**		**$2,778**

1 – Refer to Table II- E-6 of this report for additional budget details.
2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

The list of Parcels within Improvement Area No. 2 of the PID, the number of units developed of the current residential Parcels, the corresponding percent of buildout value, the total outstanding Initial Authorized Improvements Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

Improvement Area #3 Annual Budgeted Costs and Indebtedness

Collection of the Annual Installments for the Improvement Area #3 Assessed Property commenced with the 2025 tax year. The calculation of the Annual Installments for Improvement Area #3 of the PID is shown in Table II-E-10 below.

Table II-E-10
Annual Installment Calculations – Improvement Area #3

Descriptions	IA #3 Bonds
Interest payment on March 1, 2027	$221,520
Interest payment on September 1, 2027	$221,520
Principal payment on September 1, 2027	$120,000
Subtotal debt service on bonds	*$563,040*
Administrative expenses	$59,320
Additional Interest for Reserves	$38,505
Subtotal Expenses	*$660,865*
Available TIRZ Credit	$0
Available reserve fund income	($4,000)
Available Administrative Expense account	$0
Subtotal funds available	*($4,000)*
Annual Installments	**$656,865**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027 in the amount of $221,520 and on September 1, 2027 in the amount of $221,520, which equal interest on the outstanding IA #3 Bonds portion of Assessments balance of $7,701,000 for six months each and an effective interest rate of 5.75 percent. Annual Installments to be collected include a principal payment of $120,000 due on September 1, 2027 for the IA #3 Bonds. As a result, total principal and interest due in 2026-27 for the IA #3 Bonds is estimated to be $563,040.

Administrative Expenses

Administrative expenses include the City, PID Administrator, auditor, Trustee, and contingency fees. As shown in Table II-E-11 in the following page, the Improvement Area #3's Authorized Improvements pro-rated share of administrative expenses to be collected for 2026-27 are estimated to be $59,320.

Table II-E-11
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)[1]	2025-26 Estimated Budget (9/1/25-8/31/26)[2]	% Difference[3]
City	$12,320	$8,400	46.67%
Administrator	$40,500	$49,500	(18.18%)
Trustee	$4,000	$4,500	(11.11%)
Dissemination Agent	$1,500	$2,500	(40.00%)
Contingency	$1,000	$1,000	0.00%
Total	**$59,320**	**$65,900**	**(9.98%)**

1 – Represents the total estimated Administrative Expenses ($59,320).
2 – Represents the Administrative Expenses approved for 2025-26.
3 – Represents the percentage change between 2025-26 and 2026-27.

Additional Interest

Annual Installments to be collected as additional interest for prepayment and delinquency reserves in the amount of $38,505, which equals 0.5 percent interest on the outstanding Assessments of $7,701,000.

Available Reserve Fund Income

As of June 30, 2026, there is excess reserve fund income for the IA #3 Bonds earned above the reserve fund requirement and excess principal and interest account balance. As a result, $4,000 is available to be applied as a credit to reduce the 2026-27 Annual Installments.

Available Administrative Expense Account

As of June 30, 2026, the available balance for administrative expenses was $50,743. The available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

Improvement Area #3 Annual Installment Per Unit

According to the Third Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the IA #3 Bonds, (ii) to fund the Additional Interest, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan and subsequent plats, 224 units were built within Improvement Area #1 of the PID. The Annual Installments due to be collected from each Lot Type within Improvement Area #3 the PID for 2026-27 are shown in Table II-E-12, II-E-13, and II-E-14 below and on the following page.

Table II-E-12
Improvement Area #3 Annual Installment Per 60 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$120,000	0.49%	$588
Interest	$439,040	0.49%	$2,151
Administrative Expenses	$59,320	0.49%	$291
Additional Interest	$38,505	0.49%	$189
Total	**$656,865**		**$3,219**

1 – Refer to Table II-E-10 of this report for additional budget details.
2 - See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

Table II-E-13
Improvement Area #3 Annual Installment Per 50 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$120,000	0.46%	$546
Interest	$439,040	0.46%	$1,998
Administrative Expenses	$59,320	0.46%	$270
Additional Interest	$38,505	0.46%	$175
Total	**$656,865**		**$2,989**

1 – Refer to Table II-E-10 of this report for additional budget details.
2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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Table II-E-14
Improvement Area #3 Annual Installment Per 40 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$120,000	0.40%	$483
Interest	$439,040	0.40%	$1,767
Administrative Expenses	$59,320	0.40%	$239
Additional Interest	$38,505	0.40%	$155
Total	**$656,865**		**$2,644**

1 – Refer to Table II-E-10 of this report for additional budget details.
2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

The list of Parcels within Improvement Area No. 3 of the PID, the number of units developed of the current residential Parcels, the corresponding percent of buildout value, the total outstanding Initial Authorized Improvements Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

Improvement Area #4 Annual Budgeted Costs and Indebtedness

Collection of the Annual Installments for the Improvement Area #4 Assessed Property will commence with the 2026 tax year. The calculation of the Annual Installments for Improvement Area #4 of the PID is shown in Table II-E-15 on the following page.

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Table II-E-15
Annual Installment Calculations – Improvement Area #4

Descriptions	IA #4 Bonds
Interest payment on March 1, 2027	$148,434
Interest payment on September 1, 2027	$148,434
Principal payment on September 1, 2027	$78,000
Subtotal debt service on bonds	*$374,869*
Administrative expenses	$56,680
Additional Interest for Reserves	$28,100
Subtotal Expenses	*$459,649*
Available TIRZ Credit	$0
Available reserve fund income	($1,000)
Available Administrative Expense account	$0
Subtotal funds available	*($1,000)*
Annual Installments	**$458,649**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027 in the amount of $148,434 and on September 1, 2027 in the amount of $148,434, which equal interest on the outstanding IA #4 Bonds portion of Assessments balance of $5,620,000 for six months each and an effective interest rate of 5.28 percent. Annual Installments to be collected include a principal payment of $78,000 due on September 1, 2027 for the IA #4 Bonds. As a result, total principal and interest due in 2026-27 for the IA #4 Bonds is estimated to be $374,869.

Administrative Expenses

Administrative expenses include the City, PID Administrator, auditor, Trustee, and contingency fees. As shown in Table II-E-16 in the following page, the Improvement Area #4's Authorized Improvements pro-rated share of administrative expenses to be collected for 2026-27 are estimated to be $56,680.

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Table II-E-16
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)[1]	2025-26 Estimated Budget (9/1/25-8/31/26)[2]	% Difference[3]
City	$9,680	N/A	N/A
Administrator	$40,500	N/A	N/A
Trustee	$4,000	N/A	N/A
Dissemination Agent	$1,500	N/A	N/A
Contingency	$1,000	N/A	N/A
Total	**$56,680**	**N/A**	**N/A**

1 – Represents the total estimated Administrative Expenses ($56,680).
2 – Represents the Administrative Expenses approved for 2025-26, if any.
3 – Represents the percentage change between 2025-26 and 2026-27, if any.

Additional Interest

Annual Installments to be collected as additional interest for prepayment and delinquency reserves in the amount of $28,100, which equals 0.5 percent interest on the outstanding Assessments of $5,620,000.

Available Reserve Fund Income

As of June 30, 2026, there is excess reserve fund income for the IA #4 Bonds earned above the reserve fund requirement and excess principal and interest account balance. As a result, $1,000 is available to be applied as a credit to reduce the 2026-27 Annual Installments.

Available Administrative Expense Account

As of June 30, 2026, the available balance for administrative expenses was $40,835. The available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

Improvement Area #4 Annual Installment Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the IA #4 Bonds, (ii) to fund the Additional Interest, and (iii) to cover Administrative Expenses of the PID.

According to the Third Amended and Restated Service and Assessment Plan and subsequent plats, 176 units were built within Improvement Area #4 of the PID. The Annual Installments due to be collected from each Lot Type within Improvement Area #4 of the PID for 2026-27 are shown in Table II-E-17 and II-E-18 below.

Table II-E-17
Improvement Area #4 Annual Installment Per 50 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$78,000	0.65%	$508
Interest	$295,869	0.65%	$1,926
Administrative Expenses	$56,680	0.65%	$369
Additional Interest	$28,100	0.65%	$183
Total	**$458,649**		**$2,986**

1 – Refer to Table II-B-1 of this report for additional budget details.
2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

Table II-E-18
Improvement Area #4 Annual Installment Per 40 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$78,000	0.54%	$420
Interest	$295,869	0.54%	$1,594
Administrative Expenses	$56,680	0.54%	$305
Additional Interest	$28,100	0.54%	$151
Total	**$458,649**		**$2,471**

1 – Refer to Table II-B-1 of this report for additional budget details.
2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

The list of Parcels within Improvement Area No. 4 of the PID, the number of units developed of the current residential Parcels, the corresponding percent of buildout value, the total outstanding Initial Authorized Improvements Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix E-1.

F. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budgets for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs are shown in Section II of this report. The Annual Installments anticipated over the next five years for Improvement Area #1 of the PID is shown in Table II-F-1 below.

Table II-F-1
Projected Annual Installments – Improvement Area #1

Assessment Year Ending September 1	Principal and Interest[1]	Additional Interest	Administrative Expenses[2]	Total
2024-2026	$1,737,788	$116,965	$152,200	$2,006,953
2027	$456,196	$37,755	$53,265	$547,216
2028	$592,798	$37,155	$78,238	$708,191
2029	$591,868	$36,525	$79,803	$708,195
2030	$590,608	$35,865	$81,399	$707,871
2031	$591,018	$35,175	$83,027	$709,219
2032	$590,893	$34,445	$84,687	$710,025
Total	**$5,151,167**	**$333,885**	**$612,619**	**$6,097,671**

1 - Amount includes applicable TIRZ and reserve fund credits, if any.
2 – Amount includes applicable administrative credits, if any.

The Annual Installments anticipated over the next five years for Improvement Area #2 of the PID is shown in Table II-F-2 on the following page.

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Table II-F-2
Projected Annual Installments – Improvement Area #2

Assessment Year Ending September 1	Principal and Interest[1]	Additional Interest	Administrative Expenses[2]	Total
2025-2026	$1,050,671	$95,320	$114,950	$1,260,941
2027	$599,325	$46,711	$61,080	$707,116
2028	$657,990	$46,080	$68,562	$772,632
2029	$657,640	$45,240	$69,934	$772,814
2030	$656,984	$44,365	$71,332	$772,681
2031	$656,021	$43,455	$72,759	$772,235
2032	$655,753	$42,510	$74,214	$772,477
Total	**$4,934,384**	**$363,681**	**$532,831**	**$5,830,896**

1 – Amount includes applicable TIRZ and reserve fund credits, if any.
2 – Amount includes applicable administrative credits, if any.

The Annual Installments anticipated over the next five years for Improvement Area #3 of the PID is shown in Table II-F-3 below.

Table II-F-3
Projected Annual Installments – Improvement Area #3

Assessment Year Ending September 1	Principal and Interest[1]	Additional Interest	Administrative Expenses[2]	Total
2026	$564,288	$38,695	$54,900	$657,883
2027	$559,040	$38,505	$59,320	$656,865
2028	$562,640	$37,905	$61,717	$662,262
2029	$562,015	$37,280	$62,951	$662,246
2030	$562,165	$36,630	$64,210	$663,005
2031	$562,045	$35,950	$65,494	$663,489
2032	$560,655	$35,240	$66,804	$662,699
Total	**$3,932,848**	**$260,205**	**$435,395**	**$4,628,448**

1 – Amount includes applicable TIRZ and reserve fund credits, if any.
2 – Amount includes applicable administrative credits, if any.

The Annual Installments anticipated over the next five years for Improvement Area #4 of the PID is shown in Table II-D-4 on the following page.

Table II-F-4
Projected Annual Installments – Improvement Area #4

Assessment Year Ending September 1	Principal and Interest[1]	Additional Interest	Administrative Expenses[2]	Total
2027	$373,869	$28,100	$56,680	$458,649
2028	$374,651	$27,710	$67,626	$469,987
2029	$374,310	$27,305	$68,979	$470,594
2030	$372,845	$26,885	$70,358	$470,088
2031	$371,298	$26,455	$71,765	$469,518
2032	$370,668	$26,015	$73,201	$469,883
2033	$369,914	$25,560	$74,665	$470,138
Total	**$2,607,554**	**$188,030**	**$483,273**	**$3,278,857**

1 – Amount includes applicable TIRZ and reserve fund credits, if any.
2 – Amount includes applicable administrative credits, if any.

G. 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 G.

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.

Please refer to appendices B-3, C-3, D-3, and E-3 for the projected Assessment by Lot Type for each Improvement Area of the PID.

H. Bond Redemption related Updates

Improvement Area #1 PID Bonds

The Improvement Area #1 PID Bonds were issued in 2023. Pursuant to Section 4.3 of the Improvement Area #1 Bond Indenture, The City reserves the right and option to redeem Bonds before their scheduled maturity date, in whole or in part, on any date on or after **<u>September 1, 2031</u>**, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption as shown in the Improvement Area #1 PID Bonds' Indenture.

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

<u>Improvement Area #2 PID Bonds</u>

The Improvement Area #2 PID Bonds were issued in 2024. Pursuant to Section 4.3 of the Improvement Area #2 Bond Indenture, the City reserves the right and option to redeem Bonds before their scheduled maturity date, in whole or in part, on any date on or after **<u>September 1, 2031</u>**, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption as shown in the Improvement Area #2 PID Bonds' Indenture.

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

<u>Improvement Area #3 PID Bonds</u>

The Improvement Area #3 PID Bonds were issued in 2025. Pursuant to Section 4.3 of the Improvement Area #3 Bond Indenture, the City reserves the right and option to redeem Bonds before their scheduled maturity date, in whole or in part, on any date on or after **<u>September 1, 2033</u>**, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption as shown in the Improvement Area #3 PID Bonds' Indenture.

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

Improvement Area #4 PID Bonds

The Improvement Area #4 PID Bonds were issued in 2025. Pursuant to Section 4.3 of the Improvement Area #4 Bond Indenture, the City reserves the right and option to redeem Bonds before their scheduled maturity date, in whole or in part, on any date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption as shown in the Improvement Area #4 PID Bonds' Indenture.

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

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III. Update of the Assessment Plan

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

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

Assessment Methodology

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

A. Allocation of Budgeted Costs

1. Improvement Area #1 Improvements

Pursuant to section VI.B.1 of the Third Amended and Restated Service and Assessment Plan, the City Council has determined to allocate the Budgeted Costs of the Phase #1 Authorized Improvements to each single-family lot within Improvement Area #1 of the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within the Improvement Area #1 of the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #1 Assessments are levied receive a direct and special benefit from the Improvement Area #1 Improvements, and this benefit is equal to or greater than the amount assessed.

2. Improvement Area #2 Improvements

Pursuant to section VI.B.2 of the Third Amended and Restated Service and Assessment Plan, the City Council has determined to allocate the Budgeted Costs of the *Phase #2* Authorized Improvements to each single-family lot within Improvement Area #2 of the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within the Improvement Area #2 of the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #2 Assessments are levied receive a direct and special benefit from the Improvement Area #2 Improvements, and this benefit is equal to or greater than the amount assessed.

3. Improvement Area #3 Improvements

Pursuant to section VI.B.3 of the Third Amended and Restated Service and Assessment Plan, the City Council has determined to allocate the Budgeted Costs of the Phase #3 Authorized Improvements to each single-family lot within Improvement Area #3 of the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within the Improvement Area #3 of the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #3 Assessments are levied receive a direct and special benefit from the Improvement Area #3 Improvements, and this benefit is equal to or greater than the amount assessed.

4. Improvement Area #4 Improvements

Pursuant to section VI.B.4 of the Third Amended and Restated Service and Assessment Plan, the City Council has determined to allocate the Budgeted Costs of the Phase #4 Authorized Improvements to each single-family lot within Improvement Area #4 of the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within the Improvement Area #4 of the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #4 Assessments are levied receive a direct and special benefit from the Improvement Area #4 Improvements, and this benefit is equal to or greater than the amount assessed.

B. Calculation of Assessments

1. Improvement Area #1 Assessments

As noted in the Third Amended and Restated Service and Assessment Plan, the City Council previously determined to allocate Improvement Area #1's share of Budgeted Costs to each single-family lot therein proportion to the estimated average buildout values (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 Improvement Area #1 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #1 Assessments are levied receive a direct and special benefit from the Improvement Area #1 Authorized Improvements, and this benefit is equal to or greater than the amount assessed. Average buildout values, the anticipated number of Lots for each Lot Type, the resulting Improvement Area #1 Assessments per Lot Type, and the estimated Improvement Area #1 Assessment per unit are restated for Improvement Area #1 in Table III-B-1 on the following page.

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Table III-B-1
Allocation of Assessments – Improvement Area #1

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments[1]	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Original Assessment Per Unit	Outstanding Assessment Per Unit
60	43	$460,000	$19,780,000	100.00%	$19,780,000	23.11%	0.54%	$1,744,846	$42,743	$40,578
50	47	$410,000	$19,270,000	100.00%	$19,270,000	22.51%	0.48%	$1,699,857	$38,097	$36,167
40	133	$350,000	$46,550,000	100.00%	$46,550,000	54.38%	0.41%	$4,106,297	$32,522	$30,874
Total	**223**		**$85,600,000**			**100.00%**		**$7,551,000**		

1 - The percentage subject to assessment is calculated to exclude portions of assessments partially or fully prepaid.

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2. Improvement Area #2 Assessments

As noted in the Updated Amended and Restated Service and Assessment Plan, the City Council previously determined to allocate Improvement Area #2's share of Budgeted Costs to each single-family lot therein proportion to the estimated average buildout values (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 Improvement Area #2 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #2 Assessments are levied receive a direct and special benefit from the Improvement Area #2 Authorized Improvements, and this benefit is equal to or greater than the amount assessed. Average buildout values, the anticipated number of Lots for each Lot Type, the resulting Improvement Area #2 Assessments per Lot Type, and the estimated Improvement Area #2 Assessment per unit are restated for Improvement Area #2 in Table III-B-2 on the following page.

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Table III-B-2
Allocation of Assessments – Improvement Area #2

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments[1]	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Original Assessment Per Unit	Outstanding Assessment Per Unit
50	109	$406,100	$44,264,900	100.00%	$44,264,900	46.39%	0.43%	$4,333,612	$40,565	$39,758
40	146	$348,025	$50,811,650	100.00%	$50,811,650	53.25%	0.36%	$4,974,551	$34,764	$34,072
40_Prepaid[2]	1	$348,025	$348,025	0.00%	$0	0.00%	0.00%	$0	$34,764	$0
Total	**256**		**$95,424,575**		**$95,076,550**	**99.64%**		**$9,308,163**		

1 - The percentage subject to assessment is calculated to exclude portions of assessments partially or fully prepaid.
2 - The assessments related to these parcels were fully prepaid. As a result, these parcels are no longer subject to assessments.

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3. Improvement Area #3 Assessments

As noted in the Updated Amended and Restated Service and Assessment Plan, the City Council previously determined to allocate Improvement Area #3's share of Budgeted Costs to each single-family lot therein proportion to the estimated average buildout values (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 Improvement Area #3 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #3 Assessments are levied receive a direct and special benefit from the Improvement Area #3 Authorized Improvements, and this benefit is equal to or greater than the amount assessed. Average buildout values, the anticipated number of Lots for each Lot Type, the resulting Improvement Area #3 Assessments per Lot Type, and the estimated Improvement Area #3 Assessment per unit are restated for Improvement Area #3 in Table III-B-3 below.

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Table III-B-3
Allocation of Assessments – Improvement Area #3

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments[1]	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Original Assessment Per Unit	Outstanding Assessment Per Unit
60	41	$420,000	$17,220,000	100.00%	$17,220,000	20.09%	0.49%	$1,547,208	$37,923	$37,737
50	119	$390,000	$46,410,000	100.00%	$46,410,000	54.15%	0.46%	$4,169,915	$35,214	$35,041
40	64	$345,000	$22,080,000	100.00%	$22,080,000	25.76%	0.40%	$1,983,877	$31,151	$30,998
Total	**224**		**$85,710,000**		**$85,710,000**	**100.00%**		**$7,701,000**		

1 - The percentage subject to assessment is calculated to exclude portions of assessments partially or fully prepaid.

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4. Improvement Area #4 Assessments

As noted in the Third Amended and Restated Service and Assessment Plan, the City Council previously determined to allocate Improvement Area #4's share of Budgeted Costs to each single-family lot therein proportion to the estimated average buildout values (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 Improvement Area #4 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #4 Assessments are levied receive a direct and special benefit from the Improvement Area #4 Authorized Improvements, and this benefit is equal to or greater than the amount assessed. Average buildout values, the anticipated number of Lots for each Lot Type, the resulting Improvement Area #4 Assessments per Lot Type, and the estimated Improvement Area #4 Assessment per unit are restated for Improvement Area #4 in Table III-B-4 below.

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Table III-B-4
Allocation of Assessments – Improvement Area #4

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments[1]	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Original Assessment Per Unit	Outstanding Assessment Per Unit
50	46	$383,300	$17,631,800	100.00%	$17,631,800	29.95%	0.65%	$1,683,275	$36,593	$36,593
40	130	$317,200	$41,236,000	100.00%	$41,236,000	70.05%	0.54%	$3,936,725	$30,282	$30,282
Total	**176**		**$58,867,800**		**$58,867,800**	**100.00%**		**$5,620,000**		

1 - The percentage subject to assessment is calculated to exclude portions of assessments partially or fully prepaid.

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C. TIRZ Annual Credit

The TIRZ Contribution attributable to each Assessed Property, less a proportionate share of TIRZ Administrative Costs, shall be applied as a credit against such Assessed Property's Annual Installments. Specifically, the TIRZ Contribution attributable to an Assessed Property for the 12-month period ending June 30 of each year, less its share of TIRZ Administrative Costs, shall be applied as a credit against the Annual Installment payable by such Assessed Property no later than January 31 of the following year. Each Assessed Property's share of TIRZ Administrative Costs shall be in proportion to such Assessed Property's TIRZ Contribution.

The maximum annual TIRZ Annual Credit amount ("Maximum Annual TIRZ Credit") for any Parcel with a completed home and fully appraised with improvements prior to 2025 will be capped at the annual TIRZ Credit amount that was shown in the 2025 Annual Service Plan Update for such Parcels. For any Parcel with a home that was not completed and fully appraised in 2025 or afterwards, the Maximum Annual TIRZ Credit amount will be capped at the tax increments generated the first year following the completion and full appraisal of the home on such Parcel.

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IV. Update of the Assessment Roll

A. Parcel Updates

According to the Third Amended and Restated 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 D attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Section III.B. of this report.

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

Improvement Area #1

As of July 31, 2026, the Administrator has no knowledge of any Improvement Area #1 Assessments.

Improvement Area #2

Per the current SAP and trustee records, there has been one Assessment prepayment as of July 31, 2026 for parcel 2929205.

Improvement Area #3

As of July 31, 2026, the Administrator has no knowledge of any Improvement Area #3 Assessments.

Improvement Area #4

As of July 31, 2026, the Administrator has no knowledge of any Improvement Area #4 Assessments.

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

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APPENDIX A
PID MAP, LEGAL DESCRIPTIONS, AND CONCEPT PLANS

APPENDIX B-1

IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX B-2

IMPROVEMENT AREA #1 TIRZ CREDIT CALCULATION

Southridge Public Improvement District
Improvement Area #1 TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	Calculated TIRZ Credit	Max TIRZ Credit Allowed[1]	26-27 TIRZ Credit
2893091	$331,575	$19,560	$312,015	0.46%	$613	$613	$613
2893092	$355,853	$19,560	$336,293	0.50%	$661	$661	$661
2893093	$284,080	$19,560	$264,520	0.39%	$520	$520	$520
2893094	$327,085	$19,560	$307,525	0.46%	$604	$604	$604
2893095	$289,338	$19,560	$269,778	0.40%	$530	$530	$530
2893096	$311,078	$19,560	$291,518	0.43%	$573	$573	$573
2893071	$286,969	$19,560	$267,409	0.40%	$526	$526	$526
2893072	$358,439	$19,560	$338,879	0.50%	$666	$666	$666
2893073	$309,190	$19,560	$289,630	0.43%	$569	$569	$569
2893074	$303,372	$19,560	$283,812	0.42%	$558	$558	$558
2893075	$285,940	$19,560	$266,380	0.40%	$524	$524	$524
2893076	$333,914	$19,560	$314,354	0.47%	$618	$618	$618
2893077	$304,597	$19,560	$285,037	0.42%	$560	$560	$560
2893097	$352,183	$19,560	$332,623	0.49%	$654	$654	$654
2893098	$351,389	$19,560	$331,829	0.49%	$652	$652	$652
2893099	$378,358	$19,560	$358,798	0.53%	$705	$705	$705
2893100	$0	$19,560	$0	0.00%	$0	$0	$0
2893101	$2,000	$0	$0	0.00%	$0	$0	$0
2893102	$410,775	$19,560	$391,215	0.58%	$769	$769	$769
2893111	$353,287	$19,560	$333,727	0.50%	$656	$656	$656
2893112	$285,153	$19,560	$265,593	0.39%	$522	$522	$522
2893113	$285,100	$19,560	$265,540	0.39%	$522	$522	$522
2893114	$332,085	$19,560	$312,525	0.46%	$614	$614	$614
2893115	$318,848	$19,560	$299,288	0.44%	$588	$588	$588
2893116	$317,098	$19,560	$297,538	0.44%	$585	$585	$585
2893117	$337,085	$19,560	$317,525	0.47%	$624	$624	$624
2893118	$311,338	$19,560	$291,778	0.43%	$574	$574	$574
2893119	$370,853	$19,560	$351,293	0.52%	$690	$690	$690
2893120	$309,858	$19,560	$290,298	0.43%	$571	$571	$571
2893103	$368,647	$19,560	$349,087	0.52%	$686	$686	$686
2893121	$318,848	$19,560	$299,288	0.44%	$588	$588	$588
2893122	$317,098	$19,560	$297,538	0.44%	$585	$585	$585
2893123	$357,779	$19,560	$338,219	0.50%	$665	$665	$666
2893124	$292,000	$19,560	$272,440	0.41%	$535	$535	$535
2893125	$307,098	$19,560	$287,538	0.43%	$565	$565	$565
2893126	$337,085	$19,560	$317,525	0.47%	$624	$624	$624
2893127	$2,000	$0	$0	0.00%	$0	$0	$0
2893104	$356,514	$19,560	$336,954	0.50%	$662	$662	$662
2893105	$335,508	$19,560	$315,948	0.47%	$621	$621	$621
2893106	$408,672	$19,560	$389,112	0.58%	$765	$765	$765
2893107	$419,569	$19,560	$400,009	0.59%	$786	$786	$786
2893108	$350,353	$19,560	$330,793	0.49%	$650	$650	$650
2893109	$373,647	$19,560	$354,087	0.53%	$696	$696	$696
2893110	$316,078	$19,560	$296,518	0.44%	$583	$583	$583
2893128	$417,021	$19,560	$397,461	0.59%	$781	$781	$781
2893129	$444,409	$19,560	$424,849	0.63%	$835	$835	$835
2893130	$470,982	$19,560	$451,422	0.67%	$887	$887	$887
2893131	$0	$19,560	$0	0.00%	$0	$0	$0
2893132	$326,321	$19,560	$306,761	0.46%	$603	$603	$603
2893133	$2,000	$0	$0	0.00%	$0	$0	$0
2893134	$89,700	$19,560	$70,140	0.10%	$138		$138
2893135	$85,800	$19,560	$66,240	0.10%	$130		$130
2893136	$476,687	$19,560	$457,127	0.68%	$899	$899	$899
2893137	$429,722	$19,560	$410,162	0.61%	$806	$806	$806
2893145	$441,066	$19,560	$421,506	0.63%	$828	$828	$828
2893146	$406,524	$19,560	$386,964	0.58%	$761	$761	$761
2893147	$473,017	$19,560	$453,457	0.67%	$891	$891	$891
2893148	$442,340	$19,560	$422,780	0.63%	$831	$831	$831
2893149	$426,524	$19,560	$406,964	0.61%	$800	$800	$800
2893150	$406,210	$19,560	$386,650	0.57%	$760	$760	$760
2893151	$467,372	$19,560	$447,812	0.67%	$880	$880	$880
2893138	$409,446	$19,560	$389,886	0.58%	$766	$766	$766
2893152	$446,066	$19,560	$426,506	0.63%	$838	$838	$838
2893153	$2,000	$0	$0	0.00%	$0	$0	$0
2893139	$435,000	$19,560	$415,440	0.62%	$817	$817	$817

Southridge Public Improvement District
Improvement Area #1 TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	Calculated TIRZ Credit	Max TIRZ Credit Allowed[1]	26-27 TIRZ Credit
2893140	$380,066	$19,560	$360,506	0.54%	$709	$709	$709
2952891	$215,736	$9,780	$205,956	0.31%	$405	$405	$405
2893141	$0	$9,780	$0	0.00%	$0	$0	$0
2893142	$2,000	$0	$0	0.00%	$0	$0	$0
2893143	$89,700	$19,560	$70,140	0.10%	$138		$138
2893144	$85,800	$19,560	$66,240	0.10%	$130		$130
2893154	$349,200	$19,560	$329,640	0.49%	$648	$648	$648
2893155	$355,603	$19,560	$336,043	0.50%	$661	$661	$661
2893156	$336,764	$19,560	$317,204	0.47%	$623	$623	$623
2893157	$413,264	$19,560	$393,704	0.59%	$774	$774	$774
2893158	$375,862	$19,560	$356,302	0.53%	$700	$700	$700
2893159	$326,331	$19,560	$306,771	0.46%	$603	$603	$603
2893160	$287,534	$19,560	$267,974	0.40%	$527	$527	$527
2893161	$448,625	$19,560	$429,065	0.64%	$843	$843	$843
2893162	$384,781	$19,560	$365,221	0.54%	$718	$718	$718
2893166	$375,160	$19,560	$355,600	0.53%	$699	$699	$699
2893167	$363,383	$19,560	$343,823	0.51%	$676	$676	$676
2893168	$423,123	$19,560	$403,563	0.60%	$793	$793	$793
2893169	$431,524	$19,560	$411,964	0.61%	$810	$810	$810
2893170	$441,066	$19,560	$421,506	0.63%	$828	$828	$828
2893171	$430,372	$19,560	$410,812	0.61%	$807	$807	$807
2893172	$407,391	$19,560	$387,831	0.58%	$762	$762	$762
2893173	$433,254	$19,560	$413,694	0.62%	$813	$813	$813
2893174	$0	$19,560	$0	0.00%	$0	$0	$0
2893175	$467,372	$19,560	$447,812	0.67%	$880	$880	$880
2893176	$5,000	$0	$0	0.00%	$0	$0	$0
2893186	$0	$19,560	$0	0.00%	$0	$0	$0
2893187	$353,764	$19,560	$334,204	0.50%	$657	$657	$657
2893188	$277,040	$19,560	$257,480	0.38%	$506	$506	$506
2893189	$2,000	$0	$0	0.00%	$0	$0	$0
2893177	$5,000	$0	$0	0.00%	$0	$0	$0
2893196	$368,383	$19,560	$348,823	0.52%	$686	$686	$686
2893190	$78,000	$19,560	$58,440	0.09%	$115		$115
2893191	$78,000	$19,560	$58,440	0.09%	$115		$115
2893192	$291,894	$19,560	$272,334	0.40%	$535	$535	$535
2893193	$252,601	$19,560	$233,041	0.35%	$458		$458
2893194	$320,404	$19,560	$300,844	0.45%	$591	$591	$591
2893195	$72,450	$19,560	$52,890	0.08%	$104		$104
2893178	$346,389	$19,560	$326,829	0.49%	$642	$642	$642
2893180	$436,601	$19,560	$417,041	0.62%	$820	$820	$820
2893181	$382,803	$19,560	$363,243	0.54%	$718	$718	$718
2893182	$421,421	$19,560	$401,861	0.60%	$790	$790	$790
2893183	$380,775	$19,560	$361,215	0.54%	$710	$710	$710
2893184	$361,514	$19,560	$341,954	0.51%	$672	$672	$672
2893185	$383,647	$19,560	$364,087	0.54%	$716	$716	$716
Total	$71,895,090	$4,361,979	$67,259,173	100.00%	$132,281	$130,028	$132,281

1 - Any blanks are a result of a Maximum Annual TIRZ Credit not yet established for the parcel as of the date of the report

APPENDIX B-3
IMPROVEMENT AREA #1 PROJECTED ASSESSMENT SCHEDULES

Southridge PID - Improvement Area #1
Projected Schedule of Annual Installments

Lot Type	60 FT
Outstanding Assessment	$40,578

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	$40,578	$645	$2,720	$286	$3,651
2027	$39,933	$677	$2,708	$420	$3,806
2028	$39,256	$709	$2,668	$429	$3,806
2029	$38,546	$742	$2,625	$437	$3,804
2030	$37,805	$785	$2,580	$446	$3,811
2031	$37,020	$833	$2,528	$455	$3,816
2032	$36,187	$881	$2,471	$464	$3,817
2033	$35,306	$935	$2,412	$473	$3,820
2034	$34,371	$989	$2,349	$483	$3,820
2035	$33,382	$1,053	$2,282	$493	$3,828
2036	$32,329	$1,118	$2,211	$502	$3,831
2037	$31,211	$1,182	$2,135	$513	$3,830
2038	$30,029	$1,257	$2,056	$523	$3,836
2039	$28,771	$1,333	$1,971	$533	$3,837
2040	$27,439	$1,413	$1,881	$544	$3,838
2041	$26,025	$1,510	$1,785	$555	$3,850
2042	$24,515	$1,601	$1,683	$566	$3,851
2043	$22,914	$1,698	$1,575	$577	$3,851
2044	$21,216	$1,811	$1,459	$589	$3,858
2045	$19,405	$1,929	$1,334	$600	$3,864
2046	$17,476	$2,047	$1,201	$612	$3,861
2047	$15,428	$2,182	$1,061	$625	$3,867
2048	$13,246	$2,327	$911	$637	$3,875
2049	$10,920	$2,477	$751	$650	$3,878
2050	$8,442	$2,639	$580	$663	$3,882
2051	$5,804	$2,811	$399	$676	$3,886
2052	$2,993	$2,993	$206	$690	$3,889
Total		**$40,578**	**$48,541**	**$14,443**	**$103,562**

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27.

2 - The principal and interest amounts represent the debt service requirements of the Series 2023 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves

3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE EASTRIDGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective June 8, 2026, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Southridge PID - Improvement Area #1
Projected Schedule of Annual Installments

Lot Type	50 FT
Outstanding Assessment	$36,167

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	$36,167	$575	$2,424	$255	$3,254
2027	$35,592	$604	$2,414	$375	$3,392
2028	$34,989	$632	$2,378	$382	$3,392
2029	$34,357	$661	$2,340	$390	$3,391
2030	$33,696	$699	$2,300	$398	$3,397
2031	$32,996	$742	$2,253	$406	$3,401
2032	$32,254	$786	$2,203	$414	$3,402
2033	$31,468	$833	$2,150	$422	$3,405
2034	$30,635	$881	$2,093	$430	$3,405
2035	$29,754	$939	$2,034	$439	$3,412
2036	$28,815	$996	$1,971	$448	$3,415
2037	$27,819	$1,054	$1,903	$457	$3,414
2038	$26,765	$1,121	$1,832	$466	$3,419
2039	$25,644	$1,188	$1,757	$475	$3,420
2040	$24,456	$1,260	$1,676	$485	$3,421
2041	$23,197	$1,346	$1,591	$494	$3,432
2042	$21,851	$1,427	$1,500	$504	$3,432
2043	$20,423	$1,514	$1,404	$514	$3,432
2044	$18,910	$1,614	$1,300	$525	$3,439
2045	$17,296	$1,720	$1,189	$535	$3,444
2046	$15,576	$1,825	$1,071	$546	$3,442
2047	$13,751	$1,945	$945	$557	$3,447
2048	$11,807	$2,074	$812	$568	$3,454
2049	$9,733	$2,208	$669	$579	$3,457
2050	$7,525	$2,352	$517	$591	$3,460
2051	$5,173	$2,505	$356	$603	$3,463
2052	$2,668	$2,668	$183	$615	$3,466
Total		$36,167	$43,265	$12,873	$92,305

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27.
2 - The principal and interest amounts represent the debt service requirements of the Series 2023 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE EASTRIDGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective June 8, 2026, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Southbridge PID - Improvement Area #[illegible]
Projected Schedule of Annual Installments

Lot Type [illegible]
Outstanding Assessment [illegible]

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expenses	Total Annual Installment
2026	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2027	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2028	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2029	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2030	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2031	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2032	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2033	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2034	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2035	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2036	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2037	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2038	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2039	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2040	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2041	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2042	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2043	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2044	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2045	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2046	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2047	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2048	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2049	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2050	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2051	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2052	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total		[illegible]	[illegible]	[illegible]	[illegible]

1 - Annual Installment billed by the [illegible] County Tax Office during Year 2026 [illegible]

2 - The principal and interest amounts represent the debt service requirements of the [illegible] Bonds and will not increase during the life of the Bonds. [illegible]

3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE SOUTHBRIDGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. [illegible]

APPENDIX C-1
IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

Parcel	Lot Type	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Total Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Southbridge Public Improvement District
Improvement Area #2 Assessment Roll Summary

Parcel	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2929300	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($129.98)	$3,111.86
2929304	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($129.98)	$3,111.86
2929302	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($129.98)	$3,111.86
2929321	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($160.03)	$3,081.82
2929322	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($137.64)	$3,104.20
2929323	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($129.98)	$3,111.86
2929324	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($137.64)	$3,104.20
2929325	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($137.64)	$3,104.20
2929326	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($137.64)	$3,104.20
2929327	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	$0.00	$3,241.84
2929328	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($100.52)	$3,141.32
2929329	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($100.52)	$3,141.32
2929330	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($100.52)	$3,141.32
2929312	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929313	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($145.30)	$3,096.54
2929311	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($100.52)	$3,141.32
2929332	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($100.52)	$3,141.32
2929333	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	$0.00	$3,241.84
2929334	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($100.52)	$3,141.32
2929335	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($113.78)	$3,128.05
2929336	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($106.71)	$3,135.13
2929314	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($129.98)	$3,111.86
2929315	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($129.98)	$3,111.86
2929316	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($152.96)	$3,088.88
2929317	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($176.14)	$3,065.69
2929318	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($163.69)	$3,078.14
2929319	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	$0.00	$3,241.84
2929320	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($148.06)	$3,093.78
2929294	50	0.43%	$39,903.45	$687.68	$2,093.75	$260.89	$199.52	($129.98)	$3,111.86
Total	[illegible]	100.00%	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX C-2
IMPROVEMENT AREA #2 TIRZ CREDIT CALCULATION

[illegible] Public Improvement District Improvement Area [illegible] TIRZ Credit Calculation Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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Northridge Public Improvement District
Improvement Area #[illegible] TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]

[illegible] Public Improvement District

Improvement Area #[illegible] TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	2026-27 TIRZ Credit
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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Southridge Public Improvement District
Improvement Area #2 TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2929291	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929292	$69,458	$12,412	$57,046	0.21%	$106.71		$106.71
2929293	$1,000	$0	$1,000	0.00%	$0.00	$0.00	$0.00
2929267	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929268	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929269	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929270	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929271	$85,995	$12,412	$73,583	0.27%	$137.64		$137.64
2929272	$85,995	$12,412	$73,583	0.27%	$137.64		$137.64
2929273	$85,995	$12,412	$73,583	0.27%	$137.64		$137.64
2929294	$85,995	$12,412	$73,583	0.27%	$137.64		$137.64
2929303	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929304	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929305	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929306	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929307	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929308	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929309	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929310	$69,458	$12,412	$57,046	0.21%	$106.71		$106.71
2929311	$1,000	$0	$1,000	0.00%	$0.00	$0.00	$0.00
2929295	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929297	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929298	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929299	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929300	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929301	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929302	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929321	$97,958	$12,412	$85,546	0.31%	$160.02		$160.02
2929322	$85,995	$12,412	$73,583	0.27%	$137.64		$137.64
2929323	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929324	$85,995	$12,412	$73,583	0.27%	$137.64		$137.64
2929325	$85,995	$12,412	$73,583	0.27%	$137.64		$137.64
2929326	$85,995	$12,412	$73,583	0.27%	$137.64		$137.64
2929327	$81,900	$12,412	$0	0.00%	$0.00		$0.00
2929328	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929329	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929330	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929312	$1,000	$0	$1,000	0.00%	$0.00	$0.00	$0.00
2929313	$90,090	$12,412	$77,678	0.28%	$145.30		$145.30
2929331	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929332	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929333	$66,150	$12,412	$0	0.00%	$0.00		$0.00
2929334	$66,150	$12,412	$53,738	0.19%	$100.52		$100.52
2929335	$66,150	$5,319	$60,831	0.22%	$113.79		$113.79
2929336	$69,458	$12,412	$57,046	0.21%	$106.71		$106.71
2929314	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929315	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
2929316	$94,185	$12,412	$81,773	0.29%	$152.96		$152.96
2929317	$106,580	$12,412	$94,168	0.34%	$176.14		$176.14

Southbridge Public Improvement District
Improvement Area #2 TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2929318	$99,924	$12,412	$87,512	0.32%	$163.69		$163.69
2929319	$91,064	$12,412	$0	0.00%	$0.00		$0.00
2929320	$91,564	$12,412	$79,152	0.29%	$148.06		$148.06
2929296	$81,900	$12,412	$69,488	0.25%	$129.98		$129.98
Total	**$31,038,701**	**$2,893,507**	**$27,735,884**	**100.00%**	**$51,865.95**	**$20,722.58**	**$51,865.95**

1 - Any blanks are a result of a Maximum Annual TIRZ Credit not yet established for the parcel as of the date of the report

APPENDIX C-2

IMPROVEMENT AREA #2 PROJECTED ASSESSMENT SCHEDULES

Southridge PID - Improvement Area #2
Projected Schedule of Annual Installments

Lot Type	50 FT
Outstanding Assessment	$39,903

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	$39,903	$688	$2,293	$261	$3,242
2027	$39,216	$718	$2,290	$293	$3,300
2028	$38,498	$747	$2,255	$299	$3,301
2029	$37,751	$777	$2,218	$305	$3,300
2030	$36,973	$807	$2,180	$311	$3,298
2031	$36,166	$841	$2,141	$317	$3,299
2032	$35,325	$888	$2,093	$323	$3,304
2033	$34,436	$935	$2,042	$330	$3,307
2034	$33,501	$982	$1,988	$336	$3,307
2035	$32,518	$1,034	$1,931	$343	$3,308
2036	$31,485	$1,085	$1,872	$350	$3,307
2037	$30,400	$1,140	$1,809	$357	$3,307
2038	$29,259	$1,200	$1,744	$364	$3,308
2039	$28,059	$1,264	$1,675	$371	$3,311
2040	$26,795	$1,333	$1,602	$379	$3,314
2041	$25,462	$1,401	$1,526	$386	$3,313
2042	$24,061	$1,478	$1,445	$394	$3,317
2043	$22,583	$1,550	$1,360	$402	$3,313
2044	$21,033	$1,640	$1,271	$410	$3,321
2045	$19,393	$1,726	$1,172	$418	$3,316
2046	$17,667	$1,824	$1,069	$427	$3,319
2047	$15,843	$1,926	$960	$435	$3,321
2048	$13,917	$2,037	$844	$444	$3,325
2049	$11,879	$2,148	$722	$453	$3,323
2050	$9,731	$2,268	$593	$462	$3,323
2051	$7,463	$2,400	$457	$471	$3,328
2052	$5,062	$2,533	$313	$480	$3,326
2053	$2,530	$2,530	$161	$490	$3,180
Total		$39,903	$42,024	$10,611	$92,539

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27.
2 - The principal and interest amounts represent the debt service requirements of the Series 2024 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE EASTRIDGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective June 8, 2026, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Southridge PID - Improvement Area #2
Projected Schedule of Annual Installments

Lot Type	40 FT
Outstanding Assessment	$34,197

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	$34,197	$589	$1,965	$224	$2,778
2027	$33,608	$615	$1,962	$251	$2,828
2028	$32,993	$641	$1,932	$256	$2,829
2029	$32,352	$666	$1,901	$261	$2,828
2030	$31,686	$692	$1,869	$266	$2,827
2031	$30,994	$721	$1,835	$272	$2,828
2032	$30,273	$761	$1,793	$277	$2,832
2033	$29,512	$802	$1,750	$283	$2,834
2034	$28,710	$842	$1,704	$288	$2,834
2035	$27,868	$886	$1,655	$294	$2,835
2036	$26,982	$930	$1,604	$300	$2,834
2037	$26,052	$977	$1,551	$306	$2,834
2038	$25,075	$1,029	$1,495	$312	$2,835
2039	$24,046	$1,083	$1,435	$318	$2,837
2040	$22,963	$1,142	$1,373	$325	$2,840
2041	$21,821	$1,201	$1,307	$331	$2,839
2042	$20,620	$1,267	$1,238	$338	$2,843
2043	$19,354	$1,329	$1,166	$345	$2,839
2044	$18,025	$1,406	$1,089	$351	$2,846
2045	$16,619	$1,479	$1,005	$358	$2,842
2046	$15,141	$1,563	$916	$366	$2,845
2047	$13,578	$1,651	$822	$373	$2,846
2048	$11,927	$1,746	$723	$380	$2,850
2049	$10,181	$1,841	$618	$388	$2,848
2050	$8,339	$1,944	$508	$396	$2,847
2051	$6,396	$2,057	$391	$404	$2,852
2052	$4,339	$2,171	$268	$412	$2,850
2053	$2,168	$2,168	$138	$420	$2,726
Total		**$34,197**	**$36,014**	**$9,094**	**$79,305**

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27.
2 - The principal and interest amounts represent the debt service requirements of the Series 2024 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE EASTRIDGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective June 8, 2026, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX D-1
IMPROVEMENT AREA #3 ASSESSMENT ROLL SUMMARY

Southridge Public Improvement District
Improvement Area #3 Assessment Roll Summary

Parcel	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2935696	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935698	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935699	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935700	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935701	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935702	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935703	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935704	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935705	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935706	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935708	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935709	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935710	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935711	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935712	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935713	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935714	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935715	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935716	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935717	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935719	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935720	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935721	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935722	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935723	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935724	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935725	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935726	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935727	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935728	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935729	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935730	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935731	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935732	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935733	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935734	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935735	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935736	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935737	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935738	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935739	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935740	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935741	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935744	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935745	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935746	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935747	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935748	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935749	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935750	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935751	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935752	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935753	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935754	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935755	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935756	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935757	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935758	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935759	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935760	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935761	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935762	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935763	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935764	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935765	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935766	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935767	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935768	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935769	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935770	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935771	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935772	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935773	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935774	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935775	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935776	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935777	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935778	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935779	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935780	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01
2935781	40	0.40%	$30,998.07	$483.02	$1,767.22	$238.77	$154.99	$0.00	$2,644.01

[illegible]

[illegible]

Parcel	Lot Type	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Total Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Southbridge Public Improvement District
Improvement Area #3 Assessment Roll Summary

Parcel	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2935864	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935865	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935866	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935867	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935868	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935869	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935870	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935871	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935872	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935873	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935874	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935875	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935876	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935877	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935878	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935879	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935880	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935881	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935882	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935883	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935884	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935885	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935886	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935887	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935888	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935889	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935890	50	0.46%	$35,041.30	$546.03	$1,997.73	$269.92	$175.21	$0.00	$2,988.89
2935891	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935892	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935893	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935894	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935895	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935896	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935897	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935898	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935899	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935900	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935901	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935902	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935903	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935904	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935905	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935906	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935907	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935908	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935909	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935910	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935911	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935912	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935913	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935914	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935915	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935916	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935917	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935918	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935919	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935920	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935921	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935922	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935923	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935924	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935925	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935926	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935927	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935928	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935929	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935930	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935931	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935932	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
2935933	60	0.49%	$37,736.79	$588.03	$2,151.40	$290.64	$188.68	$0.00	$3,218.75
Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX D-2

IMPROVEMENT AREA #2 TIRZ CREDIT CALCULATION

Southbridge Public Improvement District
Improvement Area #3 TRIZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2935696	$1,000	$0	$0	0.00%	$0		$0
2935849	$66,150	$12,427	$53,723	0.44%	$0		$0
2935850	$66,150	$12,427	$53,723	0.44%	$0		$0
2935851	$66,150	$12,427	$53,723	0.44%	$0		$0
2935852	$66,150	$12,427	$53,723	0.44%	$0		$0
2935853	$72,450	$12,427	$60,023	0.49%	$0		$0
2935854	$72,450	$12,427	$60,023	0.49%	$0		$0
2935855	$66,150	$12,427	$53,723	0.44%	$0		$0
2935856	$66,150	$12,427	$53,723	0.44%	$0		$0
2935857	$66,150	$12,427	$53,723	0.44%	$0		$0
2935858	$66,150	$12,427	$53,723	0.44%	$0		$0
2935859	$66,150	$12,427	$53,723	0.44%	$0		$0
2935860	$66,150	$12,427	$53,723	0.44%	$0		$0
2935861	$66,150	$12,427	$53,723	0.44%	$0		$0
2935862	$66,150	$12,427	$53,723	0.44%	$0		$0
2935863	$66,150	$12,427	$53,723	0.44%	$0		$0
2935864	$66,150	$12,427	$53,723	0.44%	$0		$0
2935865	$66,150	$12,427	$53,723	0.44%	$0		$0
2935866	$66,150	$12,427	$53,723	0.44%	$0		$0
2935867	$66,150	$12,427	$53,723	0.44%	$0		$0
2935868	$66,150	$12,427	$53,723	0.44%	$0		$0
2935869	$66,150	$12,427	$53,723	0.44%	$0		$0
2935870	$66,150	$12,427	$53,723	0.44%	$0		$0
2935871	$66,150	$12,427	$53,723	0.44%	$0		$0
2935872	$69,300	$12,427	$56,873	0.47%	$0		$0
2935873	$69,300	$12,427	$56,873	0.47%	$0		$0
2935848	$66,150	$12,427	$53,723	0.44%	$0		$0
2935874	$66,150	$12,427	$53,723	0.44%	$0		$0
2935847	$66,150	$12,427	$53,723	0.44%	$0		$0
2935845	$66,150	$12,427	$53,723	0.44%	$0		$0
2935820	$66,150	$12,427	$53,723	0.44%	$0		$0
2935821	$66,150	$12,427	$53,723	0.44%	$0		$0
2935822	$66,150	$12,427	$53,723	0.44%	$0		$0
2935823	$66,150	$12,427	$53,723	0.44%	$0		$0
2935824	$66,150	$12,427	$53,723	0.44%	$0		$0
2935825	$66,150	$12,427	$53,723	0.44%	$0		$0
2935826	$66,150	$12,427	$53,723	0.44%	$0		$0
2935827	$66,150	$12,427	$53,723	0.44%	$0		$0
2935828	$66,150	$12,427	$53,723	0.44%	$0		$0
2935829	$66,150	$12,427	$53,723	0.44%	$0		$0
2935830	$69,300	$12,427	$56,873	0.47%	$0		$0
2935831	$63,000	$10,993	$52,007	0.43%	$0		$0
2935832	$1,000	$0	$0	0.00%	$0		$0
2935833	$63,000	$10,993	$52,007	0.43%	$0		$0
2935834	$69,300	$10,993	$58,307	0.48%	$0		$0
2935835	$69,300	$12,427	$56,873	0.47%	$0		$0
2935836	$66,150	$12,427	$53,723	0.44%	$0		$0
2935837	$66,150	$12,427	$53,723	0.44%	$0		$0

Southbridge Public Improvement District
Improvement Area #3 TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2935838	$66,150	$12,427	$53,723	0.44%	$0		$0
2935839	$66,150	$12,427	$53,723	0.44%	$0		$0
2935840	$66,150	$12,427	$53,723	0.44%	$0		$0
2935841	$66,150	$12,427	$53,723	0.44%	$0		$0
2935842	$66,150	$12,427	$53,723	0.44%	$0		$0
2935843	$66,150	$12,427	$53,723	0.44%	$0		$0
2935844	$66,150	$12,427	$53,723	0.44%	$0		$0
2935846	$66,150	$12,427	$53,723	0.44%	$0		$0
2935819	$66,150	$12,427	$53,723	0.44%	$0		$0
2935875	$66,150	$12,427	$53,723	0.44%	$0		$0
2935877	$66,150	$12,427	$53,723	0.44%	$0		$0
2935907	$69,300	$13,383	$55,917	0.46%	$0		$0
2935908	$69,300	$13,383	$55,917	0.46%	$0		$0
2935909	$75,600	$13,383	$62,217	0.51%	$0		$0
2935910	$69,300	$13,383	$55,917	0.46%	$0		$0
2935911	$69,300	$13,383	$55,917	0.46%	$0		$0
2935912	$69,300	$13,383	$55,917	0.46%	$0		$0
2935913	$69,300	$13,383	$55,917	0.46%	$0		$0
2935914	$69,300	$13,383	$55,917	0.46%	$0		$0
2935915	$72,450	$13,383	$59,067	0.49%	$0		$0
2935916	$72,450	$13,383	$59,067	0.49%	$0		$0
2935917	$69,300	$13,383	$55,917	0.46%	$0		$0
2935918	$69,300	$13,383	$55,917	0.46%	$0		$0
2935919	$69,300	$13,383	$55,917	0.46%	$0		$0
2935920	$69,300	$13,383	$55,917	0.46%	$0		$0
2935921	$69,300	$13,383	$55,917	0.46%	$0		$0
2935922	$69,300	$13,383	$55,917	0.46%	$0		$0
2935923	$1,000	$0	$0	0.00%	$0		$0
2935924	$69,300	$13,383	$55,917	0.46%	$0		$0
2935925	$69,300	$13,383	$55,917	0.46%	$0		$0
2935926	$69,300	$13,383	$55,917	0.46%	$0		$0
2935927	$69,300	$13,383	$55,917	0.46%	$0		$0
2935928	$69,300	$13,383	$55,917	0.46%	$0		$0
2935929	$69,300	$13,383	$55,917	0.46%	$0		$0
2935930	$69,300	$13,383	$55,917	0.46%	$0		$0
2935931	$69,300	$13,383	$55,917	0.46%	$0		$0
2935906	$72,450	$13,383	$59,067	0.49%	$0		$0
2935876	$66,150	$12,427	$53,723	0.44%	$0		$0
2935905	$69,300	$13,383	$55,917	0.46%	$0		$0
2935903	$69,300	$13,383	$55,917	0.46%	$0		$0
2935878	$66,150	$12,427	$53,723	0.44%	$0		$0
2935879	$66,150	$12,427	$53,723	0.44%	$0		$0
2935880	$66,150	$12,427	$53,723	0.44%	$0		$0
2935881	$66,150	$12,427	$53,723	0.44%	$0		$0
2935882	$66,150	$12,427	$53,723	0.44%	$0		$0
2935883	$66,150	$12,427	$53,723	0.44%	$0		$0
2935884	$66,150	$12,427	$53,723	0.44%	$0		$0
2935885	$66,150	$12,427	$53,723	0.44%	$0		$0

Southridge Public Improvement District
Improvement Area #3 TRIZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2935886	$66,150	$12,427	$53,723	0.44%	$0		$0
2935887	$66,150	$12,427	$53,723	0.44%	$0		$0
2935888	$66,150	$12,427	$53,723	0.44%	$0		$0
2935889	$66,150	$12,427	$53,723	0.44%	$0		$0
2935890	$69,300	$12,427	$56,873	0.47%	$0		$0
2935891	$1,000	$0	$0	0.00%	$0		$0
2935892	$69,300	$13,383	$55,917	0.46%	$0		$0
2935893	$69,300	$13,383	$55,917	0.46%	$0		$0
2935894	$69,300	$13,383	$55,917	0.46%	$0		$0
2935895	$69,300	$13,383	$55,917	0.46%	$0		$0
2935896	$69,300	$13,383	$55,917	0.46%	$0		$0
2935897	$72,450	$13,383	$59,067	0.49%	$0		$0
2935898	$72,450	$13,383	$59,067	0.49%	$0		$0
2935899	$69,300	$13,383	$55,917	0.46%	$0		$0
2935900	$69,300	$13,383	$55,917	0.46%	$0		$0
2935901	$69,300	$13,383	$55,917	0.46%	$0		$0
2935902	$69,300	$13,383	$55,917	0.46%	$0		$0
2935904	$69,300	$13,383	$55,917	0.46%	$0		$0
2935818	$69,300	$12,427	$56,873	0.47%	$0		$0
2935817	$69,300	$10,993	$58,307	0.48%	$0		$0
2935816	$63,000	$10,993	$52,007	0.43%	$0		$0
2935729	$69,300	$10,993	$58,307	0.48%	$0		$0
2935730	$63,000	$10,993	$52,007	0.43%	$0		$0
2935731	$63,000	$10,993	$52,007	0.43%	$0		$0
2935732	$63,000	$10,993	$52,007	0.43%	$0		$0
2935733	$63,000	$10,993	$52,007	0.43%	$0		$0
2935734	$63,000	$10,993	$52,007	0.43%	$0		$0
2935735	$63,000	$10,993	$52,007	0.43%	$0		$0
2935736	$63,000	$10,993	$52,007	0.43%	$0		$0
2935737	$63,000	$10,993	$52,007	0.43%	$0		$0
2935738	$63,000	$10,993	$52,007	0.43%	$0		$0
2935739	$63,000	$10,993	$52,007	0.43%	$0		$0
2935740	$66,150	$10,993	$55,157	0.45%	$0		$0
2935741	$69,300	$12,427	$56,873	0.47%	$0		$0
2935744	$66,150	$12,427	$53,723	0.44%	$0		$0
2935745	$66,150	$12,427	$53,723	0.44%	$0		$0
2935746	$66,150	$12,427	$53,723	0.44%	$0		$0
2935747	$66,150	$12,427	$53,723	0.44%	$0		$0
2935748	$66,150	$12,427	$53,723	0.44%	$0		$0
2935749	$66,150	$12,427	$53,723	0.44%	$0		$0
2935750	$63,000	$10,993	$52,007	0.43%	$0		$0
2935751	$63,000	$10,993	$52,007	0.43%	$0		$0
2935752	$63,000	$10,993	$52,007	0.43%	$0		$0
2935753	$63,000	$10,993	$52,007	0.43%	$0		$0
2935754	$63,000	$10,993	$52,007	0.43%	$0		$0
2935755	$63,000	$10,993	$52,007	0.43%	$0		$0
2935728	$69,300	$12,427	$56,873	0.47%	$0		$0
2935756	$63,000	$10,993	$52,007	0.43%	$0		$0

Southridge Public Improvement District
Improvement Area #3 TRIZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2935727	$66,150	$12,427	$53,723	0.44%	$0		$0
2935725	$66,150	$12,427	$53,723	0.44%	$0		$0
2935698	$69,300	$12,427	$56,873	0.47%	$0		$0
2935699	$66,150	$12,427	$53,723	0.44%	$0		$0
2935700	$66,150	$12,427	$53,723	0.44%	$0		$0
2935701	$66,150	$12,427	$53,723	0.44%	$0		$0
2935702	$66,150	$12,427	$53,723	0.44%	$0		$0
2935703	$66,150	$12,427	$53,723	0.44%	$0		$0
2935704	$66,150	$12,427	$53,723	0.44%	$0		$0
2935705	$69,300	$12,427	$56,873	0.47%	$0		$0
2935706	$69,300	$12,427	$56,873	0.47%	$0		$0
2935708	$66,150	$12,427	$53,723	0.44%	$0		$0
2935709	$66,150	$12,427	$53,723	0.44%	$0		$0
2935710	$66,150	$12,427	$53,723	0.44%	$0		$0
2935711	$66,150	$12,427	$53,723	0.44%	$0		$0
2935712	$66,150	$12,427	$53,723	0.44%	$0		$0
2935713	$66,150	$12,427	$53,723	0.44%	$0		$0
2935714	$66,150	$12,427	$53,723	0.44%	$0		$0
2935715	$66,150	$12,427	$53,723	0.44%	$0		$0
2935716	$69,300	$12,427	$56,873	0.47%	$0		$0
2935717	$1,000	$0	$0	0.00%	$0		$0
2935719	$69,300	$12,427	$56,873	0.47%	$0		$0
2935720	$66,150	$12,427	$53,723	0.44%	$0		$0
2935721	$66,150	$12,427	$53,723	0.44%	$0		$0
2935722	$66,150	$12,427	$53,723	0.44%	$0		$0
2935723	$66,150	$12,427	$53,723	0.44%	$0		$0
2935724	$66,150	$12,427	$53,723	0.44%	$0		$0
2935726	$66,150	$12,427	$53,723	0.44%	$0		$0
2935757	$69,300	$10,993	$58,307	0.48%	$0		$0
2935758	$63,000	$10,993	$52,007	0.43%	$0		$0
2935759	$1,000	$0	$0	0.00%	$0		$0
2935790	$66,150	$12,427	$53,723	0.44%	$0		$0
2935791	$66,150	$12,427	$53,723	0.44%	$0		$0
2935792	$69,300	$12,427	$56,873	0.47%	$0		$0
2935793	$72,450	$12,427	$60,023	0.49%	$0		$0
2935795	$66,150	$12,427	$53,723	0.44%	$0		$0
2935796	$66,150	$12,427	$53,723	0.44%	$0		$0
2935797	$69,300	$12,427	$56,873	0.47%	$0		$0
2935798	$69,300	$12,427	$56,873	0.47%	$0		$0
2935799	$66,150	$12,427	$53,723	0.44%	$0		$0
2935800	$69,300	$12,427	$56,873	0.47%	$0		$0
2935801	$69,300	$12,427	$56,873	0.47%	$0		$0
2935802	$66,150	$12,427	$53,723	0.44%	$0		$0
2935803	$69,300	$12,427	$56,873	0.47%	$0		$0
2935804	$63,000	$10,993	$52,007	0.43%	$0		$0
2935805	$63,000	$10,993	$52,007	0.43%	$0		$0
2935806	$63,000	$10,993	$52,007	0.43%	$0		$0
2935807	$63,000	$10,993	$52,007	0.43%	$0		$0

Southridge Public Improvement District
Improvement Area #3 TRIZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2935808	$63,000	$10,993	$52,007	0.43%	$0		$0
2935809	$63,000	$10,993	$52,007	0.43%	$0		$0
2935810	$63,000	$10,993	$52,007	0.43%	$0		$0
2935811	$63,000	$10,993	$52,007	0.43%	$0		$0
2935812	$63,000	$10,993	$52,007	0.43%	$0		$0
2935813	$63,000	$10,993	$52,007	0.43%	$0		$0
2935814	$63,000	$10,993	$52,007	0.43%	$0		$0
2935815	$63,000	$10,993	$52,007	0.43%	$0		$0
2935789	$66,150	$12,427	$53,723	0.44%	$0		$0
2935788	$69,300	$12,427	$56,873	0.47%	$0		$0
2935787	$1,000	$0	$0	0.00%	$0		$0
2935786	$66,150	$10,993	$55,157	0.45%	$0		$0
2935760	$1,000	$0	$0	0.00%	$0		$0
2935761	$63,000	$10,993	$52,007	0.43%	$0		$0
2935762	$63,000	$10,993	$52,007	0.43%	$0		$0
2935763	$63,000	$10,993	$52,007	0.43%	$0		$0
2935764	$63,000	$10,993	$52,007	0.43%	$0		$0
2935765	$63,000	$10,993	$52,007	0.43%	$0		$0
2935766	$63,000	$10,993	$52,007	0.43%	$0		$0
2935767	$63,000	$10,993	$52,007	0.43%	$0		$0
2935768	$63,000	$10,993	$52,007	0.43%	$0		$0
2935769	$63,000	$10,993	$52,007	0.43%	$0		$0
2935770	$63,000	$10,993	$52,007	0.43%	$0		$0
2935771	$63,000	$10,993	$52,007	0.43%	$0		$0
2935932	$69,300	$13,383	$55,917	0.46%	$0		$0
2935772	$63,000	$10,993	$52,007	0.43%	$0		$0
2935774	$63,000	$10,993	$52,007	0.43%	$0		$0
2935775	$63,000	$10,993	$52,007	0.43%	$0		$0
2935776	$63,000	$10,993	$52,007	0.43%	$0		$0
2935777	$63,000	$10,993	$52,007	0.43%	$0		$0
2935778	$63,000	$10,993	$52,007	0.43%	$0		$0
2935779	$63,000	$10,993	$52,007	0.43%	$0		$0
2935780	$63,000	$10,993	$52,007	0.43%	$0		$0
2935781	$63,000	$10,993	$52,007	0.43%	$0		$0
2935782	$63,000	$10,993	$52,007	0.43%	$0		$0
2935783	$63,000	$10,993	$52,007	0.43%	$0		$0
2935784	$63,000	$10,993	$52,007	0.43%	$0		$0
2935785	$63,000	$10,993	$52,007	0.43%	$0		$0
2935773	$63,000	$10,993	$52,007	0.43%	$0		$0
2935933	$69,300	$13,383	$55,917	0.46%	$0		$0
Total	**$14,888,600**	**$2,730,999**	**$12,149,601**	**100.00%**	**$0**		**$0**

1 - Any blanks are a result of a Maximum Annual TIRZ Credit not yet established for the parcel as of the date of the report.

APPENDIX D-3
IMPROVEMENT AREA #3 PROJECTED ASSESSMENT SCHEDULES

Southridge PID - Improvement Area #3
Projected Schedule of Annual Installments

Lot Type	60 FT
Outstanding Assessment	$37,737

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	**$37,737**	**$588**	**$2,340**	**$291**	**$3,219**
2027	$37,149	$613	$2,330	$336	$3,279
2028	$36,536	$637	$2,300	$343	$3,279
2029	$35,899	$666	$2,268	$350	$3,284
2030	$35,233	$696	$2,234	$357	$3,287
2031	$34,537	$720	$2,200	$364	$3,284
2032	$33,817	$755	$2,164	$371	$3,289
2033	$33,062	$789	$2,117	$378	$3,284
2034	$32,273	$833	$2,067	$386	$3,286
2035	$31,440	$877	$2,015	$394	$3,286
2036	$30,563	$931	$1,960	$402	$3,293
2037	$29,632	$980	$1,902	$410	$3,292
2038	$28,652	$1,039	$1,841	$418	$3,297
2039	$27,613	$1,093	$1,776	$426	$3,295
2040	$26,520	$1,156	$1,708	$435	$3,299
2041	$25,364	$1,220	$1,635	$443	$3,299
2042	$24,144	$1,289	$1,559	$452	$3,300
2043	$22,855	$1,357	$1,479	$461	$3,297
2044	$21,497	$1,441	$1,394	$470	$3,305
2045	$20,057	$1,524	$1,304	$480	$3,308
2046	$18,533	$1,612	$1,205	$489	$3,306
2047	$16,921	$1,705	$1,100	$499	$3,304
2048	$15,215	$1,808	$989	$509	$3,306
2049	$13,407	$1,921	$871	$519	$3,312
2050	$11,486	$2,034	$747	$530	$3,310
2051	$9,453	$2,161	$614	$540	$3,316
2052	$7,292	$2,288	$474	$551	$3,314
2053	$5,003	$2,426	$325	$562	$3,313
2054	$2,578	$2,578	$168	$573	$3,319
		$37,737	$45,085	$12,739	$95,560

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27.
2 - The principal and interest amounts represent the debt service requirements of the Series 2025 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE EASTRIDGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective June 8, 2026, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

[illegible] PID – Improvement Area [illegible]
Projected Schedule of Annual Installments

Lot Type: [illegible]
Outstanding Assessment: [illegible]

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2027	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2028	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2029	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2030	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2031	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2032	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2033	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2034	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2035	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2036	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2037	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2038	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2039	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2040	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2041	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2042	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2043	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2044	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2045	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2046	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2047	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2048	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2049	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2050	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2051	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2052	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2053	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2054	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
		[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE [illegible] PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. [illegible]

APPENDIX E-4
IMPROVEMENT AREA #4 ASSESSMENT ROLL SUMMARY

Southridge Public Improvement District
Improvement Area #4 Assessment Roll Summary

Parcel	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2963343	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963344	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963345	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963346	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963347	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963348	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963349	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963350	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963351	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963352	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963353	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963354	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963355	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963356	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963357	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963358	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963359	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963360	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963361	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963362	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963363	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963364	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963365	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963366	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963367	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963368	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963369	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963370	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963371	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963372	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963374	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963375	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963376	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963377	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963378	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963379	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963380	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963381	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963382	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963383	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963384	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963385	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963386	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963387	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963388	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963389	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963390	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963391	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963392	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963393	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963394	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963395	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963396	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963397	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963398	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963402	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963403	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963404	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963405	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963406	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963407	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963408	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963409	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36

Southridge Public Improvement District
Improvement Area #4 Assessment Roll Summary

Parcel	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2963410	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963411	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963412	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963413	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963414	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963415	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963416	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963417	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963418	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963419	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963420	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963421	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963422	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963423	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963424	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963425	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963426	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963427	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963428	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963429	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963430	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963431	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963432	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963433	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963434	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963435	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963436	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963437	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963438	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963439	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963440	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963441	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963442	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963444	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963445	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963446	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963447	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963448	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963449	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963450	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963451	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963452	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963453	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963454	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963455	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963456	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963457	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963458	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963459	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963460	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963461	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963462	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963463	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963464	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963465	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963466	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963467	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963468	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963469	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963470	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963471	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963472	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963473	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36

Southbridge Public Improvement District
Improvement Area #4 Assessment Roll Summary

Parcel	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2963474	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963475	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963476	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963477	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963478	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963479	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963480	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963481	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963482	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963483	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963484	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963485	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963486	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963487	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963488	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963489	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963490	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963491	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963492	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963493	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963494	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963495	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963496	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963497	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963498	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963499	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963500	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963501	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963502	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963503	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963504	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963505	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963506	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963507	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963508	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963509	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963510	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963511	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963512	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963513	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963515	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963516	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963517	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963518	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963519	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963520	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963521	40	0.54%	$30,282.50	$420.29	$1,594.24	$305.41	$151.41	$0.00	$2,471.36
2963522	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963523	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963524	50	0.65%	$36,592.94	$507.87	$1,926.46	$369.05	$182.96	$0.00	$2,986.35
2963525	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2963527	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2963528	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2963529	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2963530	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2963531	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2963532	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	176	100.00%	$5,620,000.00	$78,000.00	$295,868.76	$56,680.00	$28,100.00	$0.00	$458,648.76

APPENDIX E-2

IMPROVEMENT AREA #4 TIRZ CREDIT CALCULATION

Southbridge Public Improvement District
Improvement Area #4 TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed[1]	26-27 TIRZ Credit
2963343	$29,136	$29,136	$0	0.00%	$0		$0
2963344	$29,136	$29,136	$0	0.00%	$0		$0
2963345	$29,136	$29,136	$0	0.00%	$0		$0
2963346	$29,136	$29,136	$0	0.00%	$0		$0
2963347	$29,136	$29,136	$0	0.00%	$0		$0
2963348	$29,136	$29,136	$0	0.00%	$0		$0
2963349	$29,136	$29,136	$0	0.00%	$0		$0
2963350	$29,136	$29,136	$0	0.00%	$0		$0
2963351	$29,136	$29,136	$0	0.00%	$0		$0
2963352	$29,136	$29,136	$0	0.00%	$0		$0
2963353	$29,136	$29,136	$0	0.00%	$0		$0
2963354	$29,136	$29,136	$0	0.00%	$0		$0
2963355	$29,136	$29,136	$0	0.00%	$0		$0
2963356	$29,136	$29,136	$0	0.00%	$0		$0
2963357	$29,136	$29,136	$0	0.00%	$0		$0
2963358	$29,136	$29,136	$0	0.00%	$0		$0
2963359	$29,136	$29,136	$0	0.00%	$0		$0
2963360	$29,136	$29,136	$0	0.00%	$0		$0
2963361	$29,136	$29,136	$0	0.00%	$0		$0
2963362	$29,136	$29,136	$0	0.00%	$0		$0
2963363	$29,136	$29,136	$0	0.00%	$0		$0
2963364	$29,136	$29,136	$0	0.00%	$0		$0
2963365	$29,136	$29,136	$0	0.00%	$0		$0
2963366	$29,136	$29,136	$0	0.00%	$0		$0
2963367	$29,136	$29,136	$0	0.00%	$0		$0
2963368	$29,136	$29,136	$0	0.00%	$0		$0
2963369	$29,136	$29,136	$0	0.00%	$0		$0
2963370	$29,136	$29,136	$0	0.00%	$0		$0
2963371	$29,136	$29,136	$0	0.00%	$0		$0
2963372	$29,136	$29,136	$0	0.00%	$0		$0
2963374	$29,136	$29,136	$0	0.00%	$0		$0
2963375	$29,136	$29,136	$0	0.00%	$0		$0
2963376	$29,136	$29,136	$0	0.00%	$0		$0
2963377	$29,136	$29,136	$0	0.00%	$0		$0
2963378	$29,136	$29,136	$0	0.00%	$0		$0
2963379	$29,136	$29,136	$0	0.00%	$0		$0
2963380	$29,136	$29,136	$0	0.00%	$0		$0
2963381	$29,136	$29,136	$0	0.00%	$0		$0
2963382	$29,136	$29,136	$0	0.00%	$0		$0
2963383	$29,136	$29,136	$0	0.00%	$0		$0
2963384	$29,136	$29,136	$0	0.00%	$0		$0
2963385	$29,136	$29,136	$0	0.00%	$0		$0
2963386	$29,136	$29,136	$0	0.00%	$0		$0
2963387	$29,136	$29,136	$0	0.00%	$0		$0
2963388	$29,136	$29,136	$0	0.00%	$0		$0
2963389	$29,136	$29,136	$0	0.00%	$0		$0
2963390	$29,136	$29,136	$0	0.00%	$0		$0
2963391	$29,136	$29,136	$0	0.00%	$0		$0
2963392	$29,136	$29,136	$0	0.00%	$0		$0

Southridge Public Improvement District
Improvement Area #4 TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed[1]	26-27 TIRZ Credit
2963393	$29,136	$29,136	$0	0.00%	$0		$0
2963394	$29,136	$29,136	$0	0.00%	$0		$0
2963395	$29,136	$29,136	$0	0.00%	$0		$0
2963396	$29,136	$29,136	$0	0.00%	$0		$0
2963397	$29,136	$29,136	$0	0.00%	$0		$0
2963398	$29,136	$29,136	$0	0.00%	$0		$0
2963402	$29,136	$29,136	$0	0.00%	$0		$0
2963403	$29,136	$29,136	$0	0.00%	$0		$0
2963404	$29,136	$29,136	$0	0.00%	$0		$0
2963405	$29,136	$29,136	$0	0.00%	$0		$0
2963406	$29,136	$29,136	$0	0.00%	$0		$0
2963407	$29,136	$29,136	$0	0.00%	$0		$0
2963408	$29,136	$29,136	$0	0.00%	$0		$0
2963409	$29,136	$29,136	$0	0.00%	$0		$0
2963410	$29,136	$29,136	$0	0.00%	$0		$0
2963411	$29,136	$29,136	$0	0.00%	$0		$0
2963412	$29,136	$29,136	$0	0.00%	$0		$0
2963413	$29,136	$29,136	$0	0.00%	$0		$0
2963414	$29,136	$29,136	$0	0.00%	$0		$0
2963415	$29,136	$29,136	$0	0.00%	$0		$0
2963416	$29,136	$29,136	$0	0.00%	$0		$0
2963417	$29,136	$29,136	$0	0.00%	$0		$0
2963418	$29,136	$29,136	$0	0.00%	$0		$0
2963419	$29,136	$29,136	$0	0.00%	$0		$0
2963420	$29,136	$29,136	$0	0.00%	$0		$0
2963421	$29,136	$29,136	$0	0.00%	$0		$0
2963422	$29,136	$29,136	$0	0.00%	$0		$0
2963423	$29,136	$29,136	$0	0.00%	$0		$0
2963424	$29,136	$29,136	$0	0.00%	$0		$0
2963425	$29,136	$29,136	$0	0.00%	$0		$0
2963426	$29,136	$29,136	$0	0.00%	$0		$0
2963427	$29,136	$29,136	$0	0.00%	$0		$0
2963428	$29,136	$29,136	$0	0.00%	$0		$0
2963429	$29,136	$29,136	$0	0.00%	$0		$0
2963430	$29,136	$29,136	$0	0.00%	$0		$0
2963431	$29,136	$29,136	$0	0.00%	$0		$0
2963432	$29,136	$29,136	$0	0.00%	$0		$0
2963433	$29,136	$29,136	$0	0.00%	$0		$0
2963434	$29,136	$29,136	$0	0.00%	$0		$0
2963435	$29,136	$29,136	$0	0.00%	$0		$0
2963436	$29,136	$29,136	$0	0.00%	$0		$0
2963437	$29,136	$29,136	$0	0.00%	$0		$0
2963438	$29,136	$29,136	$0	0.00%	$0		$0
2963439	$29,136	$29,136	$0	0.00%	$0		$0
2963440	$29,136	$29,136	$0	0.00%	$0		$0
2963441	$29,136	$29,136	$0	0.00%	$0		$0
2963442	$29,136	$29,136	$0	0.00%	$0		$0
2963444	$29,136	$29,136	$0	0.00%	$0		$0
2963445	$29,136	$29,136	$0	0.00%	$0		$0

Southbridge Public Improvement District
Improvement Area #4 TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed[1]	26-27 TIRZ Credit
2963446	$29,136	$29,136	$0	0.00%	$0		$0
2963447	$29,136	$29,136	$0	0.00%	$0		$0
2963448	$29,136	$29,136	$0	0.00%	$0		$0
2963449	$29,136	$29,136	$0	0.00%	$0		$0
2963450	$29,136	$29,136	$0	0.00%	$0		$0
2963451	$29,136	$29,136	$0	0.00%	$0		$0
2963452	$29,136	$29,136	$0	0.00%	$0		$0
2963453	$29,136	$29,136	$0	0.00%	$0		$0
2963454	$29,136	$29,136	$0	0.00%	$0		$0
2963455	$29,136	$29,136	$0	0.00%	$0		$0
2963456	$29,136	$29,136	$0	0.00%	$0		$0
2963457	$29,136	$29,136	$0	0.00%	$0		$0
2963458	$29,136	$29,136	$0	0.00%	$0		$0
2963459	$29,136	$29,136	$0	0.00%	$0		$0
2963460	$29,136	$29,136	$0	0.00%	$0		$0
2963461	$29,136	$29,136	$0	0.00%	$0		$0
2963462	$29,136	$29,136	$0	0.00%	$0		$0
2963463	$29,136	$29,136	$0	0.00%	$0		$0
2963464	$29,136	$29,136	$0	0.00%	$0		$0
2963465	$29,136	$29,136	$0	0.00%	$0		$0
2963466	$29,136	$29,136	$0	0.00%	$0		$0
2963467	$29,136	$29,136	$0	0.00%	$0		$0
2963468	$29,136	$29,136	$0	0.00%	$0		$0
2963469	$29,136	$29,136	$0	0.00%	$0		$0
2963470	$29,136	$29,136	$0	0.00%	$0		$0
2963471	$29,136	$29,136	$0	0.00%	$0		$0
2963472	$29,136	$29,136	$0	0.00%	$0		$0
2963473	$29,136	$29,136	$0	0.00%	$0		$0
2963474	$29,136	$29,136	$0	0.00%	$0		$0
2963475	$29,136	$29,136	$0	0.00%	$0		$0
2963476	$29,136	$29,136	$0	0.00%	$0		$0
2963477	$29,136	$29,136	$0	0.00%	$0		$0
2963478	$29,136	$29,136	$0	0.00%	$0		$0
2963479	$29,136	$29,136	$0	0.00%	$0		$0
2963480	$29,136	$29,136	$0	0.00%	$0		$0
2963481	$29,136	$29,136	$0	0.00%	$0		$0
2963482	$29,136	$29,136	$0	0.00%	$0		$0
2963483	$29,136	$29,136	$0	0.00%	$0		$0
2963484	$29,136	$29,136	$0	0.00%	$0		$0
2963485	$29,136	$29,136	$0	0.00%	$0		$0
2963486	$29,136	$29,136	$0	0.00%	$0		$0
2963487	$29,136	$29,136	$0	0.00%	$0		$0
2963488	$29,136	$29,136	$0	0.00%	$0		$0
2963489	$29,136	$29,136	$0	0.00%	$0		$0
2963490	$29,136	$29,136	$0	0.00%	$0		$0
2963491	$29,136	$29,136	$0	0.00%	$0		$0
2963492	$29,136	$29,136	$0	0.00%	$0		$0
2963493	$29,136	$29,136	$0	0.00%	$0		$0
2963494	$29,136	$29,136	$0	0.00%	$0		$0

Southridge Public Improvement District
Improvement Area #4 TIRZ Credit Calculation

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed[1]	26-27 TIRZ Credit
2963495	$29,136	$29,136	$0	0.00%	$0		$0
2963496	$29,136	$29,136	$0	0.00%	$0		$0
2963497	$29,136	$29,136	$0	0.00%	$0		$0
2963498	$29,136	$29,136	$0	0.00%	$0		$0
2963499	$29,136	$29,136	$0	0.00%	$0		$0
2963500	$29,136	$29,136	$0	0.00%	$0		$0
2963501	$29,136	$29,136	$0	0.00%	$0		$0
2963502	$29,136	$29,136	$0	0.00%	$0		$0
2963503	$29,136	$29,136	$0	0.00%	$0		$0
2963504	$29,136	$29,136	$0	0.00%	$0		$0
2963505	$29,136	$29,136	$0	0.00%	$0		$0
2963506	$29,136	$29,136	$0	0.00%	$0		$0
2963507	$29,136	$29,136	$0	0.00%	$0		$0
2963508	$29,136	$29,136	$0	0.00%	$0		$0
2963509	$29,136	$29,136	$0	0.00%	$0		$0
2963510	$29,136	$29,136	$0	0.00%	$0		$0
2963511	$29,136	$29,136	$0	0.00%	$0		$0
2963512	$29,136	$29,136	$0	0.00%	$0		$0
2963513	$29,136	$29,136	$0	0.00%	$0		$0
2963515	$29,136	$29,136	$0	0.00%	$0		$0
2963516	$29,136	$29,136	$0	0.00%	$0		$0
2963517	$29,136	$29,136	$0	0.00%	$0		$0
2963518	$29,136	$29,136	$0	0.00%	$0		$0
2963519	$29,136	$29,136	$0	0.00%	$0		$0
2963520	$29,136	$29,136	$0	0.00%	$0		$0
2963521	$29,136	$29,136	$0	0.00%	$0		$0
2963522	$29,136	$29,136	$0	0.00%	$0		$0
2963523	$29,136	$29,136	$0	0.00%	$0		$0
2963524	$29,136	$29,136	$0	0.00%	$0		$0
2963525	$0	$0	$0	0.00%	$0		$0
2963527	$0	$0	$0	0.00%	$0		$0
2963528	$0	$0	$0	0.00%	$0		$0
2963529	$0	$0	$0	0.00%	$0		$0
2963530	$0	$0	$0	0.00%	$0		$0
2963531	$0	$0	$0	0.00%	$0		$0
2963532	$0	$0	$0	0.00%	$0		$0
Total	**$5,127,870**	**$5,127,870**	**$0**	**0.00%**	**$0**		**$0**

1 - Any blanks are a result of a Maximum Annual TIRZ Credit not yet established for the parcel as of the date of the report.

APPENDIX E-3

IMPROVEMENT AREA #4 PROJECTED ASSESSMENT SCHEDULES

Southbridge PID - Improvement Area #4
Projected Schedule of Annual Installments

Lot Type	50 FT
Outstanding Assessment	$36,593

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	$36,593	$508	$2,109	$369	$2,986
2027	$36,085	$527	$2,092	$440	$3,060
2028	$35,558	$547	$2,068	$449	$3,064
2029	$35,011	$560	$2,043	$458	$3,061
2030	$34,451	$573	$2,017	$467	$3,057
2031	$33,878	$593	$1,990	$477	$3,060
2032	$33,285	$612	$1,963	$486	$3,061
2033	$32,673	$794	$1,935	$326	$3,055
2034	$31,879	$833	$1,898	$327	$3,059
2035	$31,045	$873	$1,859	$329	$3,061
2036	$30,173	$918	$1,809	$330	$3,058
2037	$29,255	$970	$1,756	$332	$3,059
2038	$28,285	$1,022	$1,701	$334	$3,057
2039	$27,262	$1,081	$1,642	$335	$3,058
2040	$26,182	$1,139	$1,580	$337	$3,056
2041	$25,042	$1,205	$1,514	$339	$3,058
2042	$23,838	$1,270	$1,445	$341	$3,055
2043	$22,568	$1,341	$1,372	$342	$3,055
2044	$21,227	$1,426	$1,295	$344	$3,065
2045	$19,801	$1,498	$1,213	$346	$3,056
2046	$18,303	$1,589	$1,121	$347	$3,057
2047	$16,714	$1,686	$1,024	$349	$3,059
2048	$15,028	$1,791	$920	$351	$3,062
2049	$13,237	$1,895	$811	$353	$3,058
2050	$11,343	$2,012	$695	$354	$3,061
2051	$9,331	$2,136	$571	$356	$3,063
2052	$7,195	$2,259	$441	$358	$3,058
2053	$4,935	$2,396	$302	$360	$3,058
2054	$2,539	$2,539	$156	$362	$3,056
Total		**$36,593**	**$39,232**	**$10,329**	**$85,646**

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27

2 - The principal and interest amounts represent the debt service requirements of the Series 2025 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.

3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE EASTRIDGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective June 8, 2026, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Southbridge PID - Improvement Area #4
Projected Schedule of Annual Installments

Lot Type	40 FT
Outstanding Assessment	$30,282

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	$30,282	$420	$1,746	$305	$2,471
2027	$29,862	$436	$1,732	$364	$2,532
2028	$29,426	$453	$1,711	$372	$2,536
2029	$28,973	$463	$1,690	$379	$2,533
2030	$28,510	$474	$1,669	$387	$2,530
2031	$28,036	$490	$1,647	$394	$2,532
2032	$27,545	$507	$1,624	$402	$2,533
2033	$27,039	$657	$1,601	$269	$2,528
2034	$26,381	$690	$1,571	$271	$2,531
2035	$25,692	$722	$1,539	$272	$2,533
2036	$24,970	$760	$1,497	$273	$2,530
2037	$24,210	$803	$1,454	$275	$2,531
2038	$23,407	$846	$1,407	$276	$2,530
2039	$22,561	$894	$1,359	$278	$2,531
2040	$21,667	$943	$1,307	$279	$2,529
2041	$20,724	$997	$1,253	$280	$2,530
2042	$19,727	$1,051	$1,196	$282	$2,528
2043	$18,676	$1,110	$1,135	$283	$2,529
2044	$17,566	$1,180	$1,071	$285	$2,536
2045	$16,386	$1,239	$1,004	$286	$2,529
2046	$15,147	$1,315	$928	$287	$2,530
2047	$13,832	$1,396	$847	$289	$2,532
2048	$12,436	$1,482	$762	$290	$2,534
2049	$10,955	$1,568	$671	$292	$2,531
2050	$9,386	$1,665	$575	$293	$2,533
2051	$7,721	$1,767	$473	$295	$2,535
2052	$5,954	$1,870	$365	$296	$2,531
2053	$4,084	$1,983	$250	$298	$2,531
2054	$2,101	$2,101	$129	$299	$2,529
Total		**$30,282**	**$34,212**	**$8,853**	**$73,348**

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27.

2 - The principal and interest amounts represent the debt service requirements of the Series 2025 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.

3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE EASTRIDGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective June 8, 2026, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX F
FINAL PLATS

APPENDIX G
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 Southbridge 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 [illegible].

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

WESTRIDGE
PUBLIC IMPROVEMENT DISTRICT

CITY OF PRINCETON, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 - 8/31/27)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WESTRIDGE
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 – 8/31/27)

TABLE OF CONTENTS

I. Introduction

The Westridge Public Improvement District (the "PID") was created by Resolution No. 2022-04-25-R02 adopted by the City Council of the City of Princeton (the "City Council") on April 25, 2022 in accordance with Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

On March 24, 2025, the, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2025 (Westridge Public Improvement District Improvement Area No. 1 Project), (the "Improvement Area No. 1 PID Bonds") in the aggregate principal amount of $10,800,000, 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 Improvement Area No. 1 PID Bonds are secured by the Improvement Area No. 1 Assessments (the "IA No. 1 Assessments").

A service and assessment plan originally dated March 24, 2025 (the "Current Service and Assessment Plan" or "Current SAP") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act.

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

The PID Act, as amended, requires, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. This Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix C and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan or the Limited Offering Memorandum unless otherwise defined herein.

II. Update of the Service Plan

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

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

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

A. Budgeted Costs and Indebtedness

Improvement Area No. 1 Sources and Uses

The sources and uses of funds for the Improvement Area No. 1 PID Bonds are presented in Table II-A-1 below as shown in the Current SAP.

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

Sources or Use	Budgeted Costs of Phase 1 Authorized Improvements		Phase 1 Additional Public Improvements	Phase 1 Private Improvements	Total
	Improvement Area No. 1 Improvements	Phase 1 Authorized Improvements Allocated to Future Phases 2, 3, and 4			
Sources of Funds					
Bond Proceeds	$10,800,000	$0	$0	$0	$10,800,000
Original Issue Discount	($11,451)	$0	$0	$0	($11,451)
City PID Fee	$0	$0	$487,800	$0	$487,800
Owner Cash Contribution	$0	$1,469,897	$0	$5,154,183	$6,624,080
Total Sources of Funds	**$10,788,549**	**$1,469,897**	**$487,800**	**$5,154,183**	**$17,900,428**
Uses of Funds					
Authorized Improvements	$8,929,871	$1,469,897	$0	$0	$10,399,768
Debt Service Reserve	$748,881	$0	$0	$0	$748,881
Capitalized Interest	$206,319	$0	$0	$0	$206,319
Costs of Issuance	$540,277	$0	$0	$0	$540,277
Underwriter's Discount	$324,000	$0	$0	$0	$324,000
Administrative Fund	$40,000	$0	$0	$0	$40,000
Private Improvements	$0	$0	$0	$5,154,183	$5,154,183
City PID Fee Account	$0	$0	$487,800	$0	$487,800
Total Uses of Funds	**$10,788,549**	**$1,469,897**	**$487,800**	**$5,154,183**	**$17,900,428**

Description of the Authorized Improvements – Improvement Area No. 1

Improvement Area No. 1 Improvements are depicted in Appendix A attached hereto and consist of certain on-site public improvements necessary for the development of Improvement Area No. 1. Improvement Area No. 1 Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, streetlights, poles, signs, headers, barricades, testing, and bonds.
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, plugs, testing,
and all other works, equipment, and services for the transmission of water.
- Sanitary sewer facilities, including but not limited to, lines, manholes, testing, and all other works, equipment, and services for the collection and transportation of wastewater.
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets,
manholes; headwalls, rip rap, detention pond overflow, concrete channel, testing, and all other works, equipment, and services for the collection, detention, and transportation of storm water.
- Landscape and open space within public rights-of-ways.
- Earthwork; and
- Soft costs, including but not limited to, engineering, surveying, testing, plan check and inspection fees shown on the following page in Table II-A-2.

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Table II-A-2
Improvement Area No. 1 – Authorized Improvement Costs

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Spent to Date[2]	Remaining to Draw
Bond par amount	$10,800,000	$0	$10,800,000	$10,800,000	$0
Original Issue Discount	($11,453)	$0	($11,453)	($11,453)	$0
Developer Contributions	$0	$0	$0	$191,190	($191,190)
Accrued Interest	$0	$291,026	$291,026	$291,026	$0
Total Sources	**$10,788,547**	**$291,026**	**$11,079,573**	**$11,270,763**	**($191,190)**
Uses of Funds					
IA #1 Direct Improvements (Onsite)					
Roadway improvements	$3,110,246	$19,135	$3,129,381	$3,129,381	$0
Water improvements	$1,315,253	$74,445	$1,389,698	$1,389,698	$0
Sanitary sewer improvements	$1,461,067	$14,416	$1,475,483	$1,475,483	$0
Storm drainage improvements	$1,100,378	($4,492)	$1,095,886	$1,095,886	$0
Soft costs	$1,169,452	$375,163	$1,544,615	$1,735,805	($191,190)
Subtotal IA #1 Direct Improvements	*$8,156,396*	*$478,668*	*$8,635,064*	*$8,826,254*	*($191,190)*
IA #1 Major Improvements (Collector Road)					
Roadway improvements	$260,806	$44,198	$305,004	$305,004	$0
Water improvements	$124,845	($10,123)	$114,722	$114,722	$0
Storm drainage improvements	$73,798	$1,843	$75,641	$75,641	$0
Soft costs	$313,225	($223,560)	$89,665	$89,665	$0
Subtotal IA #1 Major Improvements	*$772,674*	*($187,642)*	*$585,032*	*$585,032*	*$0*
PID Bond Related Costs					
Debt Service Reserve	$748,881	$0	$748,881	$748,881	$0
Capitalized Interest	$206,319	$0	$206,319	$206,319	$0
Costs of Issuance	$540,277	$0	$540,277	$540,277	$0
Underwriter's Discount	$324,000	$0	$324,000	$324,000	$0
Administrative Fund	$40,000	$0	$40,000	$40,000	$0
Subtotal Bond Related Costs	*$1,859,477*	*$0*	*$1,859,477*	*$1,859,477*	*$0*
Total Uses of Funds	**$10,788,547**	**$291,026**	**$11,079,573**	**$11,270,763**	**($191,190)**

1 – According to the Service and Assessment Plan.
2 – According to Requisition #1 approved by the City in March 2026.

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B. 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 each 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.

Pursuant to the Limited Offering Memorandum, the Improvement Area No. 1 PID Bonds TIRZ Annual Credit shall apply to each Parcel of Improvement Area No. 1 PID Bonds Assessed Property. The Improvement Area No. 1 PID Bonds TIRZ Annual Credit shall be calculated in arrears, and the amount of the Improvement Area No. 1 PID Bonds TIRZ Annual Credit for each such Parcel constituting Improvement Area No. 1 PID Bonds Assessed Property shall be determined by multiplying the Improvement Area No. 1 PID Bonds TIRZ Fund balance as of June 30 by the ratio of such Parcel's incremental taxable value to the incremental taxable value for all Parcels for which a Improvement Area No. 1 PID Bonds TIRZ Annual Credit applies.

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

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

Collection of the Annual Installments for the Improvement Area No. 1 Assessed Property commenced with the 2025 tax year. The calculation of the Annual Installments for the Improvement Area No. 1 Assessed Property is shown in Table II-B-1 on the following page.

Table II-B-1
Budget for the Improvement Area No. 1 Annual Installments to be Collected for 2026-27

Description	Improvement Area No. 1 PID Bonds
Interest payment on March 1, 2027	$284,381
Interest payment on September 1, 2027	$284,381
Principal payment on September 1, 2027	$172,000
Subtotal debt service on bonds	*$740,761*
Administrative Expenses	$85,100
Additional Interest Reserves	$53,175
Subtotal Expenses	*$879,036*
TIRZ Credit	$0
Available Reserve Fund income	($20,000)
Available Administrative Expense funds	$0
Subtotal funds available	*($20,000)*
Annual Installments	**$859,036**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $284,381 and September 1, 2027, in the amount of $284,381, which equal interest on the outstanding Improvement Area No. 1 Assessments balance of $10,635,000 for six months each and an effective interest rate of 5.35 percent. Annual Installments to be collected include a principal amount of $172,000 due on September 1, 2027. As a result, total principal and interest for the Improvement Area No. 1 Assessments in 2026-27 is estimated to be equal to $740,761.

Administrative Expenses

Administrative expenses include the City, Trustee, PID Administrator, and contingency. Table II-B-2 on the following page is the total Improvement Area No. 1 administrative expenses to be collected for 2026-27 are estimated to be $85,100.

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Table II-B-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)[1]	2025-26 Approved Budget (9/1/25-8/31/26)[2]	% Difference[3]
City	$37,800	$4,200	800%
PID Administrator	$40,500	$49,500	(18%)
Trustee[4]	$5,800	$4,500	29%
Dissemination Agent[4]	$0	$2,500	(100%)
Contingency	$1,000	$1,000	0%
Total	**$85,100**	**$61,700**	**38%**

1 – Represents the total estimated Administrative Expenses ($85,100).
2 – Represents the Administrative Expenses approved for 2025-26.
3 – Represents the percentage change between 2025-26 and 2026-27.
4 – Regions Bank serves as Trustee and Dissemination Agent. Pursuant to Regions Bank, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Additional Interest Reserves

Annual Installments to be collected for additional interest reserves in the amount of $53,175, which equals 0.5 percent interest on the outstanding Improvement Area No. 1 Assessments balance of $10,635,000.

Available TIRZ Credit

According to the City, there have been no TIRZ incremental revenues collected in 2026 that are available to be used as a TIRZ Annual Credit in 2026-27 for the respective Parcels within Improvement Area No. 1. As a result, there are no TIRZ Credit amounts to be allocated for the 2026-27 Assessment Year as shown in Appendix B-2.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately $30,434 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 $20,000 is available to be applied as a credit to reduce the 2026-27 Improvement Area No. 1 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the balance in the Administrative Expense Account was $39,788. The available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area No. 1 PID Bonds, (ii) to fund the Additional Interest, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan and subsequent plats, 271 units are anticipated to be built within Improvement Area No. 1 of the PID. The Annual Installments due to be collected per Unit for a 60ft lot type within Improvement Area No. 1 of the PID for 2026-27 are shown in Table II-B-3 below.

Table II-B-3
Annual Installment Per Unit – Improvement Area No. 1 – 60 Ft Lot Type

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$172,000.00	0.47%	$815.85
Interest	$548,761.02	0.47%	$2,602.95
Administrative Expense	$85,100.00	0.47%	$403.66
Additional Interest	$53,175.00	0.47%	$252.23
Total	**$859,036.02**		**$4,074.68**

1 – Refer to Table II-B-1 of this report for additional budget details.
2 – See Table III-A for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot and does not include TIRZ credit, if applicable.

The Annual Installments due to be collected per Unit for a 50ft lot type within Improvement Area No. 1 of the PID for 2026-27 are shown in Table II-B-4 below.

Table II-B-4
Annual Installment Per Unit – Improvement Area No. 1 – 50 Ft Lot Type

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$172,000.00	0.41%	$700.33
Interest	$548,761.02	0.41%	$2,234.39
Administrative Expense	$85,100.00	0.41%	$346.50
Additional Interest	$53,175.00	0.41%	$216.51
Total	**$859,036.02**		**$3,497.73**

1 – Refer to Table II-B-1 of this report for additional budget details.
2 – See Table III-A for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot and does not include TIRZ credit, if applicable.

The Annual Installments due to be collected per Unit for a 40ft lot type within Improvement Area No. 1 of the PID for 2026-27 are shown in Table II-B-5 below.

Table II-B-5
Annual Installment Per Unit – Improvement Area No. 1 – 40 Ft Lot Type

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$172,000.00	0.35%	$599.25
Interest	$548,761.02	0.35%	$1,911.90
Administrative Expense	$85,100.00	0.35%	$296.49
Additional Interest	$53,175.00	0.35%	$185.26
Total	**$859,036.02**		**$2,992.91**

1 – Refer to Table II-B-1 of this report for additional budget details.
2 – See Table III-A for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot and does not include TIRZ credit, if applicable.

The list of Parcels within Improvement Area No. 1 of the PID, the outstanding Assessments on each Parcel, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll summary attached hereto as Appendix B-1.

C. Five-Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Improvement Area No. 1 Improvements over a period of five years and the indebtedness expected to be incurred for these costs are shown in Table II-C-1 below.

Table II-C-1
Improvement Area No. 1 Projected Annual Installments (2025-2032)

Assessment Year ending September 1	Principal Payments	Interest Expense[1]	Administrative Expenses	Additional Interest	Annual PID Installments[2]
2025-26	$165,000	$568,773	$61,700	$54,000	$849,473
2027	$172,000	$548,761	$85,100	$53,175	$859,036
2028	$179,000	$561,451	$64,193	$52,315	$856,959
2029	$186,000	$553,844	$65,477	$51,420	$856,740
2030	$194,000	$545,939	$66,786	$50,490	$857,215
2031	$202,000	$537,694	$68,122	$49,520	$857,335
2032	$211,000	$528,402	$69,484	$48,510	$857,396
Total	**$1,098,000**	**$3,316,461**	**$411,377**	**$359,430**	**$5,994,154**

1 – Includes available credits but are not necessarily limited to interest income earned in the Reserve Fund or excess funds available from the trust accounts.
2 – Assessment years ending 2025-2027 reflect actual Annual Installments and are net of applicable investment income and other credits. Assessment years 2028 through 2032 reflect projected Annual Installments and will be updated in future annual service plan updates.
3 – Amounts shown above are rounded to the nearest dollar.

D. 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 and projected assessment schedules as Appendix B-3.

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.

E. Bond Redemption related Updates

__Improvement Area No. 1 PID Bonds__

The Improvement Area No. 1 PID Bonds were issued in 2025. Pursuant to Section 4.3 of the Improvement Area No. 1 PID Bonds Indenture, the City reserves the right and option to redeem the Improvement Area No. 1 PID Bonds before their scheduled maturity date, in whole or in part, on any date on or after __September 1, 2033__, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Improvement Area No. 1 PID Bonds Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refund of the Improvement Area No. 1 PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

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

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

Assessment Methodology:

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

A. ALLOCATION OF BUDGETED COSTS

1. Improvement Area No. 1 Authorized Improvements

The City Council has determined to allocate the Improvement Area No. 1 Budgeted Costs to each single-family lot within Improvement Area No. 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 Improvement Area No. 1 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area No. 1 Assessments are levied receive a direct and special benefit from the Improvement Area No. 1 Authorized Improvements, and this benefit is equal to or greater than the amount assessed.

B. Calculation of Assessments

1. Improvement Area No. 1 Assessments

Average buildout values and the anticipated number of Lots for each Lot Type are restated for the Improvement Area No. 1 Project in Table III-A on the following page, as well as the resulting Assessments and estimated Annual Installments for each Lot Type.

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Table III-A
Estimated Value to Assessment – Entire PID

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Total Original Assessment Per Unit	Total Outstanding Assessment Per Unit
60' Lot	7	$565,000	$3,955,000	3.32%	0.47%	$353,116	$51,228	$50,445
50' Lot	80	$485,000	$38,800,000	32.57%	0.41%	$3,464,198	$43,974	$43,302
40' Lot	184	$415,000	$76,360,000	64.11%	0.35%	$6,817,685	$37,628	$37,053
Total	**271**		**$119,115,000**	**100.00%**		**$10,635,000**		

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IV. Update of the Assessment Roll

A. Parcel Updates

According to the SAP, 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 C attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Table III-A.

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.

According to the Collin Central Appraisal District (the "CCAD") online records, parent Parcel 2855906 was partially subdivided into one hundred and sixteen (116) residential lots and six open space lots within the PID. As a result, individual Parcels within Improvement Area No. 1 (Phase 1B) of the PID were individually billed Annual Installments beginning in tax year 2025. Table IV-A on the following page shows the Improvement Area No. 1 Assessment allocation prior to and after the subdivision.

Table IV-A
Parent Parcel Subdivision
Improvement Area No. 1 Assessments (Phase 1B)

Prior to Subdivision				After Subdivision						
Parcel	Projected Number of Units	Estimated Buildout Value	Total PID Assessments	Parcel	Lot Type	Estimated Buildout Value	Number of Units	Total Estimated Buildout Value	Assessment per Unit	Total Assessments
2855906	116	$49,960,000	$4,460,602	Various	40' Lot	$415,000	90	$37,350,000	$37,053	$3,334,737
				Various	50' Lot	$485,000	26	$12,610,000	$43,302	$1,125,865
Total	**116**	**$49,960,000**	**$4,460,602**				**116**	**$49,960,000**		**$4,460,602**

B. Prepayment of Assessments

There have been no Assessment prepayments as of June 30, 2026.

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

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<u>APPENDIX A</u>
PID MAP, LEGAL DESCRIPTIONS AND CONCEPT PLANS

APPENDIX B-1

IMPROVEMENT AREA NO. 1 ASSESSMENT ROLL SUMMARY – 2026-27

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Parcel	Lot Type	Allocation Percentage of Assessment	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
[illegible]	50' Lot	0.41%	$41,707.41	$700.33	$2,234.39	$216.51	$346.50	$0.00	$3,497.73
[illegible]	50' Lot	0.41%	$41,707.41	$700.33	$2,234.39	$216.51	$346.50	$0.00	$3,497.73
[illegible]	50' Lot	0.41%	$41,707.41	$700.33	$2,234.39	$216.51	$346.50	$0.00	$3,497.73
[illegible]	50' Lot	0.41%	$41,707.41	$700.33	$2,234.39	$216.51	$346.50	$0.00	$3,497.73
[illegible]	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		100%	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	$0.00	[illegible]

APPENDIX B-2
IMPROVEMENT AREA NO. 1 TIRZ CREDIT CALCULATION – 2026-27

Appendix B-2

Improvement Area No. 1 TIRZ Credit Summary - 2026-27

Property ID	Lot Size	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Credit
2855906	Various	$776,940	$776,940	$0.00	0%	$0.00
2937267	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937269	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937270	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937271	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937272	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937273	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937274	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937275	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937276	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937277	50' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937278	50' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937279	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937282	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937283	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937287	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937288	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937289	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937290	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937291	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937292	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937293	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937294	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937295	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937296	50' Lot	$68,465	$68,465	$0.00	0%	$0.00
2937298	50' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937299	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937300	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937301	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937302	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937303	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937304	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937305	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937306	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937307	50' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937308	50' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937309	50' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937310	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937314	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937316	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937317	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937318	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937319	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937320	50' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937322	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937323	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937324	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937325	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937326	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937327	60' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937332	60' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937333	60' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937334	60' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937335	60' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937336	60' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937337	60' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937338	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937339	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937342	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937343	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937344	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937345	40' Lot	$62,512	$62,512	$0.00	0%	$0.00

Property ID	Lot Size	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Credit
2937346	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937347	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937348	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937349	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937350	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937351	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937352	40' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937356	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937357	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937358	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937359	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937360	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937361	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937362	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937363	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937364	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937365	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937366	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937367	40' Lot	$74,419	$74,419	$0.00	0%	$0.00
2937368	40' Lot	$74,419	$74,419	$0.00	0%	$0.00
2937371	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937372	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937373	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937374	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937375	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937376	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937377	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937378	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937379	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937380	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937381	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937382	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937383	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937384	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937385	40' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937386	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937387	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937388	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937389	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937390	40' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937394	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937395	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937396	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937397	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937398	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937399	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937401	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937402	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937403	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937404	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937405	40' Lot	$71,442	$71,442	$0.00	0%	$0.00
2937406	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937408	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937409	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937410	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937411	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937412	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937413	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937414	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937415	40' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937416	40' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937418	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937419	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937420	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937421	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937422	40' Lot	$62,512	$62,512	$0.00	0%	$0.00

Property ID	Lot Size	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Credit
2937423	40' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937425	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937426	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937427	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937428	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937429	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937430	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937431	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937432	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937433	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937434	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937435	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937436	40' Lot	$65,489	$65,489	$0.00	0%	$0.00
2937441	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937442	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937443	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937444	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937445	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937446	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937447	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937448	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937449	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937450	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937451	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937452	40' Lot	$59,535	$59,535	$0.00	0%	$0.00
2937453	40' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937454	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937455	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937458	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937459	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937460	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937461	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937462	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937463	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937464	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937465	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937466	50' Lot	$62,512	$62,512	$0.00	0%	$0.00
2937467	50' Lot	$68,465	$68,465	$0.00	0%	$0.00
2937783	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
2937784	Non-Benefited	$5,000	$5,000	$0.00	0%	$0.00
		$10,442,939.00	$10,442,939.00	$0.00		$0.00

APPENDIX B-3
PROJECTED ASSESSMENT SCHEDULES

Westridge Public Improvement District
Summary of Projected Annual Installments
Improvement Area #1

Lot Type	**40 Ft**
Outstanding Assessment	**$50,443**

Year[1]	Cumulative Outstanding Principal[2]	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$50,443	$856	$2,825	$408	$4,075
2027	$49,429	$849	$2,911	$304	$4,065
2028	$48,781	$882	$2,871	$311	$4,064
2029	$47,899	$922	$2,829	$317	$4,066
2030	$46,979	$958	$2,785	$323	$4,067
2031	$46,020	$1,003	$2,738	$330	$4,067
2032	$45,019	$1,046	$2,685	$336	$4,070
2033	$43,971	$1,088	$2,632	$343	$4,071
2034	$42,875	$1,142	$2,578	$352	$4,069
2035	$41,732	$1,195	$2,518	$357	$4,070
2036	$40,536	$1,257	$2,448	$364	$4,068
2037	$39,279	$1,326	$2,376	$371	$4,073
2038	$37,953	$1,394	$2,306	$378	$4,074
2039	$36,552	$1,470	$2,213	$386	$4,075
2040	$35,093	$1,556	$2,127	$394	$4,077
2041	$33,526	$1,641	$2,030	$402	$4,079
2042	$31,885	$1,727	$1,939	$410	$4,076
2043	$30,158	$1,817	$1,838	$418	$4,073
2044	$28,341	$1,921	$1,731	$426	$4,078
2045	$26,420	$2,029	$1,616	$435	$4,079
2046	$24,391	$2,144	$1,495	$444	$4,082
2047	$22,251	$2,267	$1,363	$452	$4,083
2048	$19,984	$2,393	$1,226	$461	$4,081
2049	$17,591	$2,522	$1,077	$471	$4,081
2050	$15,069	$2,681	$922	$480	$4,082
2051	$12,379	$2,837	$758	$490	$4,084
2052	$9,539	$2,994	$584	$500	$4,082
2053	$6,545	$3,178	$403	$510	$4,090
2054	$3,363	$3,363	$201	$521	$4,085
Total		**$50,443**	**$56,000**	**$13,600**	**$118,279**

1 - Annual installment billing will commence during Year 2026 and will be billed on or around October of 2026 and payment is due by January 31, 2027.
2 - The principal and interest amounts represent the final maturities of the Westridge Series 2023 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE WESTRIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE WESTRIDGE PUBLIC IMPROVEMENT DISTRICT, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT [illegible].

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $300 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact [illegible] by telephone at [illegible] or email at [illegible].

Westridge Public Improvement District
Summary of Projected Annual Installments
Improvement Area #[illegible]

Lot Type: [illegible]
Outstanding Assessment [illegible]

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$43,302	$700	$2,435	$367	$3,[illegible]
2027	$42,602	$729	[illegible]	[illegible]	[illegible]
2028	$41,873	$757	[illegible]	[illegible]	[illegible]
2029	$41,116	$796	[illegible]	[illegible]	[illegible]
2030	$40,325	$822	[illegible]	[illegible]	[illegible]
2031	$39,504	$859	[illegible]	[illegible]	[illegible]
2032	$38,644	[illegible]	[illegible]	[illegible]	[illegible]
2033	$37,743	[illegible]	[illegible]	[illegible]	[illegible]
2034	$36,814	[illegible]	[illegible]	[illegible]	[illegible]
2035	$35,823	[illegible]	[illegible]	[illegible]	[illegible]
2036	$34,797	[illegible]	[illegible]	[illegible]	[illegible]
2037	$33,758	[illegible]	[illegible]	[illegible]	[illegible]
2038	$32,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2039	$31,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2040	$30,114	[illegible]	[illegible]	[illegible]	[illegible]
2041	$28,779	[illegible]	[illegible]	[illegible]	[illegible]
2042	$27,379	[illegible]	[illegible]	[illegible]	[illegible]
2043	$25,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2044	$24,226	[illegible]	[illegible]	[illegible]	[illegible]
2045	$22,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2046	$20,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2047	$19,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2048	$17,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2049	$15,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2050	$13,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2051	$10,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2052	$8,[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2053	$5,[illegible]	$2,720	[illegible]	[illegible]	[illegible]
2054	$2,[illegible]	$2,[illegible]	[illegible]	[illegible]	[illegible]
Total		$43,302	[illegible]	[illegible]	[illegible]

1 - Annual Installment billing will commence [illegible] January 31, 2025
2 - The principal and interest amounts represent the [illegible] Westridge Series [illegible] Bonds [illegible]
3 - Administrative Expenses are [illegible] updated each year in the Annual Service Plan Updates.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE WESTRIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE WESTRIDGE PUBLIC IMPROVEMENT DISTRICT, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT [illegible].

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2026, for any single-family residential parcel prepaying an Assessment, a $[illegible] fee will be included in the total payoff amount to cover processing and other fees [illegible] filing expenses. If interested in prepaying an Assessment, please contact [illegible] by telephone at [illegible] or email at [illegible].

Westridge Public Improvement District
Summary of Projected Annual Installments
Improvement Area #[illegible]

Lot Type [illegible]
Outstanding Assessment $37,053

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$37,053	[illegible]	[illegible]	[illegible]	[illegible]
2027	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2028	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2029	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2030	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2031	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2032	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2033	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2034	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2035	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2036	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2037	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2038	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2039	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2040	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2041	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2042	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2043	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2044	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2045	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2046	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2047	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2048	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2049	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2050	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2051	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2052	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2053	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2054	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total		**$37,053**	[illegible]	[illegible]	[illegible]

1. Annual Installment billing will commence during Year [illegible] and will be billed in an annual installment [illegible] payment is due by January 31, [illegible].
2. The principal and interest amounts represent the [illegible] of the Westridge Series [illegible] Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the [illegible] interest rate of each year [illegible] one-half of one percent for [illegible] interest.
3. Administrative Expenses [illegible] will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE WESTRIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE WESTRIDGE PUBLIC IMPROVEMENT DISTRICT, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT [illegible].

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2026, for any single-family residential parcel prepaying an Assessment, a $[illegible] fee will be included in the total payoff amount to cover processing and other fees [illegible] filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at [illegible] or email at [illegible].

APPENDIX C

FINAL PLATS

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE 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 Westridge 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 [illegible].

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

AFTER RECORDING RETURN TO:

Bailey Clark

600 E John Carpenter Fwy Ste 150

Irving, Tx 75062

817-713-1175

"VG-22-2026-2026000110100"

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110100

Real Property

CERTIFICATE

Recorded On: August 14, 2026 09:47 AM

Number of Pages: 180

" Examined and Charged as Follows: "

Total Recording: $737.00

************ 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:	2026000110100
Receipt Number:	20260814000173
Recorded Date/Time:	August 14, 2026 09:47 AM
User:	Christopher J
Station:	Station 1

Record and Return To:

BAILEY CLARK
600 E JOHN CARPENTER FWY STE 150

IRVING TX 75062

STATE OF TEXAS
Collin County
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