WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1

CITY OF WAXAHACHIE, TEXAS

SERVICE AND ASSESSMENT PLAN

as updated for Phase #4 on September 15, 2025, and Phase #5 on July 20, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

Chapter 372, Texas Local Government Code, as amended (the "PID Act"), governs the creation of public improvement districts in Texas. On April 16, 2007, pursuant to and in accordance with the petition, notice, and public hearing requirements of the PID Act and the other applicable laws of the State of Texas, the City Council of the City of Waxahachie, Ellis County, Texas (the "City") approved and adopted Resolution No. 1087 approving and authorizing the creation of Waxahachie Public Improvement District No. 1 (the "PID"). The purpose of the PID is to undertake public improvement projects that will confer a special benefit on property within the boundaries of the PID.

A service and assessment plan for platted lots in the PID (the "2007 Service and Assessment Plan") was approved by the City Council pursuant to Ordinance No. 2413 approved and adopted on June 18, 2007, identifying the public improvements to be provided by the PID, the costs of the public improvements, and the manner of assessing property in the PID for costs of the public improvements. The Service and Assessment Plan is to be reviewed and updated at least annually.

A service and assessment plan for platted lots in the PID (the "2016 Service and Assessment Plan") was approved by the City Council on April 13, 2016, updating the 2007 Service and Assessment Plan for Phase Two, identifying the public improvements to be provided by the PID, the costs of the public improvements, and the manner of assessing property in the PID for costs of the public improvements.

A service and assessment plan for platted lots in the PID (the "2021 Service and Assessment Plan") was approved by the City Council on June 7, 2021, updating the 2016 Service and Assessment Plan for Phase Three, identifying the public improvements to be provided by the PID, the costs of the public improvements, and the manner of assessing property in the PID for costs of the public improvements.

A service and assessment plan for platted lots in the PID (the "2025 Service and Assessment Plan") was approved by the City Council on September 18, 2025, updating the 2021 Service and Assessment Plan for Phase Four, identifying the public improvements to be provided by the PID, the costs of the public improvements, and the manner of assessing property in the PID for costs of the public improvements.

Prior to the levy by the City of any special assessments on property within the boundaries of the PID, the PID Act requires the preparation of a service plan for the PID covering a period of at least five years and defining the annual indebtedness and the projected costs for the improvement projects (which plan shall be reviewed and updated annually). The required service plan for the PID is contained in Section IV of this Service and Assessment Plan.

The PID Act requires that an assessment plan be included in the service plan for the PID. As part of the assessment plan, the PID Act requires that the City Council of the City shall apportion the costs of the improvement projects to be assessed against property in the PID. The apportionment shall be made on the basis of special benefits accruing to the property within the boundaries of the PID because of the improvement projects. The required assessment plan for the PID is contained in Section V of this Service and Assessment Plan.

The PID Act requires that after the total costs of the improvement projects are determined, the City Council of the City shall prepare an assessment roll that states the Assessment against each parcel of land in the PID, as determined by the method of assessment chosen by the City. The Assessment Rolls for the PID are included as Appendix C-1-1, Appendix C-2-1, Appendix C-3-1, Appendix C-4-1, and Appendix C-6, attached to this Service and Assessment Plan.

B. Definitions

Terms used in this Service and Assessment Plan shall have the following meanings:

"Actual Cost(s)" means, with respect to a District Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such District Improvement, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such District Improvement, (b) the costs incurred in preparing the construction plans for such District Improvements, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such District Improvements, (d) a construction management fee of 4.0% of the costs incurred for the construction of such District Improvements if an Owner is serving as the construction manager but not the general contractor, (e) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) related to the District Improvements (f) all labor, bonds and materials, including equipment and fixtures, by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the District Improvements, (g) all related permitting, zoning and public approval expenses, architectural, engineering, and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and all payments for Annual Collection Costs.

"Administrator" means a person or entity that contracts with, or that is an employee, representative, or agent of, the City that performs the responsibilities provided for in this Service and Assessment Plan, or in any other agreement approved by the City Council and related to the administration of the PID.

"Annual Collection Costs" mean the following actual or anticipated costs related to the annual collection of outstanding Assessments (whether paid in full or in Annual Installments), including, but not limited to, the actual or anticipated costs of:

(i) preparing this Service and Assessment Plan, each Annual Service Plan Update, and each Assessment Roll;

(ii) computing, preparing, levying, collecting, and transmitting Assessments;

(iii) remitting Assessments to the Trustee;

(iv) the City, the Administrator, and the Trustee (and their respective legal counsel) in the discharge of their duties under this Service and Assessment Plan;

(v) complying with arbitrage rebate requirements;

(vi) complying with annual securities disclosure requirements; and

(vii) the City, the Administrator, and the Trustee in any way related to computing, preparing, levying, collecting, and transmitting the Assessments (including, but not limited to, the administration of the PID, maintaining a record of installments, payments, reallocations, and/or cancellations of Assessments, repayment of Bonds, any associated legal expenses, reasonable costs of other consultants and advisors, and contingencies and reserves for all of the foregoing costs as deemed appropriate by the City Council).

(viii) fees and expenses related to the Bonds including legal counsel, engineers, accountants, financial advisors, investment bankers, or other consultants and advisors. Administrative collection costs do not include payment of the actual principal of redemption premiums, if any, and interest on the Bonds; and

(ix) administering the construction of the District Improvements.

"Annual Installment" means, with respect to each Parcel, each annual installment payment of the Assessment for the Parcel as shown on the Assessment Roll, which includes, without limitation, debt service and transaction costs related to any Bonds (other than costs payable from Bond proceeds), and Annual Collection Costs.

"Annual Service Plan Update" means the annual update to this Service and Assessment Plan as required by the PID Act.

"Assessed Property" means, collectively, all the Parcels in the PID (excluding Non-Benefited Property) described on the Assessment Rolls attached as Appendix C-1-1, C-2, C-3, C-4, C-5, and C-6 to this Service and Assessment Plan.

"Assessment" means, with respect to each Parcel in the PID, the assessment levied against the Parcel in accordance with the Assessment Ordinance and this Service and Assessment Plan.

"Assessment Ordinance" means any Assessment Ordinance approved by the City Council that approves this Service and Assessment Plan, as amended and levies and imposes the Assessments, as shown on the applicable Assessment Rolls, subject to reallocation or reduction, from time to time, as provided by this Service and Assessment Plan and the PID Act.

“Assessment Revenues” mean the revenues actually received by the City from Assessments including, but not limited to, revenues from Annual Installments, revenues that result from the payment, in full of any Assessment, and including revenues from prepayments of Assessments as provided by this Service and Assessment Plan.

“Assessment Roll(s)” means a list of and description of all Parcels and the Assessment and Annual Installment for each Parcel attached as Appendix C-1-1, C-2, C-3, C-4, and C-6 to this Service and Assessment Plan, and including any updates, modification or amendments thereto prepared from time to time including, but not limited to, updates prepared in connection with any issuance of Bonds or in connection with any Annual Service Plan Update.

“Bond Indenture” means any indenture, ordinance, or similar document setting forth the terms and other provisions relating to any series of Bonds, as modified, amended, or supplemented from time to time.

“Bonds” mean the Phase One Bonds, Phase Four and Five Bonds, or any bonds (including refunding bonds) or other debt secured by Assessment Revenues, whether in one or more series, issued by the City with respect to the PID.

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more District Improvements segments or sections.

“City” means the City of Waxahachie, Texas.

“City Council” means the duly elected governing body of the City.

“Collection Costs” mean the sum of Annual Collection Costs and Delinquent Collection Costs.

“Cost” mean actual or budgeted costs, as applicable, to acquire, design, construct, install, or improve District Improvements including, but not limited to, all costs paid or incurred in connection with the issuance, from time to time, of multiple series of Bonds, and including all costs otherwise paid or incurred in connection with the transaction that results in the issuance of Bonds (whether such costs are characterized as interest, costs of issuance, reserve fund, or other costs of the transaction).

“Delinquent Collection Costs” mean interest, penalties, and expenses incurred or imposed with respect to any delinquent installments of the Assessments in accordance with the PID Act.

“Developer” means, as applicable, Waxahachie 287, LP, Ellis County CTR Development, Ltd, Saddlebrook Phase 3, LLC, or Saddlebrook Phase 4 LLC, and their respective successors and assigns.

“District Improvements” mean the public improvement projects authorized by the PID Act that confer a special benefit on the applicable Assessed Property and that are described for each Phase in Section III of this Service and Assessment Plan.

“Equivalent Units” mean, for each Parcel in Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5, (i) the number of residential dwelling units built or expected to be built within the Parcel for each “Lot Type” shown below multiplied times (ii) the equivalency factor shown below:

Lot Type	Equivalency Factor
Lot Type 1 (90 FT single-family residential)	1.00 per dwelling unit
Lot Type 2 (70 FT single-family residential)	0.84 per dwelling unit
Lot Type 3 (60 FT single-family residential)	0.75 per dwelling unit

“Lot Type 1” means a single-family lot designated “SF-1” in the Planned Development Ordinance and identified as such in the Assessment Roll.

“Lot Type 2” means a single-family lot designated as “SF-2” in the Planned Development Ordinance and identified as such in the Assessment Roll.

“Lot Type 3” means a single-family lot designated as “SF-3” in the Planned Development Ordinance and identified as such in the Assessment Roll.

“Maximum Assessment” means the following amount per unit for each lot type within Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5:

Lot Type	Maximum Assessment
Lot Type 1 (90 FT single-family residential)	$7,660 per unit
Lot Type 2 (70 FT single-family residential)	$6,434 per unit
Lot Type 3 (60 FT single-family residential)	$5,745 per unit

“Non-Benefited Property” means Parcels within the boundaries of the PID that have been determined by the City Council to receive no measurable special benefit from the District Improvements, including, but not limited to, Owner Association Property, Public Property, and right-of-way and easements for use by a public or private utility providers.

“Owner Association Property” means property within the boundaries of the PID that is owned by or offered for dedication to, whether in fee simple or through an exclusive use easement, a non-profit property owners’ association established for the benefit of a group of homeowners or property owners within the PID.

“Parcel” means a parcel of land within the PID identified (i) by a tax map identification number assigned by the Ellis County Central Appraisal District for real property tax purposes, (ii) by lot and block number in a final subdivision plat recorded in the real property records of Ellis County, (iii) by metes and bounds description, or (iv) by any other means determined by the City.

“Phase Five” or **“Phase #5”** means a portion of the PID Property as depicted and described on Appendix A-5 attached to this Service and Assessment Plan.

"Phase Five District Improvements" has the meaning ascribed thereto in Section III hereof.

"Phase Four" or **"Phase #4"** means a portion of the PID Property as depicted and described on Appendix A-4 attached to this Service and Assessment Plan.

"Phase Four District Improvements" has the meaning ascribed thereto in Section III hereof.

"Phase #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix C-1-1, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix C-2-1, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #3 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix C-3-1, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #4 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix C-4-1, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #5 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix C-6, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #2 Reimbursement Agreement Obligation" means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #2 to be paid from Assessments secured by the Assessed Property within Phase #2 for the District Improvements related to Phase #2 under the terms of the Phase #2 reimbursement agreement and/or a series of future phase bonds.

"Phase #3 Reimbursement Agreement Obligation" means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #3 to be paid from Assessments secured by the Assessed Property within Phase #3 for the District Improvements related to Phase #3 under the terms of the Phase #3 reimbursement agreement and/or a series of future phase bonds.

"Phase #4 Reimbursement Agreement Obligation" means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #4 to be paid from Assessments secured by the Assessed Property within Phase #4 for the Phase Four District Improvements under the terms of the Phase #4 reimbursement agreement and/or a series of future phase bonds. Upon the issuance of Phases Four and Five Bonds, the Phase #4 Reimbursement Agreement Obligation shall be satisfied.

"Phase #5 Reimbursement Agreement Obligation" means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #5 to be paid from Assessments secured by the Assessed Property within Phase #5 for the Phase Five District Improvements under the terms of the Phase #5 reimbursement agreement and/or a series of future phase bonds. Upon the issuance of Phases Four and Five Bonds, the Phase #5 Reimbursement Agreement Obligation shall be satisfied.

"Phase One" or **"Phase #1"** means a portion of the PID Property as depicted on Appendix A-1 attached to this Service and Assessment Plan.

"Phase One Bonds" means the City of Waxahachie Special Assessment Bonds, Series 2011 (Waxahachie Public Improvement District No. 1 Phase One Project) issued in the initial principal amount of $1,340,000, and any Bonds issued to refund such Bonds.

"Phase One District Improvements" has the meaning ascribed thereto in Section III hereof.

"Phase Three" or **"Phase #3"** means a portion of the PID Property as depicted on Appendix A-3 attached to this Service and Assessment Plan identifying the property currently being developed within the boundaries of the PID.

"Phase Three District Improvements" has the meaning ascribed thereto in Section III hereof.

"Phase Two" or **"Phase #2"** means a portion of the PID Property as depicted on Appendix A-2 attached to this Service and Assessment Plan.

"Phase Two District Improvements" has the meaning ascribed thereto in Section III hereof.

"Phases Four and Five Bonds" means the City of Waxahachie Special Assessment Bonds, Series 2026 (Waxahachie Public Improvement District No. 1 Phases Four and Five Project) issued in the initial principal amount of $3,312,000, and any Bonds issued to refund such Bonds.

"PID Act" or "Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Property" means the property depicted and described on Appendix A attached to this Service and Assessment Plan identifying the total property included within the boundaries of the PID.

"Planned Development Ordinance" means Ordinance No. 2302 adopted by the City Council of the City on April 18, 2005, which ordinance establishes the zoning that is applicable to the PID Property.

"Public Property" means property within the boundaries of the PID that is owned by or offered for dedication to the federal government, the State of Texas, a county, the City, a school district, a public utility provider, or any other political subdivision or public agency, whether in fee simple or through an easement.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as amended and updated from time to time.

"Trustee" means the fiscal agent or trustee as specified in any Bond Indenture, including a substitute fiscal agent or trustee.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID Property is depicted and described by metes and bounds on Appendix A attached to this Service and Assessment Plan. The PID Property consists of approximately 1,965 acres of land located within the corporate limits of the City, Ellis County, Texas. The PID Property is zoned as a planned development zoning district in accordance with the Planned Development Ordinance. The total Costs to design, acquire and construct the District Improvements was $34,882,328.

The property in Phase One consists of approximately 78.6 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase One District Improvements financed through the PID for Phase One was $1,340,000.

The property in Phase Two consists of approximately 33.9 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase Two District Improvements financed through the PID for Phase Two was $749,059.

The property in Phase Three consists of approximately 63.3 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase Three District Improvements financed through the PID for Phase Three was $1,453,485.

The property in Phase Four consists of approximately 107.655 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase Four District Improvements financed through the PID for Phase Four was $2,034,190.

The property in Phase Five consists of approximately 70.035 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase Five District Improvements financed through the PID for Phase Five is anticipated to be $1,621,000.

This Service and Assessment Plan is updated for Phase Five of the development, which includes approximately 252 residential dwelling units. The Parcels in Phase Five of the development are shown on the Assessment Roll and the map included as Appendix A-5. The total Actual Cost of the District Improvements to be financed through the PID for Phase Five is $1,621,000.

The total estimated Costs to design, acquire and construct the District Improvements for future phases to be developed after Phase Five is $27,684,594 (i.e., $34,882,328 - $1,340,000 - $749,059 - $1,453,485 - $2,034,190 – 1,621,000).

For purposes of allocating the Assessments, the Assessed Property has been classified in one of three lot types. The following table shows the actual or proposed residential lot types: The residential development at build-out in Phase One, Phase Two, Phase Three, Phase Four, and the projected residential development in Phase Five of the PID Property are shown in Table II-A on the following page for each of the three Lot Types developed or being developed.

Table II-A
Current Development Plan

Lot Type	Actual Development Phase 1	Actual Development Phase 2	Actual Development Phase 3	Actual Development Phase 4	Projected Development Phase 5
Lot Type 1 – 90 FT Single-Family	47 units	17 units	0 units	0 units	0 units
Lot Type 2 – 70 FT Single-Family	96 units	31 units	0 units	109 units	252 units
Lot Type 3 – 60 FT Single-Family	66 units	73 units	253 units	232 units	0 units
	209 Units	**121 Units**	**253 Units**	**341 Units**	**252 Units**

The estimated number of units at the build-out of the Assessed Property is based on the land use approvals for the property, the anticipated subdivision of the Assessed Property, and the Developer's estimate of the highest and best use of the property within the Assessed Property.

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III. DESCRIPTION OF THE DISTRICT IMPROVEMENTS

A. DISTRICT IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. District Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and

(xiv) payment of expenses incurred in the establishment, administration, and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing.

Phase One District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City determined that the District Improvements benefiting the properties in Phase One (the "Phase One District Improvements") should be undertaken by the City for the benefit of the property within Phase One of PID. A summary of the Actual Costs of the Phase One District Improvements is shown in Table III-A below.

Table III-A
Phase One District Improvements

Phase One District Improvement	Total Actual Cost
Phase #1 - Street Grading and Paving	$328,742
Phase #1 - Onsite Water Distribution System	$132,078
Phase #1- Onsite Wastewater Management System	$120,149
Phase #1- Storm Drainage Management System	$147,931
Phase #1 - Engineering	$106,916
Phase #1 - Bond Financing Costs	$504,183
Total Phase #1 Costs of District Improvements	**$1,340,000**

Road Improvements:

The Phase One District Improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase One street grading and paving improvements include the construction of the residential streets that provide access to the Phase One lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and reinforced concrete pavement. The streets are curb and gutter construction. The curb and gutter design conveys storm water to the storm drainage system.

The Phase One road improvements have been completed.

Water Distribution System Improvements:

The Phase One water distribution system improvements include the construction of PVC water lines, valves, fire hydrants and service lines to the Phase One lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase One water distribution system improvements have been completed.

Sanitary Sewer Improvements:

The Phase One wastewater distribution system improvements include the construction of PVC sewer lines, manholes and service lines to the Phase One lots and a sewer trunk line that runs through Phase One. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase One sanitary sewer improvements have been completed.

Storm Drainage Improvements

The Phase One storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The Phase One storm drainage improvements have been completed.

Phase Two District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City determined that the District Improvements benefiting the properties in Phase Two (the "Phase Two District Improvements") should be undertaken by the City for the benefit of the property within Phase Two of PID. A summary of the Costs of the Phase Two District Improvements is shown in Table III-B below.

Table III-B
Actual Costs of Phase Two District Improvements

District Improvements	Cost
Phase #2 roadway improvements	$936,493
Phase #2 water distribution improvements	$275,351
Phase #2 sanitary sewer improvements	$278,831
Phase #2 storm sewer improvements	$107,796
Phase #2 engineering, inspection and contingency	$183,686
Sub-total cost of improvements	$1,782,157
Less: other sources of funds	($1,033,098)
Total PID-funded District Improvements	**$749,059**

Road Improvements:

Residential Streets - The roadway improvements within Phase Two include construction of approximately 2,489 linear feet of 7" thick, 36-foot wide, concrete pavement with curb and gutter and 8,982 linear feet of 6" thick, 30-foot wide, concrete pavement with curb and gutter. The concrete is 3,600 pounds per square inch (psi) strength. Unclassified excavation for the project consists of 115,000 cubic yards of cut and fill. 41,171 square yards (sy) of pavement sub-grade are lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each lot within Phase Two. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These projects provide access to community roadways and state highways.

The Phase Two road improvements have been completed.

Water Distribution System Improvements:

Water Lines – the Phase Two waterline improvements consist of constructing approximately 9,211 linear feet of 8" water line, including associated 8" gate valves, and approximately 602 linear feet of 12" water line, including associated 12" gate valves. One-inch diameter water services are provided to each of the 121 lots and an additional two-inch service to the park within Phase Two. All associated waterline testing, trench safety and erosion protection during construction are included. These lines are designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Phase Two and all lots within Phase Two.

The Phase Two water distribution system improvements have been completed.

Sanitary Sewer Improvements:

Wastewater Lines - The Phase Two wastewater collection system improvements include construction of 10,299 linear feet of 8" gravity sanitary sewer line that connects to the gravity sewer trunk line flowing to proposed collection point located in Phase 1B. Construction includes connection at multiple points through 51 concrete manholes. Services to individual lots are by 4" gravity sewer services. All lines are designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Phase Two and each of the 178 lots and park within Phase Two.

The Phase Two sanitary sewer improvements have been completed.

Storm Drainage Improvements

The drainage portion of the Phase Two Improvements consists of underground reinforced concrete storm sewer pipes, inlets and rock riprap protection at outfalls. The main means of conveyance of storm drainage within Phase Two is within underground storm drain pipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm water throughout the drainage basins associated with Phase Two. The system includes underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Phase Two flow to existing facilities constructed with the previous phases of Saddlebrook Estates. This project was constructed to City standards and specifications and is owned and operated by the City.

The Phase Two storm drainage improvements have been completed.

Phase Three District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the District Improvements benefiting the properties in Phase Three (the "Phase Three District Improvements") should be undertaken by the City for the benefit of the property within Phase Three of PID. A summary of the Costs of the Phase Three District Improvements is shown in Table III-C below.

Table III-C
Actual Costs of Phase Three District Improvements

District Improvements	Cost
Phase #3 roadway improvements	$2,949,600
Phase #3 utility improvements	$3,730,087
Phase #3 engineering, inspection and contingency	$775,340
Phase #3 bond issuance costs [(a)]	$0
Sub-total cost of improvements	*$7,455,027*
Less: other sources of funds	($6,001,542)
Total PID-funded District Improvements	**$1,453,485**

(a) If and when Bonds are issued for Phase Three District Improvements, proceeds of those Bonds may be used to fund costs of issuance, capitalized interest, underwriters discount and any debt service reserve fund or other required reserves.

Road Improvements:

Residential Streets - The roadway improvements within Phase Three include construction of approximately 42,682 square yards (sy) of 6" thick concrete pavement, approximately 4,210 square yards (sy) of 7" thick concrete pavement, approximately 3,322 square yards (sy) of 8" thick concrete pavement, 53,491 square yards (sy) of pavement sub-grade will be lime stabilized and compacted, 8,510 square feet (sf) of side walk 5 feet wide, and 11,450 linear feet (lf) of sidewalk 6 feet wide. These roadway improvements include streets that will provide street access to each lot within Phase Three. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. These projects provide access to community roadways and state highways.

The Phase Three road improvements have been completed.

Utility Improvements:

The Phase 3 utility improvements include water distribution system improvements, wastewater collection system improvements and storm sewer collection system improvements.

Water Lines – the Phase Three waterline improvements consists of constructing approximately 7,829 linear feet (lf) of 8" water line, including associated 8" gate valves, approximately 10,720 linear feet (lf) of 12" water line, including associated 12" gate valves, and approximately 1,160 linear feet (lf) of 16" water line, including associated 16" gate valves. All associated waterline testing, trench safety and erosion protection during construction are included. Construction includes connection of 38 fire hydrants. These lines were designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Phase Three and all lots within Phase Three.

Wastewater Lines - The Phase Three wastewater collection system improvements also include construction of approximately 7,400 linear feet (lf) of 8" sanitary sewer line, approximately 2,572 linear feet (lf) of 10" sanitary sewer line, approximately 979 linear feet (lf) of 12" sanitary sewer line, approximately 1,446 linear feet (lf) of 15" sanitary sewer line, approximately 2,212 linear feet (lf) of 21" sanitary sewer line located in Phase Three. Construction includes connection at multiple points through 46 concrete manholes. All lines were designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Phase Three and each of the 253 lots and park within Phase Three.

Storm Drainage Improvements - The drainage portion of the Phase Three Improvements consists of underground reinforced concrete storm sewer pipes, inlets and rock riprap protection at outfalls. The main means of conveyance of storm drainage within Phase Three is within underground storm drainpipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm water throughout the drainage basins associated with Phase Three. The system includes underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Phase Three flow to existing facilities constructed with the previous phases of Saddlebrook Estates. This project was constructed to City standards and specifications and is owned and operated by the City.

Phase Three utility improvements have been completed.

Phase Four District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City determined that the District Improvements benefiting the properties in Phase Four (the "Phase Four District Improvements") should be undertaken by the City for the benefit of the property within Phase Four of PID. A summary of the estimated Costs of the Phase Four District Improvements is shown in Table III-D on the following page.

Table III-D
Actual Costs of Phase Four District Improvements

Phase Four District Improvement	Total Actual Cost
Phase #4 - Roadway Improvements	$5,234,810
Phase #4 - Water Improvements	$2,081,077
Phase #4 - Sanitary Sewer Improvements	$1,735,451
Phase #4 - Storm Drainage Improvements	$1,599,876
Phase #4 – Soft and Miscellaneous Costs	$881,219
Phase #4 - Bond Financing Costs[a]	$334,295
Sub-total cost of improvements	*$11,866,727*
Less: other sources of funds	($10,175,727)
Total PID-funded District Improvements	**$1,691,000**

(a) If and when Bonds are issued for Phase Four District Improvements, proceeds of those Bonds may be used to fund costs of issuance, capitalized interest, underwriters discount and any debt service reserve fund or other required reserves.

The Phase Four District Improvements include roadway improvements, water system improvements, sanitary sewer improvements, storm drainage improvements, soft and miscellaneous costs, and bond financing costs.

Road Improvements:

The Phase Four street grading and paving improvements include the construction of the residential streets that provide access to the Phase Four lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and reinforced concrete pavement. The streets are curb and gutter construction. The curb and gutter design conveys storm water to the storm drainage system.

Water Improvements:

The Phase Four water distribution system improvements include the construction of PVC water lines, valves, fire hydrants and service lines to the Phase Four lots. The water infrastructure constructed is connected to the City water distribution system.

Sanitary Sewer Improvements:

The Phase Four wastewater distribution system improvements include the construction of PVC sewer lines, manholes and service lines to the Phase Four lots and a sewer trunk line that runs through Phase Four. The wastewater infrastructure constructed is connected to the City wastewater collection system.

Storm Drainage Improvements:

The Phase Four storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

Soft and Miscellaneous Costs:

The other soft and miscellaneous portion of the Phase Four District Improvements consist of fees, related to designing, constructing, installing, and financing the Phase Four District Improvements, including land planning and design, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, inspection fees, district formation costs, and other PID costs incurred and paid by the Developer.

Additional details of the Phase Four District Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V.C.

Phase Five District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City determined that the District Improvements benefiting the properties in Phase Five (the "Phase Five District Improvements") should be undertaken by the City for the benefit of the property within Phase Five of PID. A summary of the estimated Costs of the Phase Five District Improvements is shown in Table III-E below.

Table III-E
Actual Costs of Phase Five District Improvements

Phase Five District Improvement	Total Actual Cost
Phase #5 - Roadway Improvements	$3,565,295
Phase #5 - Water Improvements	$1,489,923
Phase #5 - Sanitary Sewer Improvements	$1,424,340
Phase #5 - Storm Drainage Improvements	$1,831,064
Phase #5 – Soft and Miscellaneous Costs	$241,614
Phase #5 - Bond Financing Costs[a]	$326,284
Sub-total cost of improvements	*$8,878,521*
Less: other sources of funds	($7,257,521)
Total PID-funded District Improvements	**$1,621,000**

(a) Proceeds of the Phases Four and Five Bonds may be used to fund costs of issuance, capitalized interest, underwriters discount and any debt service reserve fund or other required reserves.

The Phase Five District Improvements include roadway improvements, water improvements, sanitary sewer improvements, storm drainage improvements, soft and miscellaneous costs, and bond financing costs.

Road Improvements:

The Phase Five street grading and paving improvements include the construction of the residential streets that provide access to the Phase Five lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and reinforced concrete pavement. The streets are curb and gutter construction. The curb and gutter design conveys storm water to the storm drainage system.

Water Improvements:

The Phase Five water distribution system improvements include the construction of PVC water lines, valves, fire hydrants and service lines to the Phase Five lots. The water infrastructure constructed is connected to the City water distribution system.

Sanitary Sewer Improvements:

The Phase Five wastewater distribution system improvements include the construction of PVC sewer lines, manholes and service lines to the Phase Five lots and a sewer trunk line that runs through Phase Five. The wastewater infrastructure constructed is connected to the City wastewater collection system.

Storm Drainage Improvements

The Phase Five storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

Soft and Miscellaneous Costs:

The other soft and miscellaneous portion of the Phase Five District Improvements consist of fees, related to designing, constructing, installing, and financing the Phase Five District Improvements, including land planning and design, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, inspection fees, district formation costs, and other PID costs incurred and paid by the Developer.

Additional details of the Phase Five Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V.C.

The detailed Costs of the Phase Five District Improvements are shown in Appendix B to this Service and Assessment Plan.

The PID Act provides that if the governing body of a municipality determines that it promotes the interests of the municipality, the governing body may undertake public improvement projects authorized by the PID Act that confer a special benefit on a definable part of the municipality. The City Council has determined that the “District Improvements” described on Appendix B to this Service and Assessment Plan are authorized by the PID Act, promote the interests of the City, and confer a special benefit on the applicable Assessed Property. The individual line items described on Appendix B may be updated with each update of this Service and Assessment Plan. Individual line items may be adjusted upward or downward; however, the total cost of all line items cannot exceed the total shown on Appendix B.

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IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires a service plan covers a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the improvement projects undertaken within each Phase of the PID. This plan shall be reviewed and updated annually for the purpose of determining the annual budget for the District Improvements and for the issuance of Bonds for Phase Four and Phase Five or any other future phase bond issues. The annual update to this Service and Assessment Plan is herein referred to as the "Annual Service Plan Update."

The Actual Costs, including costs related to the issuance of the Phase One Bonds and payment of expenses incurred in the establishment, administration, and operation of Phase One of the PID, was $1,390,000, of which $1,340,000 was funded with the Assessments on the Assessed Property within Phase One, as shown on Table IV-A. All of the Costs of the Phase One District Improvements were expended during the first five years after adoption of the 2007 Service and Assessment Plan.

Table IV-A
Sources and Uses of Funds
Phase One District Improvements

Sources of Funds	Total
Bond proceeds	$1,340,000
Other private funds	$50,000
Total Sources of Funds	**$1,390,000**
Uses of Funds	
Phase One District Improvements	$835,817
Capitalized Interest Account	$54,558
Cost of Issuance	$297,095
Reserve Account	$131,093
Prepayment Reserve Account	$1,437
Developer's Reserve Account	$50,000
Collection Costs Account	$20,000
Total Uses of Funds	**$1,390,000**

The Actual Costs, including estimated Costs incurred in the establishment, administration, and operation of Phase Two of the PID, are $1,782,157, of which $749,059 have been funded with the Assessments on the Assessed Property within Phase Two, as shown on Table IV-B. All of the Costs of the Phase Two District Improvements were expended during the first five years after adoption of the updated 2016 Service and Assessment Plan.

Table IV-B
<u>Sources and Uses of Funds</u>
Phase Two District Improvements

Sources of Funds:	**Total**
PID Assessments	$749,059
Other source of funds	$1,033,098
Total sources of funds	**$1,782,157**
Uses of Funds:	
Phase Two District Improvements	$1,782,157
Total uses of funds	**$1,782,157**

The Actual Costs, including Costs incurred in the establishment, administration, and operation of Phase Three of the PID, is $7,455,027, of which $1,453,485 have been funded with the Assessments on the Assessed Property within Phase Three, as shown on Table IV-C. All of the Costs of the Phase Three District Improvements were expended during the first five years after adoption of the 2021 Service and Assessment Plan.

Table IV-C
<u>Sources and Uses of Funds</u>
Phase Three District Improvements

Sources of Funds:	**Total**
PID Assessments	$1,453,485
Other source of funds	$6,001,542
Total sources of funds	**$7,455,027**
Uses of Funds:	
Phase Three District Improvements	$7,455,027
Total uses of funds	**$7,455,027**

The estimated Costs, including Costs incurred in the establishment, administration, and operation of Phase Four of the PID, is $11,532,432, of which $2,034,190 is to be funded with the Assessments on the Assessed Property within Phase Four, as shown on Table IV-D.1. All of the Costs of the Phase Four District Improvements are anticipated to be expended during the first five years after adoption of the 2025 Service and Assessment Plan.

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Table IV-D.1
Sources and Uses of Funds - Original
Phase Four District Improvements

Sources of Funds:	Total
PID Assessments	$2,034,190
Estimated Other source of funds	$9,498,243
Total sources of funds	**$11,532,432**
Uses of Funds:	
Estimated Phase Four District Improvements	$11,532,432
Total Uses of Funds	**$11,532,432**

The updated estimated Costs, including Costs incurred in the establishment, administration, operation, and the allocable share of the costs of issuance of the Phases Four and Five Bonds of Phase Four of the PID, is $11,866,727, of which $1,691,000 will be funded with the Assessments on the Assessed Property within Phase Four, as shown on Table IV-D.2. All of the Costs of the Phase Four District Improvements are anticipated to be expended during the first five years after adoption of this Service and Assessment Plan.

Table IV-D.2
Sources and Uses of Funds - Updated
Phase Four District Improvements

Sources of Funds:	Phase Four
Bond Proceeds	$1,691,000
Original Issue Discount	($12,441)
Other Funding Sources	$10,188,168
Total Sources	**$11,866,727**
Uses of Funds	
Estimated Phase Four District Improvements	$11,532,432
Capitalized Interest Account	$0
Cost of Issuance	$135,455
Reserve Account	$128,110
Underwriter's Discount	$50,730
Collection Costs Account	$20,000
Total Uses of Funds	**$11,866,727**

The estimated Costs, including Costs incurred in the establishment, administration, and operation of Phase Five of the PID, are $8,878,521, of which $1,621,000 will be funded with the Assessments on the Assessed Property within Phase Five, as shown on Table IV-E. All of the Costs of the Phase Five District Improvements are anticipated to be expended during the first five years after adoption of this Service and Assessment Plan.

Table IV-E
Sources and Uses of Funds
Phase Five District Improvements

Sources of Funds:	**Phase Five**
Bond Proceeds	$1,621,000
Original Issue Discount	($12,093)
Other Funding Sources	$7,269,614
Total Sources	**$8,878,521**
Uses of Funds	
Estimated Phase Five District Improvements	$8,552,237
Capitalized Interest Account	$0
Cost of Issuance	$129,847
Reserve Account	$122,807
Underwriter's Discount	$48,630
Collection Costs Account	$25,000
Total Uses of Funds	**$8,878,521**

The annual projected Costs and annual projected indebtedness are shown by Table IV-E-1, Table IV-E-2, Table IV-E-3, Table IV-E-4, and Table IV-E-5, on page 22, page 23, and page 24 of this report. Bonds are being issued by the City to pay for or reimburse all or a portion of the Phase Four and/or Phase Five District Improvements. The annual projected costs and indebtedness is subject to revision and shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Collection Costs, updating the Costs of Phase Two District Improvements, Phase Three District Improvements, Phase Four District Improvements, and Phase Five District Improvements, and updating the Assessment Rolls for Phase One, Phase Two, Phase Three, Phase Four, and Phase Five.

Table IV-E-1
Phase One Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	**Annual Projected Costs**	**Annual Projected Indebtedness**	**Other Funding Sources**	**Projected Annual Installments**
2010-2025	$1,340,000	$1,340,000	$0	$1,924,183
2026	$0	$0	$0	$150,139
2027	$0	$0	$0	$152,043
2028	$0	$0	$0	$153,576
2029	$0	$0	$0	$154,737
2030	$0	$0	$0	$155,527
2031	$0	$0	$0	$155,946
2032	$0	$0	$0	$155,995
Total	**$1,340,000**	**$1,340,000**	**$0**	**$3,002,146**

Table IV-E-2
Phase Two Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2010-2025	$1,782,157	$749,059	$1,033,098	$545,244
2026	$0	$0	$0	$66,559
2027	$0	$0	$0	$68,203
2028	$0	$0	$0	$69,732
2029	$0	$0	$0	$70,148
2030	$0	$0	$0	$71,507
2031	$0	$0	$0	$72,753
2032	$0	$0	$0	$73,885
Total	**$1,782,157**	**$749,059**	**$1,033,098**	**$1,038,031**

Table IV-E-3
Phase Three Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2021-2025	$7,179,911	$1,453,000	$5,726,911	$530,158
2026	$0	$0	$0	$133,389
2027	$0	$0	$0	$119,291
2028	$0	$0	$0	$118,341
2029	$0	$0	$0	$122,399
2030	$0	$0	$0	$121,235
2031	$0	$0	$0	$125,080
2032	$0	$0	$0	$123,702
Total	**$7,179,911**	**$1,453,000**	**$5,726,911**	**$1,393,595**

Table IV-E-4
Phase Four Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2025	$11,866,727	$1,691,000	$10,175,727	$0
2026	$0	$0	$0	$191,539
2027	$0	$0	$0	$186,754
2028	$0	$0	$0	$186,939
2029	$0	$0	$0	$186,844
2030	$0	$0	$0	$187,710
2031	$0	$0	$0	$187,480
Total	**$11,866,727**	**$1,691,000**	**$10,175,727**	**$1,127,266**

Table IV-E-5
Phase Five Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2026	$8,878,521	$1,621,000	$7,257,521	$0
2027	$0	$0	$0	$180,723
2028	$0	$0	$0	$180,974
2029	$0	$0	$0	$180,996
2030	$0	$0	$0	$180,980
2031	$0	$0	$0	$180,927
2032	$0	$0	$0	$180,835
Total	**$8,878,521**	**$1,621,000**	**$7,257,521**	**$1,085,435**

B. 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"). The PID Assessment Notice is attached hereto as Appendix D and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the governing body of a municipality to apportion the cost of improvement projects to be assessed against property in a public improvement district on the basis of special benefits conferred upon the property because of the projects. The PID Act provides that the cost of improvement projects may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, 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 property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements. This Section V of this Service and Assessment Plan describes the special benefit received by each Parcel of the Assessed Property as a result of the District Improvements, provides the basis and justification for the determination that this special benefit exceeds the costs of the Assessments, and establishes the methodology by which the City Council allocates the special benefit of the District Improvements to Parcels in a manner that results in equal shares of the Cost of the District Improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodology set forth below 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 owners and developers of the PID Property.

B. SPECIAL BENEFIT

The Assessed Property will receive a direct and special benefit from the District Improvements, and this benefit will be equal to or greater than the cost of the Assessments. The District Improvements are provided specifically for the benefit of the Assessed Property. The District Improvements (more particularly described in line-item format on Appendix B to this Service and Assessment Plan) include the following categories of public improvement projects authorized by the PID Act: (i) streets (including paving, landscaping, sidewalks, street lights, and screening walls), recreational facilities, entry features, parks, hike and bike trails, open space improvements, common area improvements, pond improvements, water improvements, wastewater improvements, and storm water improvements; (ii) engineering, contract administration, and contingencies associated with the foregoing; and (iii) various issuance and transaction costs related to the issuance of one or more series of Bonds.

The owners of the Assessed Property have acknowledged that the applicable District Improvements confer a special benefit on the applicable Assessed Property and have consented to the imposition of the applicable Assessments to pay for the applicable District Improvements. The owners are acting in their interest in consenting to this imposition because the special benefit conferred upon the applicable Assessed Property by the applicable District Improvements exceeds the amount of the applicable Assessments.

The owners of the Assessed Property have represented: (i) that, based on their evaluation of the potential development of the Assessed Property, the highest and best use is the use described in this Service and Assessment Plan and otherwise required by the Planned Development Ordinance; and (ii) that it is in the interest of the owners of the Assessed Property to maximize the value of such property. Use of the Assessed Property as described in this Service and Assessment Plan and as required by the Planned Development Ordinance will require that District Improvements be acquired, constructed, installed, and improved. Funding the cost of the District Improvements through the PID is determined to be the most beneficial means of doing so. In summary, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessments based on the evidence, information, and testimony provided to the City Council.

C. Assessment Methodology

1. The Cost of the District Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the District Improvements equals or exceeds the Assessments on the Assessed Property. The Cost may be assessed by using any methodology that results in the imposition of equal shares of the Cost on Assessed Property similarly benefited.

2. For purposes of this Service and Assessment Plan, the City Council has determined that the Cost of the District Improvements shall be allocated to the Assessed Property on the basis of the relative value of Parcels after undertaking the District Improvements and that such method of allocation will result in the imposition of equal shares of the Cost on Parcels similarly situated. In determining the relative value of Parcels, the City Council has taken into consideration (i) the type of residential development (i.e., single-family, duplex, or multi-family); (ii) single-family lot size; (iii) current and projected land values; (iv) current and projected home prices; (v) current and projected market demands for single-family residential development within the City and within the region; and (vi) the high-quality, master-planned community development standards created by the Planned Development Ordinance. In determining the relative value of Parcels, the City Council has also taken into consideration independent studies supporting the conclusion that larger residential lots with full municipal services (including police, fire, and other emergency services), with access to concrete streets with curb and gutter storm drainage facilities, and with municipal water and wastewater service will be developed with larger, more expensive homes; and that such larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption.

3. Having taken into consideration the matters described above, the City Council has determined that allocating the Cost of the applicable District Improvements among Parcels in Phase One, Phase Two, Phase Three, Phase Four, and Phase Five based on value after undertaking the District Improvements is best accomplished (and most easily illustrated) by creating a hierarchy of benefited Parcels based on the "Lot Types" defined in Section I.B of this Service and Assessment Plan. This hierarchy of value (from Lot Type 1 representing the highest value to Lot Type 3 representing the lowest value within Phase One, Phase Two, Phase Three, Phase Four, and Phase Five) is set forth in Tables V-A, V-C, V-E, V-G.2, V-H.2, V-I, and V-J below. These tables illustrate that the City Council has determined: (i) that a Lot Type 1 dwelling unit receives the

greatest benefit from the District Improvements, which benefit is given an “Equivalent Unit” value of 1.0 per dwelling unit; (ii) that a Lot Type 2 dwelling unit receives a smaller benefit; namely, 84% of the benefit received by a Type 1 Lot dwelling unit (hence the Equivalent Unit value of 0.84 per dwelling unit); and (iii) that a Lot Type 3 dwelling unit receives an even smaller benefit; namely, 75% of the benefit received by a Type 1 dwelling unit (hence the Equivalent Unit value of 0.75 per dwelling unit).

Table V-A
Equivalent Unit Factor - Phase One

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	43 dwelling units	43.00
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	88 dwelling units	73.92
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	78 dwelling units	58.50
Total Equivalent Units			175.42
Total Phase One Assessments			$1,340,000
Original Assessment Per Equivalent Unit			$7,639
Average Annual Installment Per Equivalent Unit			$866
Average Home Price Per Equivalent Unit			$303,000
Average Tax Rate Equivalent per Equivalent Unit			$0.29

The total Assessments for the Phase One Parcels are allocated among 175.42 Equivalent Units resulting in a cost per Equivalent Unit of $7,639. The Assessment on the Assessed Property within Phase One per dwelling unit is calculated as the product of (i) $7,639 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table V-B sets forth the Phase One Assessment per dwelling unit.

Table V-B
Phase One Assessment per Lot Type

Lot Type	Equivalent Units	Phase One Assessment per Dwelling Unit
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	$7,639 per dwelling unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	$6,417 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	$5,729 per dwelling unit

Table V-C shows the Equivalent Units for Phase Two on the following page.

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Table V-C
Equivalent Unit Factor - Phase Two

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	17 dwelling units	17.00
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	31 dwelling units	26.04
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	73 dwelling units	54.75
Total Equivalent Units			97.79
Total Phase Two Assessments			$749,059
Original Assessment Per Equivalent Unit			$7,660
Average Annual Installment Per Equivalent Unit			$787
Average Home Price Per Equivalent Unit			$295,000
Average Tax Rate Equivalent per Equivalent Unit			$0.27

The total Assessments for the Phase Two Parcels are allocated among 97.79 Equivalent Units resulting in a cost per Equivalent Unit of $7,660. The Assessment on the Assessed Property within Phase Two per dwelling unit is calculated as the product of (i) $7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table V-D below sets forth the Phase Two Assessment per dwelling unit.

Table V-D
Phase Two Assessment per Lot Type

Lot Type	Equivalent Units	Phase One Assessment per Dwelling Unit
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	$7,660 per dwelling unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	$6,434 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	$5,745 per dwelling unit

Table V-E shows the Equivalent Units for Phase Three below.

Table V-E
Equivalent Unit Factor - Phase Three

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	253 dwelling units	189.75
Total Equivalent Units			189.75
Total Phase Three Assessments			$1,453,485
Original Assessment Per Equivalent Unit			$7,660
Average Annual Installment Per Equivalent Unit			$659
Average Home Price Per Equivalent Unit			$303,000
Average Tax Rate Equivalent per Equivalent Unit			$0.22

The total Assessments for the Phase Three Parcels are allocated among 189.75 Equivalent Units resulting in a cost per Equivalent Unit of $7,660. The Assessment on the Assessed Property within Phase Three per dwelling unit is calculated as the product of (i) $7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table V-F below sets forth the Phase Three Assessment per dwelling unit.

Table V-F
Phase Three Assessment per Lot Type

Lot Type	Equivalent Units	Phase Three Assessment per Dwelling Unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	$5,745 per dwelling unit

Table V-G.1 shows the Equivalent Units for Phase Four below.

Table V-G.1
Phase #4 Equivalent Unit Factor - Phase Four - Original

Lot Type	Phase #4 Equivalent Units	Total Number of Dwelling Units	Total Phase #4 Equivalent Units
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	109 dwelling units	91.56
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	232 dwelling units	174.00
Total Equivalent Units			265.56
Total Phase Four Assessments			$2,034,189.60
Assessment Per Equivalent Unit			$7,660.00
Assessment Per Lot Type 2			$6,434.40
Average Annual Installment Per Lot Type 2			$594.52
Average Home Price Per Lot Type 2			$330,000.00
Average Tax Rate Equivalent per Lot Type 2			$0.18
Assessment Per Lot Type 3			$4,775.76
Average Annual Installment Per Lot Type 3			$530.82
Average Home Price Per Lot Type 3			$315,000.00
Average Tax Rate Equivalent per Lot Type 3			$0.17

Table V-G.2 shows the Equivalent Units for Phase Four on the following page, as updated for Phase Four and Five Bonds.

Table V-G.2
Phase #4 Equivalent Unit Factor - Phase Four - Updated

Lot Type	Phase #4 Equivalent Units	Total Number of Dwelling Units	Total Phase #4 Equivalent Units
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	109 dwelling units	91.56
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	232 dwelling units	174.00
Total Equivalent Units			265.56
Total Phase Four Assessments			$1,691,000.00
Assessment Per Equivalent Unit			$6,367.68
Assessment Per Lot Type 2			$5,348.85
Average Annual Installment Per Lot Type 2			$592.08
Average Home Price Per Lot Type 2			$330,000.00
Average Tax Rate Equivalent per Lot Type 2			$0.18
Assessment Per Lot Type 3			$4,775.76
Average Annual Installment Per Lot Type 3			$528.64
Average Home Price Per Lot Type 3			$315,000.00
Average Tax Rate Equivalent per Lot Type 3			$0.17

The total original Assessments for the Phase Four parcels are allocated among 265.56 Equivalent Units resulting in a cost per Phase #4 Equivalent Unit of $7,660.00. The Assessment on the Assessed Property within Phase Four per dwelling unit was calculated as the product of (i) $7,660 multiplied times (ii) the applicable Phase #4 Equivalent Unit value for each Lot Type. Table V-H.1 below sets forth the original Phase Four Assessment per dwelling unit.

Table V-H.1
Phase Four Assessment per Lot Type - Original

Lot Type	Phase #4 Equivalent Units	Phase Four Assessment per Dwelling Unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	$6,434 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	$5,745 per dwelling unit

The total updated Assessments for the Phase Four parcels are allocated among 265.56 Equivalent Units resulting in a cost per Equivalent Unit of $6,368. The Assessment on the Assessed Property within Phase Four per dwelling unit was calculated as the product of (i) $6,368 multiplied times (ii) the applicable Phase #4 Equivalent Unit value for each Lot Type. Table V-H.2 on the following page sets forth the original Assessment on the Assessed Property within Phase Four per dwelling unit.

Table V-H.2
Phase Four Assessment per Lot Type - Updated

Lot Type	Phase #4 Equivalent Units	Phase Four Assessment per Dwelling Unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	$5,349 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	$4,776 per dwelling unit

Table V-I shows the Equivalent Units for Phase Five below.

Table V-I
Phase #5 Equivalent Unit Factor - Phase Five

Lot Type	Phase #5 Equivalent Units	Total Number of Dwelling Units	Total Phase #5 Equivalent Units
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	252 dwelling units	211.68
Total Equivalent Units			211.68
Total Phase Five Assessments			$1,621,000.00
Assessment Per Equivalent Unit			$7,657.79
Assessment Per Lot Type 2			$6,432.54
Average Annual Installment Per Lot Type 2			$718.08
Average Home Price Per Lot Type 2			$330,000.00
Average Tax Rate Equivalent per Lot Type 2			$0.22

The total Assessments for the Phase Five parcels are allocated among 211.68 Phase #5 Equivalent Units resulting in a cost per Phase #5 Equivalent Unit of $7,657.79. The Assessment on the Assessed Property within Phase Five per dwelling unit is calculated as the product of (i) $7,658 multiplied times (ii) the applicable Phase #5 Equivalent Unit value for each Lot Type. Table V-J below sets forth the Assessment on the Assessed Property within Phase Five per dwelling unit.

Table V-J
Phase Five Assessment per Lot Type

Lot Type	Phase #5 Equivalent Units	Phase Five Assessment per Dwelling Unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	$6,433 per dwelling unit

It has been represented to the City Council by the owners of the Assessed Property that the District Improvements for the Assessed Property will be completed in accordance with the Planned Development Ordinance and the City's Subdivision Ordinance, as amended. When the City has determined that the District Improvements have been completed in accordance with the Planned Development Ordinance and the City's Subdivision Ordinance or when financial security (including, but not limited to, proceeds from the issuance of Bonds) to complete the District Improvements in accordance with the Planned Development Ordinance and Subdivision

Ordinance has been provided in a manner approved by the City; then the Assessed Property shall be deemed to have received a special benefit from the District Improvements. When the Assessed Property is deemed to have received a special benefit from District Improvements, the City shall collect Assessments and Annual Installments to pay for such District Improvements and shall issue Bonds for such purpose.

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VI. DETERMINATION OF ASSESSMENT

A. AMOUNT OF ASSESSMENTS

The total applicable Assessments for each Assessed Property shall not exceed the total Cost of the applicable District Improvements. The Assessment for each Parcel shall be as shown on the Assessment Roll, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

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

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

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

C. Reduction of Assessments

If after all applicable District Improvements have been completed the Actual Cost of the applicable District Improvements is less than the Cost used to calculate the applicable Assessments, then the Assessment for each Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments for all applicable Parcels equals the actual reduced Cost of the applicable District Improvements (but never less than an amount equal to the principal amount of any applicable outstanding Bonds). To the extent permitted by law and as provided by any Bond Indenture, the trustee under the Bond Indenture shall (with the consent of the City Council) refund the amount of such reduction to any owner of a Parcel who has already paid in full the Assessment for such owner's Parcel.

D. Payment of Assessments

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Payment shall include interest through the date of payment to the extent such interest is not included in any Annual Installment paid or to be paid. If payment in full will result in a redemption of Bonds, the payment amount shall be reduced by the amount, if any, of reserve funds applied to the redemption under the Bond Indenture.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of an Assessment, the City shall deposit the payment in accordance with the applicable Bond Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the City to collect interest and collection costs on the outstanding Assessment. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments, including interest and Annual Collection Costs, beginning on the date the City determines that a phase of development of the PID Property has received a special benefit from District Improvements completed or to be completed in connection with such phase of development as provided by Section V.C of this Service and Assessment Plan. Each applicable Assessment securing Bonds shall bear interest at one-half of one percent above than the actual interest rate paid on the public debt used to finance the District Improvements. The Assessment Roll sets forth for each year the Annual Installment for each Parcel.

The interest rate on the Phase One Bonds is 7.15 percent per annum. Accordingly, the interest rate of 7.65 percent per annum is used as the interest rate on the Assessments for the Phase One Parcels.

Each Assessment related to the Phase #2 Reimbursement Agreement Obligation on Parcels in Phase #2 shall be paid with interest based on an interest rate of 7.00% per annum for years 1 through 5 and 5.77% per annum following the fifth Annual Installment. Each Assessment on Parcels in Phase #2 shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during September 2017 was 2.77%. The City has determined that the Assessments on Parcels in Phase #2 shall bear interest at the rate of 7.00% per annum for years 1 through 5 and 5.77% per annum following the fifth Annual Installment, which rate are equal to both the initial maximum allowable rate of interest of 7.00% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.77%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #2 Assessment Roll. The Phase #2 Assessment Roll, updated with the actual interest rate on the reimbursement agreement, is shown in Appendix C-2-1. The first annual installments for Parcels within Phase #2 were due by January 31, 2018, and became delinquent February 1 following such payment date.

Each Assessment related to the Phase #3 Reimbursement Agreement Obligation on Parcels in Phase #3 shall be paid with interest based on an interest rate of 7.64% per annum for years 1 through 5 and 4.64% per annum following the fifth Annual Installment. Each Assessment on Parcels in Phase #3 shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during May 2021 was 2.64%. The City has determined that the Assessments on Parcels in Phase #3 shall bear interest at the rate of 7.64% per annum for years 1 through 5 and 4.66% per annum following the fifth Annual Installment, which rate are equal to both the initial maximum allowable rate of interest of 7.64% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 4.64%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #3 Assessment Roll. The Phase #3 Assessment Roll is shown in Appendix C-3-1. Calculation of the Annual Installments shall be as of September 1 of each year. The first Annual Installments for Parcels within Phase #3 were due on January 31, 2022, and became delinquent February 1 following such payment date.

Each Assessment related to the Phase #4 Reimbursement Agreement Obligation on Parcels in Phase #4 shall be paid with interest based on an interest rate of 4.50% per annum for years 1 through 30. Each Assessment on Parcels in Phase #4 shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during August 2025 was 5.54%. The City has determined that the Assessments on Parcels in Phase #4 shall bear interest at the rate of 4.50% per annum for years 1 through 30, which rate is within the initial maximum allowable rate of interest of 7.50% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.50%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #4 Assessment Roll. The Phase #4 Assessment Roll is shown in Appendix C-4-1. Calculation of the Annual Installments shall be as of September 1 of each year. The first Annual Installments for Parcels within Phase #4 were due on January 31, 2026, and became delinquent February 1 following such payment date.

Each Assessment related to the Phase Four and Five Bonds on Parcels in Phase #4 shall be paid with interest related to the actual interest rate paid on the Phases Four and Five Bonds (plus the Prepayment and Delinquency Reserve) allocable to Phase Four, as shown in the Phase #4 Assessment Roll. Interest on the Phases Four and Five Bonds is based on an interest rate of 5.375% per annum for years 1 through 20 (2027-2046) and 5.75% per annum for years 21 through 29 (2047-2055), plus an additional 0.5% to fund the prepayment and delinquency reserve. Accordingly, the interest rates of 5.375 percent per annum for years 1 through 20 and 5.75 percent per annum for years 21 through 29 are used as the interest rates on the Assessments for the Phase Four Parcels. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #4 Assessment Roll. The Phase #4 Assessment Roll is shown in Appendix C-4-1. Calculation of the Annual Installments shall be as of September 1 of each year. The first Annual Installments for Parcels within Phase #4 were due on January 31, 2026, and became delinquent February 1 following such payment date.

Each Assessment related to the Phase Four and Five Bonds on Parcels in Phase #5 shall be paid with interest related to the actual interest rate paid on the Phases Four and Five Bonds (plus the prepayment and delinquency reserve) allocable to Phase Five, as shown in the Phase #5 Assessment Roll. Interest on the Phases Four and Five Bonds is based on an interest rate of 5.375% per annum for years 1 through 20 (2027-2046) and 5.75% per annum for years 21 through 30 (2047-2056), plus an additional 0.5% to fund the prepayment and delinquency reserve. Accordingly, the interest rates of 5.375 percent per annum for years 1 through 20 and 5.75% for years 21 through 30 are used as the interest rates on the Assessments for the Phase Five Parcels. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #5 Assessment Roll. The Phase Five Assessment Roll is shown in Appendix C-6. Calculation of the Annual Installments shall be as of September 1 of each year. The first Annual Installments for Parcels within Phase #5 will be due on January 31, 2027, and will become delinquent February 1 following such payment date.

The City reserves and shall have the right and option to issue Bonds to pay or reimburse Costs of the Phase Three District Improvements. In the event of issuance of such Bonds, the Administrator shall recalculate the Annual Installments for Assessments on the Assessed Property within Phase Three, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Special Assessments will be produced in annual amounts that are required to pay the debt service on such Bonds when due and payable as required by and established in the Bond Indenture authorizing and securing such Bonds.

E. Collection of Annual Installments

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Annual Collection Costs shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Bond Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose.

The City made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase One received a special benefit from the Phase One District Improvements completed, and collection of Annual Installments for Phase One commenced as of September 1, 2010, and was due by January 31, 2011.

The City made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Two received a special benefit from the Phase Two District Improvements completed, and collection of Annual Installments for Phase Two commenced as of September 1, 2015, and was due by January 31, 2016.

The City made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Three received a special benefit from the Phase Three District Improvements completed, and collection of Annual Installments for Phase Three commenced as of September 1, 2021, and was due by January 31, 2022.

The City has made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Four has received a special benefit from the Phase Four District Improvements completed, and collection of Annual Installments for Phase Four commenced as of September 1, 2025, and were due by January 31, 2026.

The City has made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Five has received a special benefit from the Phase Five District Improvements completed, and collection of Annual Installments for Phase Five commence as of September 1, 2026, and will be due by January 31, 2027.

Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The Assessments shall have lien priority as specified in the PID Act.

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VII. THE ASSESSMENT ROLL

Each Parcel has been evaluated by the City Council (based on the Planned Development Ordinance, developable area, proposed Owner Association Property and Public Property, the District Improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the Lot Type that is anticipated to be developed within such Parcel. The Assessment for each Parcel will not exceed the Maximum Assessment, for the Lot Type. All of the Assessments are set forth on the Assessment Rolls attached as Appendix C-1-1, C-2, C-3, C-4, and C-6, to this Service and Assessment Plan. The Assessment Rolls shall be updated upon the issuance of each series Bonds, upon the preparation of each Annual Service Plan Update, and to reflect, for each Parcel, prepayments and reductions authorized by this Service and Assessment Plan.

The Administrator shall prepare, and the City Council shall review and approve, updates (no less frequently than annually) to the Assessment Rolls to reflect the following matters, together with any other changes helpful to the Administrator and permitted by the PID Act: (i) the identification of each Parcel (including, if available, the tax parcel identification number for each Parcel); (ii) the Assessment for each Parcel, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Parcel for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.C of this Service and Assessment Plan.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

An owner of a Parcel claiming that an error has been made in calculating the Assessment Roll (including the Annual Installment) shall (prior to pursuing any other remedy) give written notice describing the alleged error to the City within thirty (30) days after the owner receives the purportedly erroneous calculation. If an owner fails to give such notice, such owner shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installment) and to have waived any objections to the calculation. The Administrator shall promptly review all notices alleging calculation errors and decide whether an error has been made. Any overpayment of a prior Annual Installment shall be credited against future Annual Installments, and no cash refunds shall be made except for the final year during which the Annual Installment is collected. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council for determination. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall terminate on the date the Assessment is paid in full, including unpaid Annual Installments, if any, and including Delinquent Collection Costs. After termination of an Assessment, the City shall provide to the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

C. AMENDMENTS

Supplemental Assessments may be made by the City Council in accordance with the PID Act to correct omissions or mistakes relating to the total Cost of the District Improvements. The City Council reserves the right to amend this Service and Assessment Plan without notice under the PID Act and without notice to owners of Parcels: (i) to correct minor mistakes and clerical errors; (ii) to clarify minor ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Collection Costs, and other charges imposed by this Service and Assessment Plan. The City Council further reserves the right to amend this Service and Assessment Plan (after notice and public hearing as required by the PID Act) to conform this Service and Assessment Plan to the requirements of the PID Act, including requirements arising from interpretations of the PID Act by the Attorney General of the State of Texas.

D. FILING AND POSTING OF SERVICE AND ASSESSMENT PLAN

Within seven days of its approval by the City Council, the City shall (i) file and record this Service and Assessment Plan in the real property records of the County and (ii) post a copy of this Service and Assessment Plan on the City's internet website. In addition, the City shall similarly file and post each Annual Service Plan Update approved by the City Council, with each such filing and posting to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be posted, filed, and recorded in the entirety.

E. INTERPRETATION AND DETERMINATIONS

The City Council shall make all interpretations and determinations related to the application of this Service and Assessment Plan, which determinations and interpretations are governmental actions involving legislative discretion. Ministerial and administrative acts may be delegated pursuant to this Service and Assessment Plan and the Bond Indenture.

F. SEVERABILITY

If any provision of this Service and Assessment Plan is held to be unenforceable by final judgment of any court having jurisdiction, such unenforceable provision shall be deleted and severed from this Service and Assessment Plan, and this Service and Assessment Plan, and all remaining provisions, shall remain in full force and effect and be interpreted to give effect to the intent of the parties as evidenced by this Service and Assessment Plan as a whole. To the extent required to give maximum effect to the intent of the parties, the remaining provisions of this Service and Assessment Plan shall be reformed or rewritten. All provisions of this Service and Assessment Plan are deemed to be severable.

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Appendix B
DISTRICT IMPROVEMENTS - PHASE #1

PUBLIC IMPROVEMENT PROJECTS	Original Budget	Budget Changes	Revised Budget	Phase One Budget	Budget for Other Assessed Property
Thouroughfare Paving	$0	$0	$0	$0	$0
Median Landscaping	$0	$0	$0	$0	$0
6' Concrete Sidewalk	$0	$0	$0	$0	$0
Landscape Buffer	$0	$0	$0	$0	$0
Thin Screening Wall	$0	$0	$0	$0	$0
Engineering/Survey	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0
Recreational Facilities	$700,000	($700,000)	$0	$0	$0
Main Entry	$250,000	($250,000)	$0	$0	$0
Secondary Entry	$100,000	($100,000)	$0	$0	$0
Public Neighborhood Park	$100,000	($100,000)	$0	$0	$0
Pocket Park	$100,000	($100,000)	$0	$0	$0
Hike and Bike Trail	$52,500	($52,500)	$0	$0	$0
Open Space Improvements	$75,000	($75,000)	$0	$0	$0
Pond Improvements	$100,000	($100,000)	$0	$0	$0
6' Concrete Sidewalks (Collectors)	$184,800	($184,800)	$0	$0	$0
Landscape Buffer (Collectors)	$211,200	($211,200)	$0	$0	$0
Thin Screening Wall (Collectors)	$277,500	($277,500)	$0	$0	$0
Engineering/Survey	$196,339	$108,569	$304,908	$106,916	$197,992
Contingency	$97,362	($97,362)	$0	$0	$0
Water	$32,020	$344,656	$376,676	$132,078	$244,597
Sewer	$53,298	$289,853	$343,151	$120,149	$223,002
Drainage	$61,380	$360,690	$422,070	$147,931	$274,139
Roads	$60,050	$876,761	$936,811	$328,742	$608,068
Public Right of Way	$5,115	($5,115)	$0	$0	$0
Related Appurentances	$1,535	($1,535)	$0	$0	$0
Street Lighting	$3,582	($3,582)	$0	$0	$0
Storm Water Control Improvements	$12,378	($12,378)	$0	$0	$0
Common Area Fencing, Landscaping	$13,197	($13,197)	$0	$0	$0
Common Area Improvements	$5,831	($5,831)	$0	$0	$0
Other Park Items	$2,148	($2,148)	$0	$0	$0
Other Recreational Facilities	$5,729	($5,729)	$0	$0	$0
Other Trail Improvements	$4,194	($4,194)	$0	$0	$0
Engineering	$2,864	($2,864)	$0	$0	$0
Contract Administration	$35,805	($35,805)	$0	$0	$0
Master Common Utility Improvements	$24,654	($24,654)	$0	$0	$0
Contingencies	$34,539	($34,539)	$0	$0	$0
SUB-TOTAL	**$2,803,020**	**($419,404)**	**$2,383,616**	**$835,817**	**$1,547,799**

Appendix B
DISTRICT IMPROVEMENTS - PHASE #1

PUBLIC IMPROVEMENT PROJECTS	Original Budget	Budget Changes	Revised Budget	Phase One Budget	Budget for Other Assessed Property
Debt Service Reserve Fund	$248,552	$102,521	$351,073	$131,093	$219,980
Capitalized Interest	$309,362	($151,377)	$157,985	$54,558	$103,427
Bond Counsel	$45,990	$25,196	$71,186	$26,860	$44,326
Underwriters Counsel	$35,566	($22,315)	$13,251	$5,000	$8,251
Developers Financial Advisor	$26,675	$48,672	$75,347	$28,430	$46,917
City Financial Advisor	$26,675	$8,918	$35,593	$13,430	$22,163
Underwriters Fee	$71,132	$71,240	$142,372	$26,800	$115,572
Interest from Dev. Fund	($30,865)	$30,865	$0	$0	$0
Developers Counsel	$7,154	$59,103	$66,257	$25,000	$41,257
Assessment Consultant	$7,154	$10,643	$17,797	$6,715	$11,082
Other Administrative Costs	$8,892	$225,617	$234,509	$186,297	$48,212
SUB-TOTAL	**$756,287**	**$409,083**	**$1,165,370**	**$504,183**	**$661,187**
PAR AMOUNT OF BONDS	**$3,559,307**	**$0**	**$3,559,307**	**$1,340,000**	**$2,219,307**
DEPOSIT TO PROJECT FUND	$2,803,020	($419,404)	$2,383,616	$835,817	$1,547,799

These costs are estimated and the actual costs may be different than estimates. Costs in one line item may be reallocated to another line item to reflect the actual costs incurred.

Appendix B
DISTRICT IMPROVEMENTS - PHASE #2

BRIX Data Export
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Job Cost Detail
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Cost Code	Cost Code Description	Actual	PID Eligible
Direct Costs			
8155	Land-Engineering	2,536.23	
8155	Land-Engineering	104,030.33	
8155	Land-Engineering	5,983.45	
8155	Land-Engineering	2,144.62	
8155	Land-Engineering	5,488.73	
8155	Land-Engineering	21,665.68	
8155	Land-Engineering	14,634.52	
8155	Land-Engineering	6,013.20	
8155	Land-Engineering	2,044.72	
8155	Land-Engineering	3,190.50	
8155	Land-Engineering	4,219.32	
8155	Land-Engineering	4,616.21	
8155	Land-Engineering	7,118.20	
		183,685.71	183,686
8175	Land-Excavation	13,393.20	
8175	Land-Excavation	55,355.00	
8175	Land-Excavation	8,554.50	
8175	Land-Excavation	194,570.00	
8175	Land-Excavation	14,012.75	
8175	Land-Excavation	4,886.40	
8175	Land-Excavation	22,525.00	
8175	Land-Excavation	3,739.00	
8175	Land-Excavation	2,253.00	
8175	Land-Excavation	7,141.75	
8175	Land-Excavation	39,918.50	
8175	Land-Excavation	15,125.00	
8175	Land-Excavation	3,638.80	
		385,112.90	308,090
8190	Land-Paving	67,462.28	
8190	Land-Paving	25,874.64	
8190	Land-Paving	531,423.55	
8190	Land-Paving	3,642.23	
		628,402.70	628,403
8230	Land-Storm Drainage	41,805.84	
8230	Land-Storm Drainage	19,885.60	
8230	Land-Storm Drainage	3,757.05	

Appendix B
DISTRICT IMPROVEMENTS - PHASE #2

BRIX Data Export
CADG- SCARBOROUGH
Job Cost Detail
10/29/2015 5:23:50 PM

8230	Land-Storm Drainage	17,731.50	
8230	Land-Storm Drainage	15,563.66	
8230	Land-Storm Drainage	9,052.50	
		107,796.15	107,796
8231	Land-Retainage Storm Drainage	-4,180.58	
8231	Land-Retainage Storm Drainage	-1,988.56	
8231	Land-Retainage Storm Drainage	-1,773.15	
8231	Land-Retainage Storm Drainage	-1,556.37	
8231	Land-Retainage Storm Drainage	-905.25	
8231	Land-Retainage Storm Drainage	10,403.91	
		0.00	
8235	Land-Water	151,201.16	
8235	Land-Water	113,489.84	
8235	Land-Water	4,299.70	
8235	Land-Water	3,180.00	
8235	Land-Water	3,180.00	
		275,350.70	275,351
8240	Land-Sanitary	125,872.71	
8240	Land-Sanitary	101,995.17	
8240	Land-Sanitary	49,313.56	
8240	Land-Sanitary	1,649.10	
		278,830.54	278,831
	Total	**1,859,178.70**	**1,782,156.12**

Phase 3 - Estimated Public Improvement Costs

	Budget Costs	Reclass to Remove Soft Costs	Revised Budget	Contract	Change Orders	Additional Cost	Revised Contract	Over / (Under) Budget	Private Costs	Public Costs	Developer Portion	PID Portion
Excavation	$ 1,056,015.64	$ (47,902.59)	$ 1,008,113.05	$ 609,277.00	$ -		$ 609,277.00	$ (398,836.05)	$ 233,735.00	$ 375,542	38.4%	61.6%
Retaining Walls	$ 184,200.00		$ 184,200.00	$ 336,930.00	$ 23,648.00		$ 360,578.00	$ 176,378.00	$ 360,578.00	$ -	100.0%	0.0%
Erosion Control		$ 99,340.20	$ 99,340.20	$ 99,340.20		$ 50,000.00	$ 149,340.20	$ 50,000.00	$ 149,340.20	$ -	100.0%	0.0%
Utilities	$ 3,681,225.93	$ (113,555.96)	$ 3,567,669.97	$ 3,730,086.70	$ -		$ 3,730,086.70	$ 162,416.73	$ 3,730,086.70	$ 3,730,087	50.0%	50.0%
Paving	$ 3,240,669.54	$ (99,462.51)	$ 3,141,207.03	$ 2,563,314.20	$ 10,743.81		$ 2,574,058.01	$ (567,149.02)	$ 2,574,058.01	$ 2,574,058	50.0%	50.0%
Soft Costs	$ 1,432,306.14	$ (535,144.51)	$ 897,161.63	$ 897,161.63			$ 897,161.63	$ -	$ 121,821.63	$ 775,340	13.6%	86.4%
Inspection Fees		$ 133,473.56	$ 133,473.56	$ 157,603.62			$ 157,603.62	$ 24,130.06	$ 157,603.62	$ -	100.0%	0.0%
Geotechnical Testing		$ 100,790.31	$ 100,790.31	$ 100,790.31			$ 100,790.31	$ -	$ 100,790.31	$ -	100.0%	0.0%
Hardscape/Landscape		$ 187,500.00	$ 187,500.00	$ 187,500.00			$ 187,500.00	$ -	$ 187,500.00	$ -	100.0%	0.0%
Franchise		$ 274,961.50	$ 274,961.50	$ 252,461.50	$ 22,500.00		$ 274,961.50	$ -	$ 274,961.50	$ -	100.0%	0.0%
Contingency	$ 671,582.75		$ 671,582.75				$ -	$ (671,582.75)	$ -	$ -		
Interest/Tax Reserve	$ 650,000.00		$ 650,000.00	$ 650,000.00			$ 650,000.00	$ -	$ 650,000.00	$ -	100.0%	0.0%
Landscape/Park Improvements	$ 400,000.00		$ 400,000.00	$ 400,000.00			$ 400,000.00	$ -	$ 400,000.00	$ -	100.0%	0.0%
Development Fees	$ 188,000.00		$ 188,000.00	$ 188,000.00			$ 188,000.00	$ -	$ 188,000.00	$ -	100.0%	0.0%
Rollbacks	$ 150,000.00		$ 150,000.00	$ 150,000.00			$ 150,000.00	$ -	$ 150,000.00	$ -	100.0%	0.0%
Closing Costs	$ 246,000.00		$ 246,000.00	$ 246,000.00			$ 246,000.00	$ -	$ 246,000.00	$ -	100.0%	0.0%
	$ 11,900,000.00	$ -	$ 11,900,000.00	$ 10,568,465.16	$ 56,891.81	$ 50,000.00	$ 10,675,356.97	$ (1,224,643.03)	$ 9,524,474.97	$ 7,455,026.71		

Saddlebrook Phase 3, LLC (PID Phase #4)
Overall PID Costs
3.14.2025

Description	Total Spent to Date	Remaining Costs to Fund	Total Costs to Spend	Private Costs	Public Costs
Hard Costs, Soft Costs					
GRADING/EXCAVATION	$ 2,041,863.74	$ 25,000.00	$ 2,066,863.74	$ 1,102,790.99	$ 964,072.75
EROSION CONTROL	$ 358,229.12	$ 100,000.00	$ 458,229.12	$ 458,229.12	$ -
RETAINING WALLS	$ 766,829.79	$ 6,917.21	$ 773,747.00	$ 773,747.00	$ -
WATER SYSTEM	$ 2,081,076.80	$ -	$ 2,081,076.80	$ -	$ 2,081,076.80
SANITARY SEWER SYSTEM	$ 1,734,450.70	$ 1,000.00	$ 1,735,450.70	$ -	$ 1,735,450.70
STORM SEWER SYSTEM	$ 1,576,498.10	$ 23,377.50	$ 1,599,875.60	$ -	$ 1,599,875.60
PAVING/ROADWAY IMPROVEMENTS	$ 4,144,813.06	$ -	$ 4,144,813.06	$ 70,550.51	$ 4,074,262.55
MASTER INFRASTRUCTURE PAVING - SARATOGA	$ -	$ -	$ -	$ -	$ -
FRANCHISE	$ -	$ -	$ -	$ -	$ -
ENGINEERING/SURVEYING	$ 884,641.34	$ 50,000.00	$ 934,641.34	$ 53,422.34	$ 881,219.00
GEOTECHNICAL	$ 282,550.00	$ 15,000.00	$ 297,550.00	$ 297,550.00	$ -
LANDSCAPE & HARDSCAPE	$ 971,452.19	$ 1,208,324.80	$ 2,179,776.99	$ 1,983,301.99	$ 196,475.00
CITY FEES	$ 335,113.14	$ -	$ 335,113.14	$ 335,113.14	$ -
SUBTOTAL	$ 15,177,517.98	$ 1,429,619.51	$ 16,607,137.49	$ 5,074,705.09	$ 11,532,432.40

8765 Stockard Dr
Suite 602
Frisco, TX 75034

Contact J.J. Heid at 469-352-1471
Email: JJ@obraramos.com

PROJECT: SADDLEBROOK PH 3 PID Phase #4
LOCATION: WAXAHACHIE, TX
DATE: Thursday, January 26, 2023
PROPOSAL VALID FOR 30 DAYS

EXCAVATION IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	CLEARING & GRUBBING	AC	108.0	$ 2,235.00	$ 241,380.00
2	REMOVE & DISPOSE OF EXISTING FENCING	LF	2,950	$ 2.50	$ 7,375.00
3	REMOVE & DISPOSE OF EXISTING CONCRETE FLUME	SY	146	$ 72.00	$ 10,512.00
4	ONSITE EXCAVATION, CUT TO FILL	CY	188,708	$ 3.25	$ 613,301.00
4A	EXCAVATE AND STOCKPILE EXCESS DIRT, WITHIN 1,000' OF THE SOUTHEASTERN POND	CY	33,659	$ 3.25	$ 109,391.75
5	FINAL OPEN SPACE GRADING**	AC	17.33	$ 1,700.00	$ 29,461.00
6	ROUGH LOT GRADING	LOT	341	$ 385.00	$ 131,285.00
7	FINAL LOT GRADING**	LOT	341	$ 195.00	$ 66,495.00
8	MOISTURE CONDITION PAD (40'X70') 4' BELOW SUBGRADE, (ZONE II)	LOT	118	$ 812.00	$ 95,816.00
9	MOISTURE CONDITION PAD (54'X75') 4' BELOW SUBGRADE, (ZONE II)	LOT	73	$ 1,104.00	$ 80,592.00
10	MOISTURE CONDITION PAD (40'X70') 7' BELOW SUBGRADE, (ZONE III)	LOT	80	$ 2,469.00	$ 197,520.00
11	MOISTURE CONDITION PAD (54'X75') 7' BELOW SUBGRADE, (ZONE III)	LOT	16	$ 3,358.00	$ 53,728.00
12	MOISTURE CONDITION PAD (40'X70') 10' BELOW SUBGRADE, (ZONE IV)	LOT	19	$ 3,736.00	$ 70,984.00
13	MOISTURE CONDITION PAD (54'X75') 10' BELOW SUBGRADE, (ZONE IV)	LOT	15	$ 5,081.00	$ 76,215.00
14	8 MIL POLY PADS EXTENDED 5' BEYOND 40'X70' PAD	LOT	217	$ 540.00	$ 117,180.00
15	8 MIL POLY PADS EXTENDED 5' BEYOND 54'X75' PAD	LOT	104	$ 734.40	$ 76,377.60
	EARTHWORK TOTAL				**$ 1,977,613.35**

SUBSTANTIAL COMPLETION: 110 WORK DAYS
ADDITIONAL DURATION FOR ONSITE FINAL COMPLETION (AFTER PAVING): 25 WORK DAYS

ADD ITEMS, IF NECESSARY

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
ADD1	IF STOCKPILE IS LOCATED BEYOND 1,000' OF THE CUT (POND), UPCHARGE FOR EACH ADDITIONAL 500 FT HAUL WILL BE UPCHARGED THE FOLLOWING	CY/500FT	33,659	$ 0.50	$ 16,829.50

ADDITIONAL DURATION NEEDED FOR HAUL (EACH ADDITIONAL 500') 5 WORK DAYS

Total	Private	Public
$ 241,380.00	$ -	$ 241,380.00
$ 7,375.00	$ 7,375.00	$ -
$ 10,512.00	$ 10,512.00	$ -
$ 613,301.00	$ -	$ 613,301.00
$ 109,391.75	$ -	$ 109,391.75
$ 29,461.00	$ 29,461.00	$ -
$ 131,285.00	$ 131,285.00	$ -
$ 66,495.00	$ 66,495.00	$ -
$ 95,816.00	$ 95,816.00	$ -
$ 80,592.00	$ 80,592.00	$ -
$ 197,520.00	$ 197,520.00	$ -
$ 53,728.00	$ 53,728.00	$ -
$ 70,984.00	$ 70,984.00	$ -
$ 76,215.00	$ 76,215.00	$ -
$ 117,180.00	$ 117,180.00	$ -
$ 76,377.60	$ 76,377.60	$ -
$ 1,977,613.35	$ 1,013,540.60	$ 964,072.75

UNIT	DESCRIPTION	APPROX QUANTITY	PREV BILLED	THIS MONTH	THIS MONTH $	TOTAL UNITS	UNIT PRICE	TOTAL $	
	WATER IMPROVEMENTS								
LF	8" P.V.C. Waterline (includes all tees, bends, crosses, fittings)	13,998	13998	0	$0.00	13,998	$58.40	$817,483.20	
LF	12" P.V.C. Waterline (includes all tees, bends, crosses, fittings)	1,892	1892	0	$0.00	1,892	$90.40	$171,036.80	
EA	8" Gate Valve & Box	60	60	0	$0.00	60	$2,030.00	$121,800.00	
EA	12" Gate Valve & Box	5	5	0	$0.00	5	$3,580.00	$17,900.00	
EA	12" x 8" Reducer	3	3	0	$0.00	3	$851.00	$2,553.00	
EA	Remove 2" Flushing Valve & Connect to Existing 8" Stub	3	3	0	$0.00	3	$1,200.00	$3,600.00	
EA	Fire Hydrant Assembly (includes leads, tees, valves & box)	35	35	0	$0.00	35	$6,530.00	$228,550.00	
EA	Remove 2" Flushing Valve & Connect to Existing 12" Stub	1	1	0	$0.00	1	$1,400.00	$1,400.00	
EA	2" Air Release Valve	1	1	0.0	$0.00	1	$5,680.00	$5,680.00	
EA	2" Flushing Valve	5	5	0	$0.00	5	$10,520.00	$52,600.00	
EA	1" Irrigation Service	5	5	0	$0.00	5	$890.00	$4,450.00	
EA	2" Irrigation Service	3	3	0	$0.00	3	$2,230.00	$6,690.00	
EA	1" Single Water Service (Short Side)	148	148	0	$0.00	148	$770.00	$113,960.00	
EA	1" Single Water Service (Long Side)	193	193	0	$0.00	193	$890.00	$171,770.00	
LF	Pressure Testing and Chlorination	15890	15890	0	$0.00	15,890	$1.00	$15,890.00	
LF	Trench Safety	15890	15890	0	$0.00	15,890	$0.50	$7,945.00	
	TOTAL WATER				$0.00			$1,743,308.00	$ 1,743,308.00
	SARATOGA 16" WATERLINE								
LF	16" P.V.C. Waterline (includes all tees, bends, crosses,fittings)	1532	1532	0	$0.00	1,532	$144.40	$221,220.80	
EA	16" Gate Valve & Box	7	7	0	$0.00	7	$11,890.00	$83,230.00	
EA	Fire Hydrant Assembley	4	4	0	$0.00	4	$8,130.00	$32,520.00	
EA	2" Flushing Valve	1	1	0	$0.00	1	$10,740.00	$10,740.00	
EA	Remove 2" Flushing Valve & Connect to Existing 16"	1	1	0	$0.00	1	$1,850.00	$1,850.00	
LF	Pressure Testing and Chlorination	1,532	1,532	0	$0.00	1,532	$1.00	$1,532.00	
LF	Trench Safety	1532	1532	0	$0.00	1,532	$0.50	$766.00	
	TOTAL SEWER				$0.00			$351,858.80	$ 351,858.80
	SANITARY SEWER IMPROVEMENTS								
LF	8" P.V.C., ASTM D3034, SDR-26 Sanitary Sewer	1905	1905	0	$0.00	1,905	$63.00	$120,015.00	
LF	8" PVC, ASTM D3034, SDR-35 Sanitary Sewer	15863	15863	0	$0.00	15,863	$59.50	$943,848.50	
LF	10" P.V.C., ASTM D3034, SDR-26 Sanitary Sewer	148	148	0	$0.00	148	$75.90	$11,233.20	
LF	Cement Stabilized Sand Backfill	396	396	0	$0.00	396	$60.00	$23,760.00	
LF	15" Steel Encasement	386	386	0	$0.00	386	$80.70	$31,150.20	
EA	Remove Plug & Connect to Existing Line	5	5	0	$0.00	5	$1,200.00	$6,000.00	
EA	4' Diameter Manhole	60	60	0	$0.00	60	$4,925.00	$295,500.00	
EA	4' Diameter Drop Manhole w/ Raven Coating	5	5	0	$0.00	5.0	$8,997.00	$44,985.00	
EA	Sanitary Sewer Services	341	341	0	$0.00	341	$610.00	$208,010.00	
LF	T.V. Testing	17916	17916	0	$0.00	17,916	$2.00	$35,832.00	
LF	Trench Safety	17916	17916	0	$0.00	17,916	$1.00	$17,916.00	
	TOTAL SEWER				$0.00			$1,738,249.90	$ 1,739,249.90
	STORM DRAIN SYSTEM IMPROVEMENTS								
LF	18" R.C.P. Class III	1,322	1322	0	$0.00	1,322	$83.30	$110,122.60	
LF	21" R.C.P. Class III	1,645	1645	0	$0.00	1,645	$91.60	$150,682.00	
LF	24" R.C.P. Class III	1005	1005	0	$0.00	1,005	$104.90	$105,424.50	
LF	27" R.C.P. Class III	53	63	-10	-$1,147.00	53	$114.70	$6,079.10	
LF	30" R.C.P. Class III	389	389	0	$0.00	389	$127.30	$49,519.70	
LF	36" R.C.P. Class III	2643	2643	0	$0.00	2,643	$164.50	$434,773.50	
LF	36" Rubber Gasket R.C.P. Class III	168	168	0	$0.00	168	$189.00	$31,752.00	
LF	42" R.C.P. Class III	676	676	0	$0.00	676	$210.00	$141,960.00	
LF	48" R.C.P. Class III	161	161	0	$0.00	161	$245.20	$39,477.20	
LF	3 - 36" R.C.P. Class III	84	84	0	$0.00	84	$501.80	$42,151.20	
EA	10' Standard Curb Inlet	44	44	0	$0.00	44	$3,325.00	$146,300.00	
EA	15' Standard Curb Inlet	10	10	0	$0.00	10	$4,225.00	$42,250.00	
EA	4' x 4' Drop Inlet with Apron	2	2	0	$0.00	2	$6,870.00	$13,740.00	
EA	Inlet Protection (Prior to Paving)	56	56	0	$0.00	56	$610.00	$34,160.00	
EA	18" Sloped End Headwall 5:1	4	4	0	$0.00	4	$2,800.00	$11,200.00	
EA	21" Sloped End Headwall 4:1	1	1	0	$0.00	1	$3,400.00	$3,400.00	
EA	24" Sloped End Headwall 5:1	1	1	0	$0.00	1	$4,100.00	$4,100.00	
EA	30" Sloped End Headwall 5:1	1	1	0	$0.00	1	$4,800.00	$4,800.00	
EA	36" Sloped End Headwall 5:1	1	1	0	$0.00	1	$5,100.00	$5,100.00	
EA	42" Sloped End Headwall 6:1	1	1	0	$0.00	1	$5,800.00	$5,800.00	
EA	48" Sloped End Headwall 4:1	2	2	0	$0.00	2	$7,200.00	$14,400.00	
EA	3 - 36" R.C.P. Headwall CH-PW-0	2	2	0	$0.00	2	$29,860.00	$59,720.00	
SY	NCTCOG 803.3 Type A, Dry Rock Rip Rap 3.6" Depth	6	6	0	$0.00	6	$420.00	$2,520.00	
SY	NCTCOG 803.3 Type A, Dry Rock Rip Rap 6" Depth	30	30	0	$0.00	30	$80.00	$2,400.00	
SY	NCTCOG 803.3 Type A, Dry Rock Rip Rap 8.4" Depth	73	73	0	$0.00	73	$104.00	$7,592.00	
SY	NCTCOG 803.3 Type A, Dry Rock Rip Rap 12" Depth	42	42	0	$0.00	42	$115.00	$4,830.00	
SY	NCTCOG 803.3 Type A, Dry Rock Rip Rap 14.4" Depth	264	264	0	$0.00	264	$120.00	$31,680.00	
SY	4' Wide Concrete Flume	652	652	0	$0.00	652	$64.00	$41,728.00	
EA	4' Storm Manhole	8	8	0	$0.00	8	$4,130.00	$33,040.00	
EA	5' Storm Manhole	2	2	0	$0.00	2	$4,680.00	$9,360.00	
EA	Connect to Existing Storm Line	3	3	0	$0.00	3	$1,500.00	$4,500.00	
LF	Trench Safety	8265	8265	0	$0.00	8,265	$2.00	$16,530.00	$ 1,611,091.80
	TOTAL WATER				-$1,147.00			$1,611,091.80	
	MISCELLANEOUS ITEMS								$ 5,600.00
LS	MAINTENANCE BOND 2YR 100%	1	0	1	$5,600.00	1	$5,600.00	$5,600.00	
	TOTAL MISCELLANEOUS				$5,600.00			$5,600.00	$ (51,745.40)
	CO .01								
LS	CO .01 QUANTITY ADJUSTMENT FROM BID TO IFC	1	1	0	$0.00	1	-$51,745.40	-$51,745.40	
	TOTAL MISCELLANEOUS				$0.00			-$51,745.40	
	CO .02								$ 17,040.00
LS	CO .02 Repair on exsiting water line	1	1	0	$0.00	1	$17,040.00	$17,040.00	
	TOTAL MISCELLANEOUS				$0.00			$17,040.00	

Water	-31130
San	-3799.2
Storm	-16816.2
	-51745.4

TOTAL VALUE OF WORK COMPLETED		$4,453.00		$5,415,403.10
LESS RETAINAGE	10%	$0.00		$0.00
		$4,453.00		$5,415,403.10

Total Work Complete	$5,415,403.10
Less Retainage	$0.00
Less Previous Billed	$4,869,855.09
Total Due This Request	$545,548.01
Original Contract	$5,450,121.30
Change Orders	$ (34,705.40)
Adjusted Contract	$ 5,415,415.90

				Total	Retaining	Grading	Water	Sanitary	Storm	HS and LS	Paving	Total
Grading												
	Obra Ramos				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		CO #1	Re-Work Block H, Lot 13	$ 6,700.40	$ -	$ 6,700.40	$ -	$ -	$ -	$ -	$ -	$ 6,700.40
		CO #2	Excess Dirt to Stockpile	$ 57,550.00	$ -	$ 57,550.00	$ -	$ -	$ -	$ -	$ -	$ 57,550.00
		CO #3			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
												$ -
												$ -
Utilities												$ -
	Circle H											
		CO #1	Bid vs. IFC	$ (51,745.40)	$ -	$ -	$ (31,130.00)	$ (3,799.20)	$ (16,816.20)	$ -	$ -	$ (51,745.40)
		CO #2	Water Repair at Connection	$ 17,040.00	$ -	$ -	$ -	$ 17,040.00	$ -	$ -	$ -	$ 17,040.00
		CO #3			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		CO #4			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Attn: Mr. Jake Finch
jfinch@landmarkcolemans.com

#	Description Of Work	Unit	Contract Quantity	Unit Price	Contract Amount	Current Month: Prev. Work Performed	Current Month: Quantities This Month	Current Month: Amount Due This Estimate	Project To Date: Quantities To Date	Project To Date: Total $ Performed
1	8" 3600 PSI Reinf. Concrete Street Pavement w/Curb	SY	57,170	$48.55	$2,775,603.50	57,170.00		$0.00	57,170.00	$2,775,603.50
2	7" 3600 PSI Reinf. Concrete Street Pavement w/Curb	SY	6,309	$57.20	$360,874.80	6,309.00		$0.00	6,309.00	$360,874.80
3	6" Lime Stabilized Subgrade Preparation	SY	67,369	$3.40	$229,054.60	67,369.00		$0.00	67,369.00	$229,054.60
4	Lime Material (36 lbs/sy)	Ton	1,213	$312.00	$378,456.00	1,213.00		$0.00	1,213.00	$378,456.00
5	Remove Barricade and Connect to Header	EA	6	$1,100.00	$6,600.00	6.00		$0.00	6.00	$6,600.00
6	Concrete Street Header	LF	186	$25.00	$4,650.00	186.00		$0.00	186.00	$4,650.00
7	End of Road Barricade	EA	6	$2,250.00	$13,500.00	6.00		$0.00	6.00	$13,500.00
8	5' Wide 4" Thick Concrete Sidewalk	SF	13,982	$7.55	$105,564.10	13,982.00		$0.00	13,982.00	$105,564.10
9	6' Wide 4" Thick Concrete Sidewalk	SF	17,454	$7.55	$131,777.70	17,454.00		$0.00	17,454.00	$131,777.70
10	Barrier Free Ramp - Directional	EA	92	$1,900.00	$174,800.00	92.00		$0.00	92.00	$174,800.00
11	Barrier Free Ramp - Perpendicular	EA	19	$1,600.00	$30,400.00	19.00		$0.00	19.00	$30,400.00
12	Street Name Blades Only on Galvanized Post	EA	2	$400.00	$800.00	2.00		$0.00	2.00	$800.00
13	Stop Sign & Street Name Blades on Galvanized Post	EA	12	$480.00	$5,760.00	12.00		$0.00	12.00	$5,760.00
14	Street Name Blades Only on Existing Street Light Post	EA	6	$300.00	$1,800.00	6.00		$0.00	6.00	$1,800.00
15	Stop Sign & Street Name Blades on Street Light Post	EA	14	$365.00	$5,110.00	14.00		$0.00	14.00	$5,110.00
16	Parking Space Markings	LS	1	$1,800.00	$1,800.00	1.00		$0.00	1.00	$1,800.00
17	Maintenance Bond	LS	1	$23,000.00	$23,000.00	1.00		$0.00	1.00	$23,000.00
	Change Order Number 1									
	Delete									
1	8" 3600 PSI Reinf. Concrete Street Pavmnt w/Curb	SY	-57,170	$48.55	-$2,775,603.50	-57,170.00		$0.00	-57,170.00	-$2,775,603.50
2	7" 3600 PSI Reinf. Concrete Street Pavmnt w/Curb	SY	-6,309	$57.20	-$360,874.80	-6,309.00		$0.00	-6,309.00	-$360,874.80
	Add									
1	8" 3600 PSI Reinf. Concrete Street Pavmnt w/Curb	SY	57,170	$49.54	$2,832,201.80	57,170.00		$0.00	57,170.00	$2,832,201.80
2	7" 3600 PSI Reinf. Concrete Street Pavmnt w/Curb	SY	6,309	$58.35	$368,130.15	6,309.00		$0.00	6,309.00	$368,130.15
	Change Order Number 2									
8.0	5' Wide 4" Thick Concrete Sidewalk	SF	(13,982)	$7.55	-$105,564.10	-13,982.00		$0.00	-13,982.00	-$105,564.10
9.0	6' Wide 4" Thick Concrete Sidewalk	SF	(17,454)	$7.55	-$131,777.70	-17,454.00		$0.00	-17,454.00	-$131,777.70

Glenn Thurman, Inc.

Original Contract Amount	$4,249,530.70
Change Orders/Extra	-$173,468.15
Revised Contract Amount	$4,076,062.55

For Office Use Only	
Gross Due This Estimate	$0.00
Less Retainage	$0.00
Net Amount Due	$0.00

Total Amount of Work Performed		$4,076,062.55
Less % Retained	0%	$0.00
Amount Payable on Contract		$4,076,062.55
Less Previous Payments		-$3,437,183.30
Net Amount Due		$638,879.25
Less Estimate(s) Outstanding		$231,273.00
AMOUNT DUE THIS ESTIMATE		$407,606.25

Total	Private	Public
$ 2,775,603.50	$ -	$ 2,775,603.50
$ 360,874.80	$ -	$ 360,874.80
$ 229,054.60	$ -	$ 229,054.60
$ 378,456.00	$ -	$ 378,456.00
$ 6,600.00	$ -	$ 6,600.00
$ 4,650.00	$ -	$ 4,650.00
$ 13,500.00	$ -	$ 13,500.00
$ 105,564.10	$ -	$ 105,564.10
$ 131,777.70	$ -	$ 131,777.70
$ 174,800.00	$ -	$ 174,800.00
$ 30,400.00	$ -	$ 30,400.00
$ 800.00	$ -	$ 800.00
$ 5,760.00	$ -	$ 5,760.00
$ 1,800.00	$ -	$ 1,800.00
$ 5,110.00	$ -	$ 5,110.00
$ 1,800.00	$ 1,800.00	$ -
$ 23,000.00	$ -	$ 23,000.00
$ -	$ -	$ -
$ (2,775,603.50)	$ -	$ (2,775,603.50)
$ (360,874.80)	$ -	$ (360,874.80)
$ 2,832,201.80	$ -	$ 2,832,201.80
$ 368,130.15	$ -	$ 368,130.15
$ (105,564.10)	$ -	$ (105,564.10)
$ (131,777.70)	$ -	$ (131,777.70)
$ -	$ -	$ -
$ 4,076,062.55	$ 1,800.00	$ 4,074,262.55

Jake Finch
Scarborough Lane Development
16380 Addison Rd
Addison, TX 75001
jfinch@landmarkinterests.com

RATLIFF HARDSCAPE

EXHIBIT "A"

PROPOSAL

PROJECT: Saddlebrook Ph 3 **DATE:** 1/9/24

LOCATION: Waxahachie, TX **PROPOSAL NO:** 30-24.01.09-01

Ratliff Hardscape, Ltd. proposes to furnish equipment, materials, and labor to perform the following work for the referenced project.
All bid items and quantities included in the scope of work were based on plans dated, 10/17/23, by Studio 13 Design.

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
01	Permits	1	LS	1,920.00	$ 1,920.00
02	Site Facilities	1	LS	1,536.00	$ 1,536.00
03	Engineering Inspections	1	LS	3,200.00	$ 3,200.00
04	7'-0" Ht. Brick & Stone Column at grade as shown on plans and details 1&5/S1	18	EA	2,068.00	$ 37,224.00
05	7'-0" Ht. Brick & Stone Column atop retaining wall, as shown on plans and detail 5/S	2	EA	2,375.00	$ 4,750.00
06	6'-0" Ht. Brick Thinwall w/6'-6" Ht. Brick Thinwall Columns @10'-0" O.C. at grade, as	1,120	LF	137.00	$ 153,440.00
07	6'-0" Ht. Brick Thinwall w/6'-6" Ht. Brick Thinwall Columns @10'-0" O.C. Atop Retaini	208	LF	169.00	$ 35,152.00
08	6'-0" Ht. Wood Fence at Grade	1,270	LF	48.00	$ 60,960.00
09	6'-0" Ht. Wood Fence Atop Retaining Wall	160	LF	51.00	$ 8,160.00
10	3'-6" Ht. Ornamental Metal Handrail	284	LF	44.00	$ 12,496.00
11	Site Grading of Lot 1x, Block R and Lot 3x, Block B as shown on plans	1	LS	10,240.00	$ 10,240.00
12	44'x30' Shade Structure as shown on plans and detail Sheet S5	1	LS	144,980.00	$ 144,980.00
13	3,280 Square Foot Playground as shown on plans and Sheet S4 (include Play Equip	1	LS	209,750.00	$ 209,750.00
14	6'-0" Wainwright Picnic Table & Benches by Anova Furnishings (Model RCPWT63)	5	EA	5,355.00	$ 26,775.00
15	6'-0" Wainwright ADA Picnic Table & Benches by Anova Furnishings (Model RCPW	1	EA	5,187.00	$ 5,187.00
16	6'-0" Wainwright Contour Bench by Anova Furnishings (Model RCPWC6)	7	EA	2,893.00	$ 20,251.00
17	45 Gallon Wainwright Trash Receptacle by Anova Furnishings (Model RCPWCT)	3	EA	2,389.00	$ 7,167.00
18	Streetside 7-Bike / 5-Loop Bike Rack by Anova Furnishings (Model LBR7PING)	1	EA	1,280.00	$ 1,280.00
19	Outdoor Drinking Fountain by Elkay (Model LK4420BF1L)	1	EA	12,365.00	$ 12,365.00
20	Install proposed private 1" water lateral from City meter (installed and paid by others	1	EA	5,120.00	$ 5,120.00
21	6'-0" Width Concrete Sidewalk	51,400	SF	6.25	$ 321,250.00
22	2 YR Maintenance Bond	1	LS	6,336.00	$ 6,336.00
	TAX EXEMPT (No taxes required) Waxahachie, TX	8.25%	%		
				TOTAL	$ 1,089,539.00

Total	Private	Public
$ 1,920.00	$ 1,920.00	
$ 1,536.00	$ 1,536.00	
$ 3,200.00	$ 3,200.00	
$ 37,224.00	$ 37,224.00	
$ 4,750.00	$ 4,750.00	
$ 153,440.00	$ 153,440.00	
$ 35,153.00	$ 35,153.00	
$ 60,960.00	$ 60,960.00	
$ 8,160.00	$ 8,160.00	
$ 12,496.00	$ 12,496.00	
$ 10,240.00	$ 10,240.00	
$ 144,980.00	$ 144,980.00	
$ 209,750.00	$ 209,750.00	
$ 26,775.00	$ 26,775.00	
$ 5,187.00	$ 5,187.00	
$ 20,251.00	$ 20,251.00	
$ 7,167.00	$ 7,167.00	
$ 1,280.00	$ 1,280.00	
$ 12,365.00	$ 12,365.00	
$ 5,120.00	$ 5,120.00	
$ 321,250.00	$ 124,775.00	$ 196,475.00
$ 6,336.00	$ 6,336.00	
$ 1,089,540.00	$ 893,065.00	$ 196,475.00

Waxahachie PID #1 - Phase 5 Improvements
Phase 4A Construction Contract Breakdown
4.15.2026

Scope of Work	Contractor	Total Contract	Public Work	Private Work
Roadway				
	Obra Ramos	*$ 1,847,707.00*	*$ 688,501.00*	*$ 1,159,206.00*
	Glenn Thurman	*$ 2,974,281.40*	*$ 2,876,794.15*	*$ 97,487.25*
Water				
	Circle H	*$ 1,489,923.12*	*$ 1,489,923.12*	*$ -*
Sanitary Sewer				
	Circle H	*$ 1,424,340.10*	*$ 1,424,340.10*	*$ -*
Storm Drainage				
	Circle H	*$ 1,831,064.34*	*$ 1,831,064.34*	*$ -*
Soft & Miscellaneous Costs				
	Circle H (bonds)	*$ 16,614.00*	*$ 16,614.00*	*$ -*
	Bond issuance/assessment fee	*$ 225,000.00*	*$ 225,000.00*	
Subtotal		**$ 9,808,929.96**	**$ 8,552,236.71**	**$ 1,256,693.25**

APPENDIX B
ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS

APPENDIX C-1-1
PHASE #1 ASSESSMENT ROLL

Appendix C-1-1-1
Phase #1 - Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**175.42**
Assessment	**$1,340,000**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2010	$0	$0	$0	$0
2011	$0	$54,558	$20,000	$74,558
2012	$5,000	$102,319	$20,400	$127,719
2013	$10,000	$101,745	$20,808	$132,553
2014	$10,000	$100,980	$21,224	$132,204
2015	$10,000	$100,215	$21,649	$131,864
2016	$15,000	$99,259	$22,082	$136,340
2017	$15,000	$98,111	$22,523	$135,634
2018	$20,000	$96,773	$22,974	$139,746
2019	$20,000	$95,243	$23,433	$138,676
2020	$25,000	$93,521	$23,902	$142,423
2021	$25,000	$91,609	$24,380	$140,989
2022	$30,000	$89,505	$24,867	$144,372
2023	$35,000	$87,019	$25,365	$147,384
2024	$35,000	$84,341	$25,872	$145,213
2025	$40,000	$81,473	$26,390	$147,862
2026	$45,000	$78,221	$26,917	$150,139
2027	$50,000	$71,485	$18,000	$139,485
2028	$55,000	$70,571	$28,005	$153,576
2029	$60,000	$66,173	$28,565	$154,737
2030	$65,000	$61,391	$29,136	$155,527
2031	$70,000	$56,228	$29,719	$155,946
2032	$75,000	$50,681	$30,313	$155,995
2033	$85,000	$44,561	$30,920	$160,481
2034	$90,000	$37,868	$31,538	$159,405
2035	$100,000	$30,600	$32,169	$162,769
2036	$110,000	$22,568	$32,812	$165,380
2037	$115,000	$13,961	$33,468	$162,430
2038	$125,000	$4,781	$34,138	$163,919
Total	**$1,340,000**	**$1,985,760**	**$731,569**	**$4,057,329**

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and include an additional 0.50% for prepayment and delinquency reserves.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-1-1-2
Phase #1 - Assessment Per Unit

Lot Type	**Lot Type 1 (90 Ft)**
Equivalent Unit Factor	**1.00**
Assessment Per Unit	**$7,639**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2010	$0	$0	$0	$0
2011	$0	$311	$114	$425
2012	$29	$583	$116	$728
2013	$57	$580	$119	$756
2014	$57	$576	$121	$754
2015	$57	$571	$123	$752
2016	$86	$566	$126	$777
2017	$86	$559	$128	$773
2018	$114	$552	$131	$797
2019	$114	$543	$134	$791
2020	$143	$533	$136	$812
2021	$143	$522	$139	$804
2022	$171	$510	$142	$823
2023	$200	$496	$145	$840
2024	$200	$481	$147	$828
2025	$228	$464	$150	$843
2026	$257	$446	$153	$856
2027	$295	$421	$106	$822
2028	$314	$402	$160	$875
2029	$342	$377	$163	$882
2030	$371	$350	$166	$887
2031	$399	$321	$169	$889
2032	$428	$289	$173	$889
2033	$485	$254	$176	$915
2034	$513	$216	$180	$909
2035	$570	$174	$183	$928
2036	$627	$129	$187	$943
2037	$656	$80	$191	$926
2038	$713	$27	$195	$934
Total	**$7,639**	**$11,333**	**$4,173**	**$23,158**

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and includes an additional 0.50% for prepayment and delinquency reserves.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-1-1-3
Phase #1 - Assessment Per Unit

Lot Type	**Lot Type 2 (70 Ft)**
Equivalent Unit Factor	**0.84**
Assessment Per Unit	**$6,417**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2010	$0	$0	$0	$0
2011	$0	$261	$96	$357
2012	$24	$490	$98	$612
2013	$48	$487	$100	$635
2014	$48	$484	$102	$633
2015	$48	$480	$104	$631
2016	$72	$475	$106	$653
2017	$72	$470	$108	$649
2018	$96	$463	$110	$669
2019	$96	$456	$112	$664
2020	$120	$448	$114	$682
2021	$120	$439	$117	$675
2022	$144	$429	$119	$691
2023	$168	$417	$121	$706
2024	$168	$404	$124	$695
2025	$192	$390	$126	$708
2026	$215	$375	$129	$719
2027	$247	$354	$89	$690
2028	$263	$338	$134	$735
2029	$287	$317	$137	$741
2030	$311	$294	$140	$745
2031	$335	$269	$142	$747
2032	$359	$243	$145	$747
2033	$407	$213	$148	$768
2034	$431	$181	$151	$763
2035	$479	$147	$154	$779
2036	$527	$108	$157	$792
2037	$551	$67	$160	$778
2038	$599	$23	$163	$785
Total	**$6,417**	**$9,522**	**$3,506**	**$19,449**

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and includes an additional 0.50% for prepayment and delinquency reserves.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-1-1-4
Phase #1 - Assessment Per Unit

Lot Type	**Lot Type 3 (60 Ft)**
Equivalent Unit Factor	**0.75**
Assessment Per Unit	**$5,729**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2010	$0	$0	$0	$0
2011	$0	$233	$86	$319
2012	$21	$437	$87	$546
2013	$43	$435	$89	$567
2014	$43	$432	$91	$565
2015	$43	$428	$93	$564
2016	$64	$424	$94	$583
2017	$64	$419	$96	$580
2018	$86	$414	$98	$597
2019	$86	$407	$100	$593
2020	$107	$400	$102	$609
2021	$107	$392	$104	$603
2022	$128	$383	$106	$617
2023	$150	$372	$108	$630
2024	$150	$361	$111	$621
2025	$171	$348	$113	$632
2026	$192	$334	$115	$642
2027	$221	$316	$80	$616
2028	$235	$302	$120	$657
2029	$257	$283	$122	$662
2030	$278	$262	$125	$665
2031	$299	$240	$127	$667
2032	$321	$217	$130	$667
2033	$363	$191	$132	$686
2034	$385	$162	$135	$682
2035	$428	$131	$138	$696
2036	$470	$96	$140	$707
2037	$492	$60	$143	$694
2038	$534	$20	$146	$701
Total	**$5,729**	**$8,503**	**$3,168**	**$17,401**

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and includes an additional 0.50% for prepayment and delinquency reserves.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

APPENDIX C-1-2
PHASE #1 2026-27 ASSESSMENT ROLL SUMMARY

Appendix C-1-2
Phase #1 2026-27 Assessment Roll Summary

Parcel	Block	Lot	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
240807	D	8	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240809	D	1	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240810	D	2	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240811	D	3	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0	$0
240812	D	4	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240813	D	5	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240814	D	6	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240815	D	7	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240816	X	1	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240817	X	2	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240818	X	3	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240819	X	4	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240820	X	5	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240821	X	6	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240822	D	9	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240823	D	10	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240824	D	11	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240825	D	12	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240826	D	13	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240827	D	14	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240828	D	15	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240829	D	16	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240830	D	17	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240831	D	18	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240832	D	19	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240833	D	20	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240834	D	21	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240835	D	22	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240836	D	23	1	60	3	0.75	0	Prepaid	$0	$0	$0	$0	$0
240837	D	24	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240838	D	25	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240839	D	26	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240840	D	27	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240841	D	28	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240842	D	29	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240843	D	30	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240845	E	1	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240846	E	26	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240848	F	1	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240849	F	2	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240850	F	3	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240851	F	4	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240852	F	5	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240853	F	6	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240854	F	7	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240855	F	8	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240856	F	9	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240857	F	10	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240858	F	11	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240859	F	12	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240860	F	13	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240861	F	14	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240865	D	81	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240866	D	82	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240867	D	83	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240868	D	84	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240869	D	85	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240870	D	86	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240871	D	87	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240872	D	88	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240873	D	89	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240874	D	90	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240875	D	91	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240876	D	92	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240877	D	93	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240878	D	94	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240879	D	95	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240880	D	96	1	60	3	0.75	0	Prepaid	$0	$0	$0	$0	$0
240881	D	97	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240882	D	98	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240883	D	99	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240884	D	100	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240885	D	101	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240886	D	102	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240887	D	103	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240888	D	104	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240889	D	105	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240890	D	106	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240891	D	107	1	60	3	0.75	0.75	$4,240	$221	$295	$21	$62	$599
240892	G	31	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240893	G	32	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671

240894	G	33	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240895	G	34	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240896	G	35	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240897	G	36	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240898	G	37	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240899	G	38	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240900	G	39	1	70	2	0.84	0	Prepaid	$0	$0	$0	$0	$0
240901	G	40	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240902	G	41	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240903	G	42	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240904	G	43	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240905	G	44	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240906	G	45	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240907	G	46	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240908	G	47	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240909	G	48	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240910	G	49	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240911	G	50	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240912	G	51	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240913	H	1	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240914	H	2	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240915	H	3	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240916	H	4	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240917	H	5	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240918	H	6	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240919	H	7	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240920	H	8	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240921	H	9	1	70	2	0.84	0	Prepaid	$0	$0	$0	$0	$0
240922	H	10	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240923	H	11	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240924	H	12	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240925	H	13	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240926	H	14	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240927	H	15	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240928	H	16	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240929	H	17	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240930	H	18	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240931	H	19	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240932	H	20	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240933	H	21	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240934	H	22	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240935	H	23	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240936	H	24	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240937	H	25	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240938	H	26	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240939	H	27	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240940	H	28	1	70	2	0.84	0	Prepaid	$0	$0	$0	$0	$0
240941	I	1	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240942	I	2	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240944	I	4	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240945	I	5	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240946	I	6	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240947	I	7	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240948	I	8	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240949	I	9	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240950	I	10	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240951	I	11	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240952	I	12	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240953	I	13	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240954	I	14	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240955	I	15	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240956	I	16	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240957	I	17	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240958	G	1	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240959	G	2	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240960	G	3	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240961	G	4	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240962	G	5	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240963	G	6	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240964	G	7	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240965	G	8	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240966	G	9	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240967	G	10	1	70	2	0.84	0	Prepaid	$0	$0	$0	$0	$0
240968	G	11	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240969	G	12	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0	$0
240970	J	1	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240971	J	2	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240972	J	3	1	70	2	0.84	0	Prepaid	$0	$0	$0	$0	$0
240973	J	4	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240974	J	5	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240975	J	6	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240976	J	7	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240977	J	8	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240978	J	9	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240979	J	10	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240980	J	11	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
240986	Q	1	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240987	Q	2	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240988	Q	3	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240989	Q	4	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240990	Q	5	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240991	Q	6	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240992	Q	7	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798

240993	Q	8	1	90	1	0.5	0.5	$2,827	$147	$197	$14	$41	$399
310607						0.5	0.5	$2,827	$147	$197	$14	$41	$399
240995	R	1	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240996	R	2	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240997	R	3	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240998	R	4	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
240999	R	5	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241000	R	6	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241001	R	7	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241002	R	8	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241003	R	9	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241004	R	10	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241005	R	11	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241006	R	12	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241007	R	13	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241008	T	19	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241009	T	20	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241010	T	21	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241011	T	22	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241012	T	23	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241013	T	24	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241014	T	25	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241015	T	26	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241016	T	27	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241018	S	1	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241019	S	2	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241020	S	3	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241021	S	4	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241022	S	5R	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0	$0
241025	S	8	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241026	S	9	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241027	S	10	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241028	S	11	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241029	S	12	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241030	S	13	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241031	S	14	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
241032	S	15	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
244159	OPEN	1	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0	$0
244160	OPEN	2	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0	$0
264569	T	28	1	90	1	1	1	$5,653	$295	$394	$28	$82	$798
273657	I	3	1	70	2	0.84	0.84	$4,749	$247	$331	$23	$69	$671
Total			**209**			**175.42**	**169.72**	**$959,450**	**$50,000**	**$66,813**	**$4,672**	**$14,000**	**$135,485**

APPENDIX C-1-3
PHASE #1 BUDGET - 2026-27

Appendix C-1-3
Phase #1 Budget - 2026-27

Original Outstanding debt	**$1,340,000.00**
Regular principal redemptions through 2/15/2027	($340,000.00)
Prepayment Related Redemptions	($35,000.00)
Prepaymentjs Non-Redeemed	($5,549.83)
Outstanding principal prior to 2/15/2027 payment	$959,450.17
Principal redemptions Feb 15, 2027	($50,000.00)
Net current outstanding	**$909,450.17**

Descriptions	Total
Interest payment on February 15, 2027	$34,300
Principal payment on February 15, 2027	$50,000
Interest payment on August 15, 2027	$32,513
Subtotal Debt Service on Bonds	*$116,813*
Annual Collection Costs	$18,000
Excess interest for prepayment and delinquency reserves	$4,672
Subtotal Expenses	*$139,485*
Available Collection Costs Account	($4,000)
Subtotal Funds Available	*-$4,000*
Annual Installment to be Collected	**$135,485**

Total EU	**Outstanding EUs**
	169.72
P&I Per Unit	$688.27
Principal Per unit	$294.60
Interest per unit	$393.67
Exess interest per unit	$27.53
Admin Expenses	$82.49
Total Annual Installment	$798.29

APPENDIX C-2-1
PHASE #2 ASSESSMENT ROLL

Appendix C-2-1-1
Phase #2 - Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**97.79**
Assessment	**$749,059**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2018	$0	$52,434	$15,000	$67,434
2019	$0	$52,434	$15,150	$67,584
2020	$3,000	$52,434	$15,302	$70,736
2021	$4,000	$52,224	$15,455	$71,679
2022	$5,000	$51,944	$15,609	$72,553
2023	$6,000	$42,528	$15,765	$64,293
2024	$7,000	$42,182	$15,923	$65,105
2025	$8,000	$41,778	$16,082	$65,860
2026	$9,000	$41,317	$16,243	$66,559
2027	$11,000	$38,195	$5,500	$54,695
2028	$13,000	$40,163	$16,569	$69,732
2029	$14,000	$39,413	$16,735	$70,148
2030	$16,000	$38,605	$16,902	$71,507
2031	$18,000	$37,682	$17,071	$72,753
2032	$20,000	$36,643	$17,242	$73,885
2033	$22,000	$35,489	$17,415	$74,903
2034	$25,000	$34,220	$17,589	$76,808
2035	$27,000	$32,777	$17,765	$77,542
2036	$30,000	$31,219	$17,942	$79,161
2037	$33,000	$29,488	$18,122	$80,610
2038	$36,000	$27,584	$18,303	$81,887
2039	$40,000	$25,507	$18,486	$83,993
2040	$44,000	$23,199	$18,671	$85,870
2041	$47,000	$20,660	$18,857	$86,517
2042	$52,000	$17,948	$19,046	$88,994
2043	$56,000	$14,948	$19,236	$90,184
2044	$62,000	$11,717	$19,429	$93,145
2045	$67,000	$8,139	$19,623	$94,762
2046	$74,059	$4,273	$19,819	$98,152
Total	**$749,059**	**$977,144**	**$490,851**	**$2,217,051**

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-2-1-2
Phase #2 - Assessment Per Unit

Lot Type	**Lot Type 1 (90 Ft)**
Equivalent Unit Factor	**1.00**
Assessment Per Unit	**$7,660**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2018	$0	$536	$153	$690
2019	$0	$536	$155	$691
2020	$31	$536	$156	$723
2021	$41	$534	$158	$733
2022	$51	$531	$160	$742
2023	$61	$528	$161	$750
2024	$72	$523	$163	$758
2025	$82	$518	$164	$765
2026	$92	$513	$166	$771
2027	$120	$416	$93	$628
2028	$133	$498	$169	$801
2029	$143	$489	$171	$803
2030	$164	$479	$173	$815
2031	$184	$467	$175	$826
2032	$205	$455	$176	$835
2033	$225	$440	$178	$843
2034	$256	$425	$180	$860
2035	$276	$407	$182	$864
2036	$307	$387	$183	$878
2037	$337	$366	$185	$889
2038	$368	$342	$187	$898
2039	$409	$316	$189	$915
2040	$450	$288	$191	$929
2041	$481	$256	$193	$930
2042	$532	$223	$195	$949
2043	$573	$185	$197	$955
2044	$634	$145	$199	$978
2045	$685	$101	$201	$987
2046	$757	$53	$203	$1,013
Total	**$7,660**	**$11,493**	**$5,056**	**$24,219**

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-2-1-3
Phase #2 - Assessment Per Unit

Lot Type	**Lot Type 2 (70 Ft)**
Equivalent Unit Factor	**0.84**
Assessment Per Unit	**$6,434**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2018	$0	$450	$129	$579
2019	$0	$450	$130	$581
2020	$26	$450	$131	$608
2021	$34	$449	$133	$616
2022	$43	$446	$134	$623
2023	$52	$443	$135	$630
2024	$60	$440	$137	$636
2025	$69	$435	$138	$642
2026	$77	$431	$140	$647
2027	$101	$349	$78	$528
2028	$112	$419	$142	$673
2029	$120	$411	$144	$675
2030	$137	$402	$145	$685
2031	$155	$393	$147	$694
2032	$172	$382	$148	$702
2033	$189	$370	$150	$708
2034	$215	$357	$151	$722
2035	$232	$342	$153	$726
2036	$258	$325	$154	$737
2037	$283	$307	$156	$746
2038	$309	$287	$157	$754
2039	$344	$266	$159	$768
2040	$378	$242	$160	$780
2041	$404	$215	$162	$781
2042	$447	$187	$164	$797
2043	$481	$156	$165	$802
2044	$533	$122	$167	$822
2045	$576	$85	$169	$829
2046	$636	$45	$170	$851
Total	**$6,434**	**$9,656**	**$4,248**	**$20,342**

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-2-1-4
Phase #2 - Assessment Per Unit

Lot Type	**Lot Type 3 (60 Ft)**
Equivalent Unit Factor	**0.75**
Assessment Per Unit	**$5,745**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2018	$0	$402	$115	$517
2019	$0	$402	$116	$518
2020	$23	$402	$117	$543
2021	$31	$401	$119	$550
2022	$38	$398	$120	$556
2023	$46	$396	$121	$563
2024	$54	$392	$122	$568
2025	$61	$389	$123	$573
2026	$69	$384	$125	$578
2027	$90	$312	$69	$471
2028	$100	$374	$127	$600
2029	$107	$367	$128	$602
2030	$123	$359	$130	$612
2031	$138	$351	$131	$620
2032	$153	$341	$132	$627
2033	$169	$330	$134	$632
2034	$192	$318	$135	$645
2035	$207	$305	$136	$648
2036	$230	$290	$138	$658
2037	$253	$274	$139	$666
2038	$276	$257	$140	$673
2039	$307	$237	$142	$686
2040	$337	$216	$143	$697
2041	$360	$192	$145	$697
2042	$399	$167	$146	$712
2043	$429	$139	$148	$716
2044	$476	$109	$149	$734
2045	$514	$76	$150	$740
2046	$568	$40	$152	$760
Total	**$5,745**	**$8,620**	**$3,792**	**$18,162**

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

APPENDIX C-2-2
PHASE #2 2026-27 ASSESSMENT ROLL SUMMARY

Appendix C-2-2
Aphase #2 2026-27 Assessment Roll Summary

Parcel	Block	Lot	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
264001	D	31	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264002	D	32	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264003	D	33	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264004	D	34	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264005	D	35	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264006	D	36	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264007	D	37	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264008	D	38	1	60	3	0.75	0	Prepaid	$0	$0	$0	$0
264009	D	39	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264010	D	40	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264011	D	41	1	60	3	0.75	0	Prepaid	$0	$0	$0	$0
264012	D	42	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264013	D	43	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264014	D	44	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264015	D	45	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264016	E	2	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264017	E	3	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264018	E	4	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264019	E	5	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264020	E	6	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264021	E	7	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264022	E	8	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264023	E	9	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264024	E	10	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264025	E	11	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264026	E	12	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264027	E	13	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264028	E	14	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264029	E	15	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264030	E	16	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264031	E	17	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264032	E	18	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264033	E	19	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264034	E	20	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264035	E	21	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264036	E	22	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264037	E	23	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264038	E	24	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264039	E	25	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264040	DD	1	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264042	DD	3	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264043	DD	4	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264044	DD	5	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264045	DD	6	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264046	DD	7	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264047	DD	8	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264048	DD	9	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264049	DD	10	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264050	DD	11	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264051	DD	12	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
264052	DD	13	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264053	DD	14	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264054	DD	15	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264055	DD	16	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264056	DD	17	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264057	DD	18	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264058	DD	19	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264059	DD	20	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264060	DD	21	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264061	DD	22	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264062	DD	23	1	60	3	0.75	0	Prepaid	$0	$0	$0	$0
264063	DD	24	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264064	DD	25	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264065	DD	26	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264066	DD	27	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264067	DD	28	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264068	DD	29	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264069	DD	30	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264070	DD	31	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264071	DD	32	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264072	DD	33	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264073	DD	34	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264074	DD	35	1	60	3	0.75	0.75	$5,405	$90	$312	$45	$447
264361	G	13	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264362	G	14	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264363	G	15	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264364	G	16	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264365	G	17	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264366	G	18	1	70	2	0.84	0	Prepaid	$0	$0	$0	$0
264367	G	19	1	70	2	0.84	0	Prepaid	$0	$0	$0	$0
264368	G	20	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264369	G	21	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264370	G	22	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264371	G	23	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500

264372	G	24	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264373	G	25	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264374	G	26	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264375	G	27	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264376	G	28	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264377	G	29	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264378	G	30	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264379	J	12	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264380	J	13	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264381	J	14	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264382	J	15	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264383	J	16	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264384	J	17	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264385	J	18	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264386	J	19	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264387	J	20	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264388	J	21	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264389	J	22	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264390	J	23	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264391	J	24	1	70	2	0.84	0.84	$6,053	$101	$349	$50	$500
264933	P	6	1	90	1	1	1	$7,206	$120	$416	$60	$595
264934	P	7	1	90	1	1	0	Prepaid	$0	$0	$0	$0
264935	P	8	1	90	1	1	1	$7,206	$120	$416	$60	$595
264936	P	9	1	90	1	1	1	$7,206	$120	$416	$60	$595
264937	P	10	1	90	1	1	1	$7,206	$120	$416	$60	$595
264938	Q	9	1	90	1	1	1	$7,206	$120	$416	$60	$595
264939	Q	10	1	90	1	1	1	$7,206	$120	$416	$60	$595
264940	Q	11	1	90	1	1	1	$7,206	$120	$416	$60	$595
264941	Q	12	1	90	1	1	1	$7,206	$120	$416	$60	$595
264942	Q	13	1	90	1	1	1	$7,206	$120	$416	$60	$595
264943	Q	14	1	90	1	1	0	Prepaid	$0	$0	$0	$0
264944	Q	15	1	90	1	1	1	$7,206	$120	$416	$60	$595
264945	S	16	1	90	1	1	1	$7,206	$120	$416	$60	$595
264946	S	17	1	90	1	1	1	$7,206	$120	$416	$60	$595
264947	S	18	1	90	1	1	1	$7,206	$120	$416	$60	$595
264948	S	19	1	90	1	1	1	$7,206	$120	$416	$60	$595
264949	S	20	1	90	1	1	1	$7,206	$120	$416	$60	$595
268056-268057	DD	2	1	60	3	0.375	0.375	$2,702	$45	$156	$22	$223
268056-268057	0	0	0	0	0	0.375	0.375	$2,702	$45	$156	$22	$223
Total			**121**			**97.79**	**91.86**	**$661,961**	**$11,000**	**$38,195**	**$5,500**	**$54,695**

APPENDIX C-2-3
PHASE #2 BUDGET - 2026-27

Appendix C-2-3
Phase #2 Budget - 2026-27

Original Principal	**$749,059.00**
Principal Redemptions	($42,000.00)
Prepayment Related Redemptions	$0.00
Prepayments (Non-Redeemed)	($45,098.44)
Excess Funds Applied to Principal	$0.00
Outstanding Assessments	**$661,960.56**

Descriptions	Total
Interest on Phase Two Assessments	$38,195
Phase Two Assessments due in 2026-27	$11,000
Subtotal Debt Service on Reimbursement Agreement	*$49,195*
Annual Colleciton Costs	$8,500
Excess interest for prepayment and delinquency reserves	$0
Subtotal Expenses	*$57,695*
Available Collection Costs Account	($3,000)
Subtotal Funds Available	*($3,000)*
Annual Installment to be Collected	**$54,695**

Total Phase Two EUs	Outstanding EUs
	91.86
Principal Per unit	$119.75
Interest per unit	$415.80
Exess interest per unit	$0.00
Admin Expenses	$59.87
Total Annual Installment	$595.42

APPENDIX C-3-1
PHASE #3 ASSESSMENT ROLL

Appendix C-3-1-1

Phase #3 - Assessment Roll

	All Parcels
Parcel	**All Parcels**
Equivalent Units	**189.75**
Assessment	**$1,453,485**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2022	$1,000	$111,046	$20,000	$132,046
2023	$1,000	$110,970	$20,400	$132,370
2024	$1,000	$110,893	$20,808	$132,701
2025	$1,000	$110,817	$21,224	$133,041
2026	$1,000	$110,741	$21,649	$133,389
2027	$30,000	$66,943	$10,000	$106,943
2028	$30,000	$65,818	$22,523	$118,341
2029	$35,000	$64,426	$22,974	$122,399
2030	$35,000	$62,802	$23,433	$121,235
2031	$40,000	$61,178	$23,902	$125,080
2032	$40,000	$59,322	$24,380	$123,702
2033	$40,000	$57,466	$24,867	$122,333
2034	$45,000	$55,610	$25,365	$125,975
2035	$45,000	$53,522	$25,872	$124,394
2036	$50,000	$51,434	$26,390	$127,823
2037	$50,000	$49,114	$26,390	$125,503
2038	$50,000	$46,794	$26,390	$123,183
2039	$55,000	$44,474	$26,390	$125,863
2040	$60,000	$41,922	$26,390	$128,311
2041	$60,000	$39,138	$26,390	$125,527
2042	$65,000	$36,354	$26,390	$127,743
2043	$65,000	$33,338	$26,390	$124,727
2044	$70,000	$30,322	$26,390	$126,711
2045	$75,000	$27,074	$26,390	$128,463
2046	$75,000	$23,594	$26,390	$124,983
2047	$80,000	$20,114	$26,390	$126,503
2048	$85,000	$16,402	$26,390	$127,791
2049	$85,000	$12,458	$26,390	$123,847
2050	$90,000	$8,514	$26,390	$124,903
2051	$93,485	$4,338	$26,390	$124,212
Total	**$1,453,485**	**$1,586,938**	**$729,637**	**$3,770,042**

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.64% for years 1 through 5 and 4.64% thereafter.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-3-1-2
Phase #3 - Assessment Per Unit

Lot Type	**Lot Type 3 (60 Ft)**
Equivalent Unit Factor	**0.75**
Assessment Per Unit	**$5,745**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Total Annual Installment
2022	$4	$439	$79	$522
2023	$4	$439	$81	$523
2024	$4	$438	$82	$525
2025	$4	$438	$84	$526
2026	$4	$438	$86	$527
2027	$119	$266	$40	$424
2028	$119	$260	$89	$468
2029	$138	$255	$91	$484
2030	$138	$248	$93	$479
2031	$158	$242	$94	$494
2032	$158	$234	$96	$489
2033	$158	$227	$98	$484
2034	$178	$220	$100	$498
2035	$178	$212	$102	$492
2036	$198	$203	$104	$505
2037	$198	$194	$104	$496
2038	$198	$185	$104	$487
2039	$217	$176	$104	$497
2040	$237	$166	$104	$507
2041	$237	$155	$104	$496
2042	$257	$144	$104	$505
2043	$257	$132	$104	$493
2044	$277	$120	$104	$501
2045	$296	$107	$104	$508
2046	$296	$93	$104	$494
2047	$316	$80	$104	$500
2048	$336	$65	$104	$505
2049	$336	$49	$104	$490
2050	$356	$34	$104	$494
2051	$370	$17	$104	$491
Total	**$5,745**	**$6,274**	**$2,879**	**$14,904**

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.64% for years 1 through 5 and 4.64% thereafter.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

APPENDIX C-3-2
PHASE #3 2026-27 ASSESSMENT ROLL SUMMARY

Appendix C-3-2
Phase #3 2026-27 Assessment Roll Summary

Parcel	Block	Lot	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
288081	J	6	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288082	J	16	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288083	J	1	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288084	J	11	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288085	J	21	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288086	J	7	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288087	J	2	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288088	J	17	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288089	J	12	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288090	J	8	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288091	J	3	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288092	J	22	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288093	J	9	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288094	J	18	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288095	J	13	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288096	J	4	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288097	J	23	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288098	J	14	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288099	J	10	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288100	J	19	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288101	J	2X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288102	J	20	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288103	J	15	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288104	J	5	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288134	K	3	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288135	K	1	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288136	K	7	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288137	K	8	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288138	K	5	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288139	K	4	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288140	K	2	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288141	K	6	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288159	L	4	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288160	L	1	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288161	L	6	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288162	L	8	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288163	L	10	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288164	L	5	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288165	L	9	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288166	L	7	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288167	L	2	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288168	L	11	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288169	L	3	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288172	H	5X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288183	D	57	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288184	D	88	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288185	D	78	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288186	D	46	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288187	D	68	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288188	D	58	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288189	D	47	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288190	D	89	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288191	D	79	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288192	D	69	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288193	D	59	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288194	D	48	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288195	D	90	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288196	D	70	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288197	D	80	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288198	D	60	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288199	D	49	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288200	D	91	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288201	D	71	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288202	D	81	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288203	D	61	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288204	D	50	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288205	D	62	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288206	D	72	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288207	D	93	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288208	D	82	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288209	D	51	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288210	D	73	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409

288211	D	63	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288212	D	83	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288213	D	92	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288214	D	52	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288215	D	74	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288216	D	64	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288218	D	84	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288219	D	53	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288220	D	85	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288221	D	75	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288222	D	65	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288223	D	2X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288224	D	54	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288225	D	66	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288226	D	86	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288227	D	76	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288228	D	55	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288229	D	3X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288230	D	87	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288231	D	67	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288232	D	77	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288233	D	56	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288234	D	4X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288236	B	1	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288238	B	17	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288239	B	31	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288240	B	24	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288241	B	18	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288242	B	9	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288243	B	25	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288244	B	32	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288245	B	19	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288246	B	10	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288247	B	33	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288248	B	26	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288249	B	2	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288250	B	20	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288251-202692	B	11	1	60	3	0.375	0.375	$2,863	$60	$133	$12	$204
288251-202693						0.375	0.375	$2,863	$60	$133	$12	$204
288252	B	34	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288253	B	27	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288254	B	21	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288255	B	3	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288256	B	35	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288257	B	12	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288258	B	22	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288259	B	28	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288260	B	4	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288261	B	1X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288262	B	13	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288263	B	2X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288264	B	23	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288265	B	29	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288266	B	14	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288267	B	5	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288268	B	15	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288269	B	30	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288270	B	6	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288271	B	16	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288272	B	7	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288273	B	8	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288275	C	5	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288276	C	9	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288277	C	1	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288278	C	15	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288279	C	12	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288280	C	6	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288281	C	16	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288282	C	10	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288283	C	2	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288284	C	7	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288285	C	13	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288286	C	11	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288287	C	17	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288288	C	3	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288289	C	14	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288290	C	8	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288291	N/A	N/A	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288292	E	1	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288293	E	10	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288294	E	14	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288295	E	6	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288296	E	18	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409

288297	E	2	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288298	E	11	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288299	E	7	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288300	E	15	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288301	E	3	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288302	E	19	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288303	E	12	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288304	E	8	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288305	E	16	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288306	N/A	N/A	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288307	E	9	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288308	E	13	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288309	E	20	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288310	E	17	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288311	N/A	N/A	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288312	E	21	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288336	F	1	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288337	F	11	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288338	F	41	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288339	F	31	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288340	F	21	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288341	F	12	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288342	F	2	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288343	F	32	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288344	F	42	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288345	F	13	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288346	F	22	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288347	F	14	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288348	F	3	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288349	F	33	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288350	F	43	1	60	3	0.375	0.375	$2,863	$60	$133	$12	$204
310787						0.375	0.375	$2,863	$60	$133	$12	$204
288351	F	23	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288352	F	15	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288353	F	34	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288354	F	4	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288355	F	44	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288356	F	35	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288357	F	24	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288358	F	16	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288359	F	5	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288360	F	36	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288361	F	17	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288362	F	45	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288363	F	25	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288364	F	6	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288365	F	18	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288366	F	46	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288367	F	37	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288368	F	19	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288369	F	26	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288370	F	7	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288371	F	47	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288372	F	20	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288373	F	8	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288374	F	27	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288375	F	48	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288376	F	38	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288377	F	9	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288378	F	28	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288379	F	49	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288380	F	10	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288381	F	39	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288382	F	29	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288383	F	30	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288384	F	40	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288428	G	6	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288429	G	1	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288430	G	11	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288431	G	20	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288432	G	16	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288433	G	7	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288434	G	12	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288435	G	21	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288436	G	2	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288437	G	8	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288438	G	17	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288439	G	22	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288440	G	13	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288441	G	3	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288442	G	18	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288443	G	4	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288444	G	9	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409

288445	G	23	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288446	N/A	N/A	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288447	G	19	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288448	G	5	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288449	G	15	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288450	G	10	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288451	H	1	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288452	J	1X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288453	H	3	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288454	H	5	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288455	H	1X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288456	H	2	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288457	H	4	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288458	H	6	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288496	N/A	N/A	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288497	DD	114	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288498	DD	108	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288499	DD	117	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288500	DD	119	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288501	DD	115	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288502	DD	112	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288503	DD	118	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288504	DD	109	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288505	DD	1X	0	0	Non Assessed	0	0	$0	$0	$0	$0	$0
288506	DD	113	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
288507	DD	116	1	60	3	0.75	0	Prepaid	$0	$0	$0	$0
288508	DD	110	1	60	3	0.75	0.75	$5,725	$119	$266	$24	$409
Total			**253**			**189.75**	**189.00**	**$1,442,728**	**$30,000**	**$66,943**	**$6,000**	**$102,943**

APPENDIX C-3-3
PHASE #3 BUDGET – 2026-27

Appendix C-3-3
Phase #3 Budget - 2026-27

Original Principal	**$1,453,485.00**
Principal Redemptions	($5,000.00)
Prepayments (Non-Redeemed)	($5,741.05)
Excess Funds Applied to Principal	($15.87)
Outstanding RA	$1,448,485.00
Outstanding Principal	**$1,442,728.08**

Descriptions	Total
Interest on Phase Three Assessments	$66,943
Phase Three Assessments due in 2026-27	$30,000
Subtotal Debt Service on Reimbursement Agreement	*$96,943*
Annual Collection Costs	$10,000
Excess interest for prepayment and delinquency reserves	$0
Subtotal Expenses	*$106,943*
Available Collection Costs Account	($4,000)
Subtotal Funds Available	*($4,000)*
Annual Installment to be Collected	**$102,943**

Total Phase 3 EUs	**Outstanding EUS**
	189.00
Principal Per unit	$158.73
Interest per unit	$354.19
Exess interest per unit	$0.00
Admin Expenses	$31.75
Total Annual Installment	$544.67

APPENDIX C-4-1
PHASE #4 ASSESSMENT ROLL

Appendix C-4-1-1
Phase #4 - Assessment Roll

Parcel	**All Parcels**
Phase 4 Equivalent Units	**265.56**
Assessment	**$1,691,000**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Additional Interest Reserve	Total Annual Installment
8/15/2025	$0	$0	$0	$0	$0
8/15/2026	$50,000	$91,539	$50,000	$0	$191,539
8/15/2027	$36,000	$92,299	$50,000	$8,455	$186,754
8/15/2028	$36,000	$91,664	$51,000	$8,275	$186,939
8/15/2029	$37,000	$89,729	$52,020	$8,095	$186,844
8/15/2030	$39,000	$87,740	$53,060	$7,910	$187,710
8/15/2031	$40,000	$85,644	$54,122	$7,715	$187,480
8/15/2032	$41,000	$83,494	$55,204	$7,515	$187,213
8/15/2033	$42,000	$81,290	$56,308	$7,310	$186,908
8/15/2034	$44,000	$79,033	$57,434	$7,100	$187,567
8/15/2035	$45,000	$76,668	$58,583	$6,880	$187,130
8/15/2036	$47,000	$74,249	$59,755	$6,655	$187,658
8/15/2037	$48,000	$71,723	$60,950	$6,420	$187,092
8/15/2038	$50,000	$69,143	$62,169	$6,180	$187,491
8/15/2039	$51,000	$66,455	$63,412	$5,930	$186,797
8/15/2040	$53,000	$63,714	$64,680	$5,675	$187,069
8/15/2041	$55,000	$60,865	$65,974	$5,410	$187,249
8/15/2042	$57,000	$57,909	$67,293	$5,135	$187,337
8/15/2043	$59,000	$54,845	$68,639	$4,850	$187,334
8/15/2044	$61,000	$51,674	$70,012	$4,555	$187,241
8/15/2045	$63,000	$48,395	$71,412	$4,250	$187,057
8/15/2046	$65,000	$45,009	$72,841	$3,935	$186,784
8/15/2047	$68,000	$41,515	$74,297	$3,610	$187,422
8/15/2048	$71,000	$37,605	$75,783	$3,270	$187,658
8/15/2049	$73,000	$33,523	$77,299	$2,915	$186,736
8/15/2050	$76,000	$29,325	$78,845	$2,550	$186,720
8/15/2051	$80,000	$24,955	$80,422	$2,170	$187,547
8/15/2052	$83,000	$20,355	$82,030	$1,770	$187,155
8/15/2053	$87,000	$15,583	$83,671	$1,355	$187,608
8/15/2054	$90,000	$10,580	$85,344	$920	$186,844
8/15/2055	$94,000	$5,405	$87,051	$470	$186,926
Total	**$1,691,000**	**$1,650,383**	**$1,939,612**	**$147,280**	**$5,428,274**

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 4.50% for year 1. The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an interest rate of 5.375% for years 2 through 20 and 5.75% for years 21 through 30.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-4-1-2
Phase #4 - Assessment Per Unit

	Lot Type 2 (70 FT single-family residential)
Parcel	
Phase 4 Equivalent Units	0.84
Assessment	$5,349

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Additional Interest Reserve	Total Annual Installment
8/15/2025	$0	$0	$0	$0	$0
8/15/2026	$158	$290	$158	$0	$606
8/15/2027	$114	$292	$158	$27	$591
8/15/2028	$114	$290	$161	$26	$591
8/15/2029	$117	$284	$165	$26	$591
8/15/2030	$123	$278	$168	$25	$594
8/15/2031	$127	$271	$171	$24	$593
8/15/2032	$130	$264	$175	$24	$592
8/15/2033	$133	$257	$178	$23	$591
8/15/2034	$139	$250	$182	$22	$593
8/15/2035	$142	$243	$185	$22	$592
8/15/2036	$149	$235	$189	$21	$594
8/15/2037	$152	$227	$193	$20	$592
8/15/2038	$158	$219	$197	$20	$593
8/15/2039	$161	$210	$201	$19	$591
8/15/2040	$168	$202	$205	$18	$592
8/15/2041	$174	$193	$209	$17	$592
8/15/2042	$180	$183	$213	$16	$593
8/15/2043	$187	$173	$217	$15	$593
8/15/2044	$193	$163	$221	$14	$592
8/15/2045	$199	$153	$226	$13	$592
8/15/2046	$206	$142	$230	$12	$591
8/15/2047	$215	$131	$235	$11	$593
8/15/2048	$225	$119	$240	$10	$594
8/15/2049	$231	$106	$245	$9	$591
8/15/2050	$240	$93	$249	$8	$591
8/15/2051	$253	$79	$254	$7	$593
8/15/2052	$263	$64	$259	$6	$592
8/15/2053	$275	$49	$265	$4	$593
8/15/2054	$285	$33	$270	$3	$591
8/15/2055	$297	$17	$275	$1	$591
Total	**$5,349**	**$5,220**	**$6,135**	**$466**	**$17,170**

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 4.50% for year 1. The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an interest rate of 5.375% for years 2 through 20 and 5.75% for years 21 through 30.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-4-1-2
Phase #4 - Assessment Per Unit

Parcel	**Lot Type 3 (60 FT single-family residential)**
Phase 4 Equivalent Units	**0.75**
Assessment	**$4,776**

Year	Principal[1]	Interest[1]	Annual Collection Costs[2]	Additional Interest Reserve	Total Annual Installment
8/15/2025	$0	$0	$0	$0	$0
8/15/2026	$141	$259	$141	$0	$541
8/15/2027	$102	$261	$141	$24	$527
8/15/2028	$102	$259	$144	$23	$528
8/15/2029	$104	$253	$147	$23	$528
8/15/2030	$110	$248	$150	$22	$530
8/15/2031	$113	$242	$153	$22	$529
8/15/2032	$116	$236	$156	$21	$529
8/15/2033	$119	$230	$159	$21	$528
8/15/2034	$124	$223	$162	$20	$530
8/15/2035	$127	$217	$165	$19	$528
8/15/2036	$133	$210	$169	$19	$530
8/15/2037	$136	$203	$172	$18	$528
8/15/2038	$141	$195	$176	$17	$530
8/15/2039	$144	$188	$179	$17	$528
8/15/2040	$150	$180	$183	$16	$528
8/15/2041	$155	$172	$186	$15	$529
8/15/2042	$161	$164	$190	$15	$529
8/15/2043	$167	$155	$194	$14	$529
8/15/2044	$172	$146	$198	$13	$529
8/15/2045	$178	$137	$202	$12	$528
8/15/2046	$184	$127	$206	$11	$528
8/15/2047	$192	$117	$210	$10	$529
8/15/2048	$201	$106	$214	$9	$530
8/15/2049	$206	$95	$218	$8	$527
8/15/2050	$215	$83	$223	$7	$527
8/15/2051	$226	$70	$227	$6	$530
8/15/2052	$234	$57	$232	$5	$529
8/15/2053	$246	$44	$236	$4	$530
8/15/2054	$254	$30	$241	$3	$528
8/15/2055	$265	$15	$246	$1	$528
Total	**$4,776**	**$4,661**	**$5,478**	**$416**	**$15,331**

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 4.50% for year 1. The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an interest rate of 5.375% for years 2 through 20 and 5.75% for years 21 through 30.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

APPENDIX C-5-1
PHASE #4 2026-27 ASSESSMENT ROLL SUMMARY

Appendix C-5-1
Phase #4 2026-27 Assessment Roll Summary

Parcel	Block	Lot	Lot Size	Total Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Additional Interest	Annual Installment
309063	B	36	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309064	B	37	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309065	B	38	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309066	B	39	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309067	B	40	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309068	B	41	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309069	B	42	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309070	B	43	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309071	B	44	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309072	B	45	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309073	B	46	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309074	B	47	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309075	B	48	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309076	B	49	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309077	B	50	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309078	B	51	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309079	B	52	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309080	B	53	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309081	B	54	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309082	B	55	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309083	B	56	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309084	B	57	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309085	B	58	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309086	B	59	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309087	B	3X	Non Assessed	0.00	0	$0	$0	$0	$0	$0	$0
309090	G	24	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309091	G	25	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309092	G	26	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309093	G	27	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309094	G	28	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309095	G	29	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309096	G	30	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309097	G	31	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309098	G	32	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309099	G	33	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309100	G	34	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309101	G	35	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309102	G	36	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309103	G	37	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309104	G	38	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309105	G	39	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309106	G	40	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309107	G	41	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309108	G	42	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309109	G	43	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309110	G	44	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309111	G	45	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309113	G	46	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309114	G	47	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309115	G	48	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309116	G	49	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309117	G	50	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309118	G	51	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309119	G	52	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309120	G	53	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309121	G	54	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309122	G	55	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309123	G	56	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309124	G	57	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309125	G	58	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309126	G	59	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309127	G	60	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309128	G	61	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309129	G	62	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309130	G	63	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309131	G	64	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309132	H	7	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309133	H	8	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309134	H	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309135	H	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309136	H	11	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309137	H	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309138	H	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309139	H	14	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309140	H	15	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309141	H	16	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309142	H	17	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309143	H	18	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309144	H	19	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309145	H	20	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309146	H	21	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527

309147	H	22	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309148	H	23	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309149	H	24	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309150	H	25	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309151	H	2X	Non Assessed	0.00	0	$0	$0	$0	$0	$0	$0
309152	K	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309153	K	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309154	K	11	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309155	K	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309156	K	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309157	K	14	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309158	K	15	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309159	K	16	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309161	L	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309162	L	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309163	L	14	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309164	L	15	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309165	L	16	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309166	L	17	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309167	L	18	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309168	L	19	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309169	L	20	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309170	L	21	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309171	L	22	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309172	M	1	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309173	M	2	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309174	M	3	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309175	M	4	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309176	M	5	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309177	M	6	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309178	M	7	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309179	M	8	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309180	M	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309181	M	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309182	M	11	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309183	M	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309184	M	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309185	M	14	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309186	M	15	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309187	M	16	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309188	M	17	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309189	M	18	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309190	M	19	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309191	M	20	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309192	M	21	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309193	M	22	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309194	M	23	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309196	N	1	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309197	N	2	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309198	N	3	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309199	N	4	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309200	N	5	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309201	N	6	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309202	N	7	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309203	N	8	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309204	N	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309205	N	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309206	N	11	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309207	N	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309208	N	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309209	N	14	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309210	N	15	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309211	N	16	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309212	N	17	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309213	N	18	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309214	N	19	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309215	N	20	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309216	N	21	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309217	N	22	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309218	N	23	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309219	N	24	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309220	P	1	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309221	P	2	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309222	P	3	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309223	P	4	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309224	P	5	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309225	P	6	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309226	P	7	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309227	P	8	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309228	P	9	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309229	P	10	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309230	P	11	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309231	P	12	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309232	P	13	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309233	P	14	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309234	P	15	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309235	P	16	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309236	P	17	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309237	P	18	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309238	P	19	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309239	P	20	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309240	P	21	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309241	P	22	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591

309242	P	23	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309243	Q	1	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309244	Q	2	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309245	Q	3	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309246	Q	4	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309247	Q	5	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309248	Q	6	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309249	Q	7	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309250	Q	8	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309251	Q	9	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309252	Q	10	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309253	Q	11	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309254	Q	1X	Non Assessed	0.00	0	$0	$0	$0	$0	$0	$0
309257	R	1X	Non Assessed	0.00	0	$0	$0	$0	$0	$0	$0
309259	S	1	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309260	S	2	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309261	S	3	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309262	S	4	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309263	S	5	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309264	S	6	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309265	S	7	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309266	S	8	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309267	S	9	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309268	S	10	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309269	S	11	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309270	S	12	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309271	S	13	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309272	S	14	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309273	S	15	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309274	S	16	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309275	T	1	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309276	T	2	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309277	T	3	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309278	T	4	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309279	T	5	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309280	T	6	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309281	T	7	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309282	T	8	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309283	T	9	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309284	T	10	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309285	T	11	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309286	T	12	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309287	T	13	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309288	T	14	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309289	T	15	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309290	T	16	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309291	T	17	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309292	T	1X	Non Assessed	0.00	0	$0	$0	$0	$0	$0	$0
309293	T	18	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309294	T	19	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309295	T	20	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309296	T	21	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309297	T	22	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309298	T	23	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309299	T	24	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309300	T	25	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309301	T	26	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309302	T	27	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309303	T	28	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309304	T	29	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309305	T	30	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309306	T	31	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309307	T	32	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309308	T	33	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309309	T	2X	Non Assessed	0.00	0	$0	$0	$0	$0	$0	$0
309310	T	3X	Non Assessed	0.00	0	$0	$0	$0	$0	$0	$0
309311	U	1	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309312	U	2	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309313	U	3	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309314	U	4	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309315	U	5	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309316	U	6	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309317	U	7	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309318	U	8	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309319	U	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309320	U	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309321	U	11	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309322	U	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309323	U	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309324	U	14	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309325	U	15	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309326	U	16	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309327	V	1	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309328	V	2	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309329	V	3	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309330	V	4	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309331	V	5	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309332	V	6	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309333	V	7	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309334	V	8	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309335	V	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309336	V	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309337	V	11	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527

309338	V	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309339	V	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309340	V	14	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309341	V	15	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309342	V	16	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309343	V	17	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309344	V	18	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309345	V	19	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309346	V	20	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309347	V	1X	Non Assessed	0.00	0	$0	$0	$0	$0	$0	$0
309348	V	21	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309349	V	22	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309350	V	23	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309351	V	24	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309352	V	25	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309353	V	26	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309354	V	27	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309355	V	28	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309356	V	29	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309357	V	54	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309358	V	55	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309359	V	56	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309360	V	57	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309361	V	58	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309362	V	59	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309363	V	3X	Non Assessed	0.00	0	$0	$0	$0	$0	$0	$0
309364	W	1	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309365	W	2	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309366	W	3	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309367	W	4	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309368	W	5	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309369	W	6	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309370	W	7	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309371	W	8	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309372	W	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309373	W	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309374	X	1	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309375	X	2	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309376	X	3	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309377	X	4	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309378	X	5	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309379	X	6	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309380	X	7	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309381	X	8	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309382	X	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309383	X	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309384	X	11	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309385	X	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309386	X	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309387	X	14	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309388	X	15	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309389	X	16	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309391	Y	1	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309392	Y	2	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309393	Y	3	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309394	Y	4	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309395	Y	5	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309396	Y	6	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309397	Y	7	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309398	Y	8	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309399	Y	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309400	Y	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309401	Y	11	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309402	Y	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309403	Y	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309404	Y	14	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309405	Y	15	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309406	Y	16	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309408	Z	1	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309409	Z	2	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309410	Z	3	70	0.84	0.84	$5,349	$114	$292	$158	$27	$591
309411	Z	4	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309412	Z	5	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309413	Z	6	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309414	Z	7	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309415	Z	8	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309416	Z	9	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309417	Z	10	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309418	Z	11	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309419	Z	12	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309420	Z	13	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309421	Z	14	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
309422	Z	15	60	0.75	0.75	$4,776	$102	$261	$141	$24	$527
Total			**341**	**265.56**		**$1,691,000**	**$36,000**	**$92,299**	**$50,000**	**$8,455**	**$186,754**

APPENDIX C-5-2
PHASE #4 BUDGET – 2026-27

Appendix C-5-2
Phase #4 Budget - 2026-27

Original Principal	**$1,691,000.00**
Principal Redemptions	$0.00
Prepayment Related Redemptions	$0.00
Prepayments (Non-Redeemed)	$0.00
Excess Funds Applied to Principal	$0.00
Outstanding Assessments	**$1,691,000.00**

Descriptions	**Total**
Interest payment on February 15, 2027	$46,149
Principal payment on February 15, 2027	$36,000
Interest payment on August 15, 2027	$46,149
Subtotal Debt Service on Bonds	*$128,299*
Annual Collection Costs	$50,000
Excess interest for prepayment and delinquency reserves	$8,455
Subtotal Expenses	*$186,754*
Available Collection Costs Account	$0
Subtotal Funds Available	*$0*
Annual Installment to be Collected	**$186,754**

Total Phase Four EUs	**Outstanding EUs**
	265.56
Principal Per unit	$135.56
Interest per unit	$347.56
Exess interest per unit	$31.84
Admin Expenses	$188.28
Total Annual Installment	$703.25

APPENDIX C-6
PHASE #5 ASSESSMENT ROLL

Appendix C-6-1
Phase #5 - Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**211.68**
Assessment	**$1,621,000**

Year[1]	Principal	Interest[2]	Annual Collection Costs[3]	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
8/15/2027	$34,000	$88,618	$50,000	$8,105	$0	$180,723
8/15/2028	$34,000	$88,039	$51,000	$7,935	$0	$180,974
8/15/2029	$35,000	$86,211	$52,020	$7,765	$0	$180,996
8/15/2030	$36,000	$84,330	$53,060	$7,590	$0	$180,980
8/15/2031	$37,000	$82,395	$54,122	$7,410	$0	$180,927
8/15/2032	$38,000	$80,406	$55,204	$7,225	$0	$180,835
8/15/2033	$39,000	$78,364	$56,308	$7,035	$0	$180,707
8/15/2034	$40,000	$76,268	$57,434	$6,840	$0	$180,542
8/15/2035	$42,000	$74,118	$58,583	$6,640	$0	$181,340
8/15/2036	$43,000	$71,860	$59,755	$6,430	$0	$181,045
8/15/2037	$44,000	$69,549	$60,950	$6,215	$0	$180,713
8/15/2038	$46,000	$67,184	$62,169	$5,995	$0	$181,347
8/15/2039	$47,000	$64,711	$63,412	$5,765	$0	$180,888
8/15/2040	$49,000	$62,185	$64,680	$5,530	$0	$181,395
8/15/2041	$50,000	$59,551	$65,974	$5,285	$0	$180,810
8/15/2042	$52,000	$56,864	$67,293	$5,035	$0	$181,192
8/15/2043	$54,000	$54,069	$68,639	$4,775	$0	$181,483
8/15/2044	$55,000	$51,166	$70,012	$4,505	$0	$180,683
8/15/2045	$57,000	$48,210	$71,412	$4,230	$0	$180,852
8/15/2046	$59,000	$45,146	$72,841	$3,945	$0	$180,932
8/15/2047	$61,000	$41,975	$74,297	$3,650	$0	$180,922
8/15/2048	$63,000	$38,468	$75,783	$3,345	$0	$180,596
8/15/2049	$66,000	$34,845	$77,299	$3,030	$0	$181,174
8/15/2050	$68,000	$31,050	$78,845	$2,700	$0	$180,595
8/15/2051	$71,000	$27,140	$80,422	$2,360	$0	$180,922
8/15/2052	$74,000	$23,058	$82,030	$2,005	$0	$181,093
8/15/2053	$77,000	$18,803	$83,671	$1,635	$0	$181,108
8/15/2054	$80,000	$14,375	$85,344	$1,250	$0	$180,969
8/15/2055	$83,000	$9,775	$87,051	$850	$0	$180,676
8/15/2056	$87,000	$5,003	$88,792	$435	$0	$181,230
Total	**$1,621,000**	**$1,633,733**	**$2,028,404**	**$145,515**	**$0**	**$5,428,652**

1 - The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an interest rate of 5.375% for years 1 through 20 and 5.75% for years 21 through 30.
2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix C-6-2
Phase #5 - Assessment Roll per Unit

Parcel	**Lot Type 2 (70 FT single-family residential) Lot Type 2**
Equivalent Units	**0.84**
Assessment	**$6,433**

Year[1]	Principal	Interest[2]	Annual Collection Costs[3]	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
8/15/2027	$135	$352	$198	$32	$0	$717
8/15/2028	$135	$349	$202	$31	$0	$718
8/15/2029	$139	$342	$206	$31	$0	$718
8/15/2030	$143	$335	$211	$30	$0	$718
8/15/2031	$147	$327	$215	$29	$0	$718
8/15/2032	$151	$319	$219	$29	$0	$718
8/15/2033	$155	$311	$223	$28	$0	$717
8/15/2034	$159	$303	$228	$27	$0	$716
8/15/2035	$167	$294	$232	$26	$0	$720
8/15/2036	$171	$285	$237	$26	$0	$718
8/15/2037	$175	$276	$242	$25	$0	$717
8/15/2038	$183	$267	$247	$24	$0	$720
8/15/2039	$187	$257	$252	$23	$0	$718
8/15/2040	$194	$247	$257	$22	$0	$720
8/15/2041	$198	$236	$262	$21	$0	$718
8/15/2042	$206	$226	$267	$20	$0	$719
8/15/2043	$214	$215	$272	$19	$0	$720
8/15/2044	$218	$203	$278	$18	$0	$717
8/15/2045	$226	$191	$283	$17	$0	$718
8/15/2046	$234	$179	$289	$16	$0	$718
8/15/2047	$242	$167	$295	$14	$0	$718
8/15/2048	$250	$153	$301	$13	$0	$717
8/15/2049	$262	$138	$307	$12	$0	$719
8/15/2050	$270	$123	$313	$11	$0	$717
8/15/2051	$282	$108	$319	$9	$0	$718
8/15/2052	$294	$91	$326	$8	$0	$719
8/15/2053	$306	$75	$332	$6	$0	$719
8/15/2054	$317	$57	$339	$5	$0	$718
8/15/2055	$329	$39	$345	$3	$0	$717
8/15/2056	$345	$20	$352	$2	$0	$719
Total	**$6,433**	**$6,483**	**$8,049**	**$577**	**$0**	**$21,542**

1 - The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an interest rate of 5.375% for years 1 through 20 and 5.75% for years 21 through 30.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

APPENDIX C-7-1
PHASE #5 2026-27 ASSESSMENT ROLL SUMMARY

Appendix C-7-1
Phase #5 2026-27 Assessment Roll Summary

Parcel	Lot Size	Total Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Additional Interest Reserve	Annual Installment
189842	70	211.68	211.68	$1,621,000	$34,000	$88,618	$50,000	$8,105	$180,723
Total	**1**	**211.68**		**$1,621,000**	**$34,000**	**$88,618**	**$50,000**	**$8,105**	**$180,723**

APPENDIX C-7-2
PHASE #5 BUDGET – 2026-27

Appendix C-7-2
Phase #5 Budget - 2026-27

Original Principal	**$1,621,000.00**
Principal Redemptions	$0.00
Prepayment Related Redemptions	$0.00
Prepayments (Non-Redeemed)	$0.00
Excess Funds Applied to Principal	$0.00
Outstanding Assessments	**$1,621,000.00**

Descriptions	Total
Interest payment on February 15, 2027	$44,309
Principal payment on February 15, 2027	$34,000
Interest payment on August 15, 2027	$44,309
Subtotal Debt Service on Bonds	*$122,618*
Annual Collection Costs	$50,000
Excess interest for prepayment and delinquency reserves	$8,105
Subtotal Expenses	*$180,723*
Available Collection Costs Account	$0
Subtotal Funds Available	*$0*
Annual Installment to be Collected	**$180,723**

Total Phase Five EUs	**Outstanding EUs**
	211.68
Principal Per unit	$160.62
Interest per unit	$418.64
Exess interest per unit	$38.29
Admin Expenses	$236.21
Total Annual Installment	$853.76

APPENDIX D
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

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______________________][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF WAXAHACHIE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $______

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Waxahachie, 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 ***Waxahachie Public Improvement District No. 1*** (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.

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.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Ellis County.

[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:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:	DATE:
______________________	______________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF ELLIS §

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.

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

Notary Public, State of Texas][3]

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[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Ellis County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ELLIS §

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.

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

Notary Public, State of Texas] [4]

[4]To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Ellis County.