VG-373-2026-99939

Denton County
Juli Luke
County Clerk

Instrument Number: 99939

Real Property Recordings

ORDINANCE

Recorded On: August 24, 2026 11:54 AM

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CITY OF LEWISVILLE
ATTN: LIZ PLASTER
PO BOX 299002
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

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

Juli Luke
County Clerk
Denton County, TX

ORDINANCE NO. 0866-26-ORD

AN ORDINANCE OF THE CITY OF LEWISVILLE APPROVING THE 2026-2027 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE JOSEY LANE PUBLIC IMPROVEMENT DISTRICT; PROVIDING A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City (the "City Council") of Lewisville, Texas (the "City") received a petition (the "Petition") requesting the creation of a public improvement district (the "District") under Chapter 372 of the Texas Local Government Code (the Act), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Denton County) in the proposed District and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal; and

WHEREAS, the petitions contained the signatures of the owners of taxable property representing more than 50 percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District and the signatures of property owners who own taxable real property that constitutes more than 50 percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on October 6, 2014, after due notice, the City Council held a public hearing in the manner required by law on the advisability of the certain public improvements (the "Authorized Improvements") described in the petition as required by Sec. 372.009 of the Act and made the findings required by Sec. 372.009(b) of the Act and, by resolution adopted by a majority of the members of the City Council, authorized the Josey Lane Public Improvement District (the "Josey Lane PID") in accordance with its findings as to the advisability of certain public improvement projects and services; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the related assessment roll (the "Assessment Roll") and the levy of Assessments on property in the Josey Lane PID to the address of the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the hearing at 7:00 p.m. on the 15th day of December, 2014, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and each proposed Assessment, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of the costs of the Authorized Improvements, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council found and determined that the Service and Assessment Plan and Assessment Roll should be approved and that the Assessments (as defined in the Service and Assessment Plan) should be levied on property within the Josey Lane PID as provided in the ordinance approving the Service and Assessment Plan and the Service and Assessment Plan and Assessment Roll; and

WHEREAS, by the adoption of Ordinance No. ORD-4144-12-2014 adopted December 15, 2014, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the Josey Lane PID, the City Council levied assessments for public improvements on property in the Josey Lane PID as set forth in the Service and Assessment Plan and Assessment Roll for the Josey Lane PID in conformity with the requirements of the Act; and

WHEREAS, pursuant to notice and a public hearing, on April 18, 2022 the City council adopted an "Amended and Restated Service and Assessment Plan" to amend the initial collection date for Phase #2 West of the District; and

WHEREAS, pursuant to Section 372.013, the Amended and Restated Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Amended and Restated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City has directed that an update to the Amended and Restated Service and Assessment Plan and the Assessment Roll for the Josey Lane PID for 2026-2027 (the "Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the Annual Installment for assessed properties in the Josey Lane PID, and the City now desires to approve such Annual Service Plan Update.

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

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

Section 2. Terms. Terms not otherwise defined herein are defined in the Annual Service Plan Update attached hereto as Exhibit A.

Section 3. Approval of Update. The Annual Service Plan Update for the Josey Lane PID for 2026-2027 is hereby approved and accepted by the City Council.

Section 4. Repealer. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

Section 5. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affect thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. Effective Date. This Ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

Section 7. Filing of Record. The City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update for 2026 - 2027, to be recorded in the real property records of Denton County not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update for 2026 - 2027.

Section 8. Website Posting. The City Secretary is directed to post a copy of the Annual Service Plan Update for 2026 - 2027, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts the Annual Service Plan Update for 2026 - 2027.

Section 9. Appraisal District. The City Secretary is directed to cause a copy of the Annual Service Plan Update for 2026 - 2027, including the Assessment Roll, in the format required by Section 372.017(b) of the Act, to be submitted to the Denton Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update for 2026 - 2027.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 6 TO 0, ON THIS THE 17TH DAY OF AUGUST, 2026.

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EXHIBIT A

PUBLIC IMPROVEMENT SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL 2026-2027 – JOSEY LANE PID

PASSED AND APPROVED this 17th day of August, 2026.

APPROVED:

TJ Gilmore, MAYOR

ATTEST:

Jennifer Malone-Ippolito, CITY SECRETARY

CITY OF LEWISVILLE TEXAS

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared TJ Gilmore, Mayor of the City of Lewisville, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this 19th day of August, 2026

Kristi Purcell

Notary Public, State of Texas

[NOTARY STAMP]

Kristi Purcell
My Commission Expires
7/22/2029
Notary ID 135524938

JOSEY LANE
PUBLIC IMPROVEMENT DISTRICT

CITY OF LEWISVILLE, TEXAS

LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

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

AS APPROVED BY CITY COUNCIL ON:
AUGUST 17, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

JOSEY LANE
PUBLIC IMPROVEMENT DISTRICT

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

TABLE OF CONTENTS

I. INTRODUCTION

The Josey Lane Public Improvement District (the "PID") was created pursuant to Chapter 372, Texas Local Government Code, as amended (the "PID Act") and a resolution of the City Council of Lewisville (the "City Council") on October 6, 2014 to finance certain public improvement projects for the benefit of the property in the PID. The property within the PID is shown in Appendix A attached hereto.

On December 15, 2014, the City of Lewisville (the "City"), signed a Reimbursement Agreement between the City and the Developer to finance, provide or otherwise assist in the acquisition and construction of the Authorized Improvements provided for the benefit of the property in PID. The reimbursement agreement obligations (the "Reimbursement Agreement") for the Authorized Improvements are secured by Assessments.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Authorized Improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted an assessment roll (the "Assessment Roll") attached as Appendix F, to the Amended and Restated Service and Assessment Plan dated December 8, 2014, as amended and restated on April 18, 2022 (the "Amended and Restated Service and Assessment Plan"), identifying the assessments on each parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

Additionally, in light of amendments to the PID Act, this Annual Service Plan Update also includes a copy of the notice form required by Section 5.014 of the Texas Property Code (the "Form of PID Disclosure") as Appendix G and the Projected Assessment Schedule as Appendices C-2, D-2, E-2, and F-2, respectively.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed Form of PID Disclosure. The Form of PID Disclosure shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

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

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

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Amended and Restated Service and Assessment Plan or the Reimbursement Agreement, as applicable.

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II. UPDATE OF THE SERVICE PLAN

A. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS

Sources and Uses

Pursuant to the original Service and Assessment Plan, the initial total estimated costs of the Authorized Improvements were equal to $17,738,000. According to the Developer, the actual costs of the Authorized Improvements equal to $17,745,553.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Reimbursement Agreement.

Table II-A-1
Sources and Uses of Funds
Authorized Improvements

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
Reimbursement Agreement	$17,738,000	$17,738,000	$0
Other funding sources	$0	$7,553	$7,553
Total Sources	**$17,738,000**	**$17,745,553**	**$7,553**
Uses of Funds			
Authorized Improvements			
Road improvements	$9,750,000	$7,902,175	($1,847,825)
Water distribution system improvements	$3,321,000	$3,127,428	($193,572)
Sanitary sewer improvements	$1,910,000	$2,052,947	$142,947
Storm drainage improvements	$1,657,000	$3,221,783	$1,564,783
Other soft and miscellaneous costs	$1,100,000	$1,441,220	$341,220
Total Uses	**$17,738,000**	**$17,745,553**	**$7,553**

1 – Actual amounts funded to-date represent Authorized Improvement costs (and related supporting documents) as of April 6, 2022.

Authorized Improvement Cost Variances

As shown in Table II-A-1 above, the actual costs are $7,553 above the initial estimated budget. The net increase in actual costs was funded by the Developer.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. The West Phase #1 Improvements, South Phase #1 Improvements and East Phase #1 Improvements were completed and accepted by the City on January 25, 2018, December 18, 2017, and July 18, 2018, respectively. Additionally, the East Phase #2 Improvements and West Phase #2 Improvements were completed and accepted by the City on January 8, 2021 and April 15, 2022 respectively.

All of the Authorized Improvements are expected to be built within a period of five years. The estimated costs of the Authorized Improvements, the anticipated budget for the Authorized Improvements over a period of five years, and the indebtedness expected to be incurred for these costs are shown in Table II-B-1 below.

Table II-B-1
Annual Projected Improvement Costs and
Annual Projected Indebtedness
2017-2032

Assessment Year ending 09/01	Total Projected Improvement Cost[1]	Annual Projected Indebtedness (Estimated Annual Installments)[2]	Excess Costs paid by sources other than Assessment Revenue
2017-2026	$17,738,000	$8,396,830	$0
2027	$0	$1,244,389	$0
2028	$0	$1,546,123	$0
2029	$0	$1,563,476	$0
2030	$0	$1,581,325	$0
2031	$0	$1,599,326	$0
2032	$0	$1,617,901	$0
Total	**$17,738,000**	**$17,549,371**	**$0**

1 – According to the Amended and Restated Service and Assessment Plan.
2 – Assessment years ending 2017 through 2027 reflect actual Annual Installments and are net of available annual administrative costs and Administrative Expenses credits. Assessment years 2028 through 2032 reflect projected Annual Installments and are subject to change.

C. Annual Budget - Lakewood Hills West - Phase #1 Lots & Lakewood Hills South - Phase #1 Lots

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-five (35) Annual Installments of principal and interest beginning with the first January 31 following the one-year anniversary of the final plat approval for that Lot or Parcel, of which twenty-five (25) Annual Installments currently remain outstanding. Pursuant to the Amended and Restated Service and Assessment Plan and the Reimbursement Agreement, simple interest at the rate of 6.53% per annum shall begin to accrue on the Assessment for a Lot once final plats are recorded, or until the Assessment is paid in full. The final plats for

Lakewood Hills West – Phase #1 (133 lots) and for Lakewood Hills South – Phase #1 (73 lots) were recorded and recognized by the Denton County (the "County") on November 17, 2015, and January 15, 2016, respectively. As a result, two hundred-six (206) Parcels within the West Phase #1 and South Phase #1 subdivisions had collection of Annual Installments beginning in tax year 2016, which was due no later than January 31, 2017. These Parcels are subject to the Annual Installments to be collected for 2026-27 and shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

According to the Developer, there are 206 platted Lots, representing 232.40 total Equivalent Units, within the West Phase #1 and South Phase #1 subdivisions of the PID. The Assessment due from four Lot Type 2 Parcels, one Lot Type 4 Parcel, and one Lot Type 5 Parcel were prepaid in full, resulting in a total of 224.60 in total outstanding Equivalent Units. Refer to Appendix B for additional details regarding prepaid Parcels.

Table II-C-1 below shows the amount of Outstanding Assessments applicable to the remaining 200 platted Lots.

Table II-C-1
Assessments on Platted Lots
West Phase #1 & South Phase #1 Subdivisions

Lot Type[1]	Total Outstanding No. of Platted Units	Equivalent Unit Factor	Total Outstanding Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 1	111	1.00	111.00	$30,522.87	$3,388,038.67
Lot Type 2	54	1.20	64.80	$36,627.45	$1,977,882.04
Lot Type 3	12	1.30	15.60	$39,679.73	$476,156.79
Lot Type 4	18	1.40	25.20	$42,732.02	$769,176.35
Lot Type 5	5	1.60	8.00	$48,836.59	$244,182.97
Total	**200**		**224.60**		**$6,855,436.81**

1 – As of June 30, 2026, six Parcels have prepaid their Assessments in full. Prepaid Parcels are not included in any of the values above.

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall show the remaining balance of the Assessments and the Annual Installment due for 2026-27 to be collected from each Parcel. Administrative Expenses are allocated to each Parcel based on the Equivalent Units for each Parcel. Each Annual Installment shall be reduced by any funds available, such as interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID management and administrative activities. The Annual Installments levied and collected for each phase are used for the payment or reimbursement of each respective phase's improvements and administrative expenses.

In contrast to property taxes which are levied on a calendar year basis and collected in arrears, the Annual Installments of PID Assessments are based on a fiscal year ending August 31 and are due by January 31. Accordingly, the PID Assessment reimbursement payments will be distributed semiannually on March 1 and September 1.

Lakewood Hills West & South - Phase #1 Lots Annual Installments to be Collected for 2026-27

The budget for West Phase #1 and South Phase#1 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-C-2 below.

Table II-C-2
Budget for the Annual Installments to be Collected for 2026-27
West Phase #1 & South Phase #1 Subdivisions

Descriptions	**Total**
Interest payment on March 1, 2027	$223,830
Interest payment on September 1, 2027	$223,830
Principal payment on September 1, 2027	$54,140
Subtotal debt service on the Reimbursement Agreement	*$501,800*
Annual Administrative Expenses	$21,400
Subtotal Expenses	*$523,200*
Available Annual Administrative Costs	$0
Other funds available	$0
Subtotal funds available	*$0*
Annual Installments	**$523,200**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $223,830 and on September 1, 2027, in the amount of $223,830, which equal interest on the outstanding Assessments balance of $6,855,437 for six months each at an effective interest rate of 6.53 percent. Annual Installments to be collected include a principal amount of $54,140 due on September 1, 2027. As a result, total principal and interest due in 2026-27 is estimated to be equal to $501,800.

Administrative Expenses

Administrative expenses include the City, Administrator, county, auditor, and attorney fees. As shown in Table II-C-3 on the following page, the total West Phase #1 and South Phase #1 administrative expenses to be collected for 2026-27 are estimated to be $21,400.

Table II-C-3
West Phase #1 and South Phase #1
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$8,900
PID Administrator	$8,000
County	$300
Auditor	$3,000
Attorney	$1,200
Total	**$21,400**

Available Administrative Expense Account

As of June 30, 2026, there are no funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

D. Annual Installments Per Unit – West Phase #1 & South Phase #1 Subdivisions

Annual Installments

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement balance, to cover Administrative Expenses of the West Phase #1 and South Phase #1 subdivisions.

According to the Developer, there are 206 platted Lots, representing 232.40 total Equivalent Units, within the West Phase #1 and South Phase #1 subdivisions of the PID. The Assessment due from four Lot Type 2 Parcels, one Lot Type 4 Parcel, and one Lot Type 5 Parcel were prepaid in full, resulting in a total of 224.60 in total outstanding Equivalent Units. The Annual Installment due to be collected from each per Equivalent Unit within the West Phase #1 and South Phase #1 subdivisions for 2026-27 is shown in Table II-D-1 on the following page.

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Table II-D-1
Annual Installment per Equivalent Unit
West Phase #1 & South Phase #1 Subdivision

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$54,139.70	$241.05
Interest	$447,660.02	$1,993.14
Administrative Expenses	$21,400.00	$95.28
Total	**$523,199.73**	**$2,329.47**

1 – Refer to Table II-C-2 of this report for additional budget details.
2 – Based on the current outstanding 224.60 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in the West Phase #1 and South Phase #1 subdivisions for 2026-27 is shown in Table II-D-2 below.

Table II-D-2
Annual Installment per Lot Type
West Phase #1 & South Phase #1 Subdivisions

Lot Type	Annual Installment per EU	EU Factor	Annual Installment per Unit
Lot Type 1 (50' Lot)	$2,329.47	1.00	$2,329.47
Lot Type 2 (60' Lot)	$2,329.47	1.20	$2,795.37
Lot Type 3 (65' Lot)	$2,329.47	1.30	$3,028.32
Lot Type 4 (70' Lot)	$2,329.47	1.40	$3,261.26
Lot Type 5 (80' Lot)	$2,329.47	1.60	$3,727.16

The list of Parcels within PID, the Lot Types, the corresponding Equivalent Units, the total Assessments for each Parcel, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll summary attached hereto as Appendix C-1.

E. Annual Budget - Lakewood Hills East – Phase #1 Lots

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-five (35) Annual Installments of principal and interest beginning with the first on January 31 following the one-year anniversary of the final plat approval for that Lot or Parcel, of which twenty-seven (27) Annual Installments currently remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan and the Reimbursement Agreement, simple interest at the rate of 6.53% per annum shall begin to accrue on the Assessment for a Lot once final plats are recorded, or until the Assessment is paid in full. As described above, final plats for Lakewood Hills East – Phase #1 (52 lots) were recorded and recognized by the County on June 16, 2017. As a result, fifty-two (52) Parcels within the East Phase #1 subdivision had collection of Annual Installments beginning in tax year 2018, which was due no later than January 31, 2019. These Parcels are subject to the Annual Installments to be collected for 2026-27 and shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

According to the Developer, there are 52 platted Lots, representing 54.70 total Equivalent Units, within the East Phase #1 subdivision of the PID. The Assessment due from one Lot Type 1 Parcel was prepaid in full, resulting in a total of 53.70 in total outstanding Equivalent Units. Refer to Appendix B for additional details regarding prepaid Parcels.

Table II-E-1 below shows the amount of Outstanding Assessments applicable to the remaining fifty-one (51) platted Lots.

Table II-E-1
Assessments on Platted Lots
East Phase #1 Subdivision

Lot Type[1,2]	Total Outstanding No. of Platted Units	Equivalent Unit Factor	Total Outstanding Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 1	41	1.00	41.00	$30,883.49	$1,266,223.26
Lot Type 2	6	1.20	7.20	$37,060.19	$222,361.16
Lot Type 3	3	1.30	3.90	$40,148.54	$120,445.63
Lot Type 5	1	1.60	1.60	$49,413.59	$49,413.59
Total	**51**		**53.70**		**$1,658,443.64**

1 – As of June 30, 2025, one Parcel has prepaid their Assessment in full. Prepaid Parcels are not included in any of the values above.
2 - Lot Type 4 is not included in the table above as there are no Parcels associated with this lot type in the East Phase #1 subdivision.

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall show the remaining balance of the Assessments and the Annual Installment due for 2026-27 to be collected from each Parcel. Administrative Expenses are allocated to each Parcel based on the Equivalent Units for each Parcel. Each Annual Installment shall be reduced by any funds available, such as interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID management and administrative activities. The Annual Installments levied and collected for each phase are used for the payment or reimbursement of each respective phase's improvements and administrative expenses.

In contrast to property taxes which are levied on a calendar year basis and collected in arrears, the Annual Installments of PID Assessments are based on a fiscal year ending August 31 and are due by January 31. Accordingly, the PID Assessment reimbursement payments will be distributed semiannually on March 1 and September 1.

Lakewood Hills East - Phase #1 Lots Annual Installments to be Collected for 2026-27

The budget for East Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-E-2 below.

Table II-E-2
Budget for the Annual Installments to be Collected for 2026-27
East Phase #1 Subdivision

Descriptions	Total
Interest payment on March 1, 2027	$54,148
Interest payment on September 1, 2027	$54,148
Principal payment on September 1, 2027	$8,608
Subtotal debt service on the Reimbursement Agreement	*$116,904*
Annual Administrative Expenses	$5,100
Subtotal Expenses	*$122,004*
Available Annual Administrative Costs	$0
Other funds available	$0
Subtotal funds available	*$0*
Annual Installments	**$122,004**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $54,148 and on September 1, 2027, in the amount of $54,148, which equal interest on the outstanding Assessments balance of $1,658,444 for six months each at an effective interest rate of 6.53 percent. Annual Installments to be collected include a principal amount of $8,608 due on September 1, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $116,904.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, attorney, and contingency fees. As shown in Table II-E-3 on the following page, the total East Phase #1 administrative expenses to be collected for 2026-27 are estimated to be $5,100.

Table II-E-3
East Phase #1
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$2,100
PID Administrator	$1,900
County	$100
Auditor	$700
Attorney	$300
Total	**$5,100**

Available Administrative Expense Account

As of June 30, 2026, there are no funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

F. Annual Installments Per Unit – East Phase #1 Subdivision

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement balance, to cover Administrative Expenses of the East Phase #1 subdivision.

According to the Developer, there are 52 platted Lots, equal to 54.70 total Equivalent Units, within the East Phase #1 subdivision of the PID. The Assessment due from one Lot Type 1 Parcel was prepaid in full, resulting in a total of 53.70 in total outstanding Equivalent Units. The Annual Installment due to be collected per Equivalent Unit within the East Phase #1 Subdivision of the PID for 2026-27 is shown in Table II-F-1 below.

Table II-F-1
Annual Installment per Equivalent Unit
East Phase #1 Subdivision

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$8,607.89	$160.30
Interest	$108,296.37	$2,016.69
Administrative Expenses	$5,100.00	$94.97
Total	**$122,004.26**	**$2,271.96**

1 – Refer to Table II-E-2 of this report for additional budget details.
2 – Based on the current outstanding 53.70 Equivalent Units.

The Annual Installment due to be collected per Lot Type within the East Phase #1 Subdivision of the PID for 2026-27 is shown in Table II-F-2 on the following page.

Table II-F-2
Annual Installment per Lot Type
East Phase #1 Subdivision

Lot Type	Annual Installment per EU	EU Factor	Annual Installment per Unit
Lot Type 1 (50' Lot)	$2,271.96	1.00	$2,271.96
Lot Type 2 (60' Lot)	$2,271.96	1.20	$2,726.35
Lot Type 3 (65' Lot)	$2,271.96	1.30	$2,953.55
Lot Type 4 (70' Lot)	$2,271.96	1.40	$3,180.74
Lot Type 5 (80' Lot)	$2,271.96	1.60	$3,635.14

The list of Parcels within the PID, the Lot Types, the corresponding Equivalent Units, the total Assessments for each Parcel, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll summary attached hereto as Appendix D-1.

G. Annual Budget - Lakewood Hills East – Phase #2 Lots

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-five (35) Annual Installments of principal and interest beginning with the first on January 31 following the one-year anniversary of the first time such a newly platted Lot or Parcel, of which thirty-one (31) Annual Installments currently remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan and the Reimbursement Agreement, simple interest at the rate of 6.53% per annum shall begin to accrue on the Assessment for a Lot once final plats are recorded, or until the Assessment is paid in full. As described above, final plats for Lakewood Hills East – Phase #2 (99 lots) were recorded and recognized by the County on December 14, 2020. As a result, ninety-nine (99) Parcels within the East Phase #2 subdivision will have collection of Annual Installments beginning in tax year 2023. These Parcels are subject to the Annual Installments to be collected for 2026-27 and shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

According to the Developer, there are 99 platted Lots, representing 101.10 total Equivalent Units, within the East Phase #2 subdivision of the PID. The Assessment due from one Lot Type 1 Parcel was prepaid in full, resulting in a total of 100.10 in total outstanding Equivalent Units. Refer to Appendix B for additional details regarding prepaid Parcels.

Table II-G-1 on the following page shows the amount of Outstanding Assessments applicable to the ninety-nine (98) platted Lots pursuant to the Assessment per Lot calculated and shown for each Lot Type in the Service and Assessment Plan.

<u>**Table II-G-1**</u>
Assessments on Platted Lots
East Phase #2 Subdivision

Lot Type	Total Outstanding No. of Platted Units	Equivalent Unit Factor	Total Outstanding Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 1	91	1.00	91.00	$31,224.61	$2,841,439.48
Lot Type 2	4	1.20	4.80	$37,469.53	$149,878.13
Lot Type 3	1	1.30	1.30	$40,591.99	$40,591.99
Lot Type 4	1	1.40	1.40	$43,714.45	$43,714.45
Lot Type 5	1	1.60	1.60	$49,959.38	$49,959.38
Total	**98**		**100.10**		**$3,125,583.42**

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall show the remaining balance of the Assessments and the Annual Installment due for 2026-27 to be collected from each Parcel. Administrative Expenses are allocated to each Parcel based on the Equivalent Units for each Parcel. Each Annual Installment shall be reduced by any funds available, such as interest earnings on any account balances and by any other funds available to the PID.

<u>Annual Budget for the Repayment of Indebtedness</u>

Debt service will be paid on the Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID management and administrative activities. The Annual Installments levied and collected for each phase are used for the payment or reimbursement of each respective phase's improvements and administrative expenses.

In contrast to property taxes which are levied on a calendar year basis and collected in arrears, the Annual Installments of PID Assessments are based on a fiscal year ending August 31 and are due by January 31. Accordingly, the PID Assessment reimbursement payments will be distributed semiannually on March 1 and September 1.

<u>Lakewood Hills East - Phase #2 Lots Annual Installments to be Collected for 2026-27</u>

The budget for East Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-G-2 on the following page.

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<u>Table II-G-2</u>
Budget for the Annual Installments to be Collected for 2026-27
East Phase #2 Subdivision

Descriptions	Total
Interest payment on March 1, 2027	$102,050
Interest payment on September 1, 2027	$102,050
Principal payment on September 1, 2027	$3,562
Subtotal debt service on the Reimbursement Agreement	*$207,662*
Annual Administrative Expenses	$9,500
Subtotal Expenses	*$217,162*
Available Annual Administrative Costs	$0
Other funds available	$0
Subtotal funds available	*$0*
Annual Installments	**$217,162**

<u>Debt Service Payments</u>

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $102,050 and on September 1, 2027, in the amount of $102,050, which equal interest on the outstanding Assessments balance of $3,125,583 for six months each at an effective interest rate of 6.53 percent. Annual Installments to be collected for 2026-27 include a principal amount of $3,562 due on September 1, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $207,662.

<u>Administrative Expenses</u>

Administrative expenses include the City, Administrator, auditor, attorney, and contingency fees. As shown in Table II-G-3 below, the total East Phase #2 administrative expenses to be collected for 2026-27 are estimated to be $9,500.

<u>Table II-G-3</u>
East Phase #2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$4,000
PID Administrator	$3,600
County	$100
Auditor	$1,300
Attorney	$500
Total	**$9,500**

Available Administrative Expense Account

As of June 30, 2026, there are no funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

H. Annual Installments Per Unit – East Phase #2 Subdivision

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement balance, to cover Administrative Expenses of the East Phase #2 subdivision.

According to the Developer, there are 99 platted Lots, representing 101.10 total Equivalent Units, within the East Phase #2 subdivision of the PID. The Assessment due from one Lot Type 1 Parcel was prepaid in full, resulting in a total of 100.10 in total outstanding Equivalent Units. The Annual Installment due to be collected per Equivalent Unit in the East Phase #2 subdivision for 2026-27 is shown in Table II-H-1 below.

Table II-H-1
Annual Installment per Equivalent Unit
East Phase #2 Subdivisions

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$3,561.74	$35.58
Interest	$204,100.60	$2,038.97
Administrative Expense	$9,500.00	$94.91
Total	**$217,162.34**	**$2,169.45**

1 – Refer to Table II-G-2 of this report for additional budget details.
2 – Based on the current outstanding 100.10 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in the East Phase #2 subdivision for 2026-27 is shown in Table II-H-2 on the following page.

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Table II-H-2
Annual Installment per Lot Type
East Phase #2 Subdivisions

Lot Type	Annual Installment per EU	EU Factor	Annual Installment per Unit
Lot Type 1 (50' Lot)	$2,169.45	1.00	$2,169.45
Lot Type 2 (60' Lot)	$2,169.45	1.20	$2,603.34
Lot Type 3 (65' Lot)	$2,169.45	1.30	$2,820.29
Lot Type 4 (70' Lot)	$2,169.45	1.40	$3,037.24
Lot Type 5 (80' Lot)	$2,169.45	1.60	$3,471.13

The list of Parcels within the PID, the Lot Types, the corresponding Equivalent Units, the total Assessments for each Parcel, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll summary attached hereto as Appendix E-1.

I. Annual Budget - Lakewood Hills West – Phase #2 Lots

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-five (35) Annual Installments of principal and interest beginning with the tax year 2022, of which thirty-one (31) Annual Installments currently remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan and the Reimbursement Agreement, simple interest at the rate of 6.53% per annum shall begin to accrue on the Assessment for a Lot once final plats are recorded, or until the Assessment is paid in full. The final plats for Lakewood Hills West – Phase #2 (165 lots) were recorded and recognized by the County on March 4, 2021. As a result, one hundred and sixty-five (165) Parcels within the West Phase #2 subdivision will have collection of Annual Installments beginning in tax year 2023. These Parcels are subject to the Annual Installments to be collected for 2026-27 and shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

According to the Developer, there are 165 platted Lots, representing 187.00 total Equivalent Units, within the West Phase #2 subdivision of the PID. The Assessments due from one Lot Type 1 Parcel, one Lot Type 4 Parcel, and one Lot Type 5 Parcel were prepaid in full, resulting in a total of 183.00 in total outstanding Equivalent Units. Refer to Appendix B for additional details regarding prepaid Parcels.

Table II-I-1 on the following page shows the projected amount of Outstanding Assessments applicable to the one hundred and sixty-two (162) platted Lots pursuant to the Assessment per Lot calculated and shown for each Lot Type in the Amended and Restated Service and Assessment Plan.

<u>Table II-I-1</u>
Projected Assessments on Platted Lots
West Phase #2 Subdivision

Lot Type	Total Outstanding No. of Platted Units	Equivalent Unit Factor	Total Outstanding Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 1	108	1.00	108.00	$29,983.54	$3,238,221.92
Lot Type 2	18	1.20	21.60	$35,980.24	$647,644.38
Lot Type 3	6	1.30	7.80	$38,978.60	$233,871.58
Lot Type 4	12	1.40	16.80	$41,976.95	$503,723.41
Lot Type 5	18	1.60	28.80	$47,973.66	$863,525.85
Total	**162**		**183.00**		**$5,486,987.14**

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall show the remaining balance of the Assessments and the Annual Installment due for 2026-27 to be collected from each Parcel. Administrative Expenses are allocated to each Parcel based on the Equivalent Units for each Parcel. Each Annual Installment shall be reduced by any funds available, such as interest earnings on any account balances and by any other funds available to the PID.

<u>Annual Budget for the Repayment of Indebtedness</u>

Debt service will be paid on the Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID management and administrative activities. The Annual Installments levied and collected for each phase are used for the payment or reimbursement of each respective phase's improvements and administrative expenses.

In contrast to property taxes which are levied on a calendar year basis and collected in arrears, the Annual Installments of PID Assessments are based on a fiscal year ending August 31 and are due by January 31. Accordingly, the PID Assessment reimbursement payments will be distributed semiannually on March 1 and September 1.

<u>Lakewood Hills West - Phase #2 Lots Annual Installments to be Collected for 2026-27</u>

The budget for West Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-I-2 on the following page.

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<u>Table II-I-2</u>
Budget for the Annual Installments to be Collected for 2026-27
West Phase #2 Subdivision

Descriptions	**Total**
Interest payment on March 1, 2027	$179,100
Interest payment on September 1, 2027	$179,100
Principal payment on September 1, 2027	$6,324
Subtotal debt service on the Reimbursement Agreement	*$364,523*
Annual Administrative Expenses	$17,500
Subtotal Expenses	*$382,023*
Available Annual Administrative Costs	$0
Other funds available	$0
Subtotal funds available	*$0*
Annual Installments	**$382,023**

<u>Debt Service Payments</u>

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $179,100 and on September 1, 2027, in the amount of $179,100, which equal interest on the outstanding Assessments balance of $5,486,987 for six months each at an effective interest rate of 6.53 percent. Annual Installments to be collected for 2026-27 include a principal amount of $6,324 due on September 1, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $364,523.

<u>Administrative Expenses</u>

Administrative expenses include the City, Administrator, auditor, attorney, and contingency fees. As shown in Table II-I-3 below, the total West Phase #2 administrative expenses to be collected for 2026-27 are estimated to be $17,500.

<u>Table II-I-3</u>
West Phase #2
Administrative Budget Breakdown

Description	**2026-27 Estimated Budget (9/1/26-8/31/27)**
City	$7,300
PID Administrator	$6,500
County	$300
Auditor	$2,400
Attorney	$1,000
Total	**$17,500**

Available Administrative Expense Account

As of June 30, 2026, there are no funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

J. Annual Installments Per Unit – West Phase #2 Subdivision

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement balance, to cover Administrative Expenses of the West Phase #2 subdivision.

According to the Developer, there are 165 platted Lots, representing 187.00 total Equivalent Units, within the West Phase #2 subdivision of the PID. The Assessments due from one Lot Type 1 Parcel, one Lot Type 4 Parcel, and one Lot Type 5 Parcel were prepaid in full, resulting in a total of 183.00 in total outstanding Equivalent Units. The Annual Installment due to be collected per Equivalent Unit in the West Phase #2 subdivision for 2026-27 is shown in Table II-J-1 below.

Table II-J-1
Annual Installment per Equivalent Unit
West Phase #2 Subdivisions

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$6,323.76	$34.56
Interest	$358,199.26	$1,957.37
Administrative Expenses	$17,500.00	$95.63
Total	**$382,023.03**	**$2,087.56**

1 – Refer to Table II-I-2 of this report for additional budget details.
2 – Based on the current outstanding 183.00 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in the West Phase #2 subdivision for 2026-27 is shown in Table II-J-2 on the following page.

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<u>Table II-J-2</u>
Annual Installment per Lot Type
West Phase #2 Subdivisions

Lot Type	Annual Installment per EU	EU Factor	Annual Installment per Unit
Lot Type 1 (50 Ft Lot)	$2,087.56	1.00	$2,087.56
Lot Type 2 (60 Ft Lot)	$2,087.56	1.20	$2,505.07
Lot Type 3 (65 Ft Lot)	$2,087.56	1.30	$2,713.82
Lot Type 4 (70 Ft Lot)	$2,087.56	1.40	$2,922.58
Lot Type 5 (80 Ft Lot)	$2,087.56	1.60	$3,340.09

The list of Parcels within the PID, the Lot Types, the corresponding Equivalent Units, the total Assessments for each Parcel, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll summary attached hereto as Appendix F-1.

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III. *Update of the Assessment Plan*

The Service and Assessment Plan adopted by the City Council provided that the costs of the Authorized Improvements shall be allocated to the Assessed Property within the PID based on the Equivalent Units of the residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of costs of the Authorized Improvements to Parcels similarly benefited.

Pursuant to Section VI.F of the Service and Assessment Plan, "Calculation of the Assessments and the first Annual Installment for a Lot or Parcel shall begin as of September 1. Annual Installments shall be due by each January 31 following the one-year anniversary of the final plat approval for that Lot or Parcel."

Assessment Methodology

Pursuant to the Amended and Restated Service and Assessment Plan, the annual Service Plan Update originally provided for the collection of annual installments as follows: Calculation of the Assessments and the first Annual Installment for a Lot or Parcel shall begin as of September 1 on the dates set forth below. Annual Installments are due when billed typically on or around October 1 of each year and are delinquent if not paid by February 1 of the following year.

Collection of first annual installments for the Lakewood Hills West and South Addition, Phase #1 subdivision commenced with the tax bills due on January 31, 2017.

Collection of first annual installments for the Lakewood Hills East Addition, Phase #1 subdivision commenced with the tax bills due on January 31, 2019.

Collection of first annual installments for the Lakewood Hills East Addition, Phase #2 subdivision shall commence with the tax bills due on January 31, 2023.

Collection of first annual installments for the Lakewood Hills West Addition, Phase #2 subdivision shall commence with the tax bills due on January 31, 2023.

This method of assessing property, as updated in prior Annual Service Plan Updates and the Amended and Restated Service and Assessment Plan, has not been changed other than as described herein and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year.

The Assessment Roll summaries are shown in Appendix D, Appendix E, Appendix F, and Appendix G. Each Parcel in PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels using the formula shown in the Service and Assessment Plan. Such formula is updated as follows in order to account for potential multiple lot subdivisions:

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

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 number of Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent 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 Assessments for subdivided Parcels in accordance with this section will be determined by the Administrator and recommended to and approved by the City Council in an Annual Service Plan Update.

According to the Developer, final plats for Lakewood Hills East – Phase #2 (99 lots) and Lakewood Hills West – Phase #2 (165 lots) were recorded and recognized by the County on December 14, 2020, and March 4, 2021, respectively. According to DCAD, the East Phase #2 Parcels were subdivided and included in the 2021 certified roll and began collection in tax year 2022.

According to DCAD, Lakewood Hills East – Phase #2 and Lakewood Hills West – Phase #2 Parcels were subdivided in 2020 and 2021, respectively. Parcels in Lakewood Hills East – Phase #2 were subdivided from Parcel 523333. Parcels in Lakewood Hills West – Phase #2 were subdivided from Parcel 20186.

B. Prepayment of Assessments

Assessments for twelve Parcels have been prepaid in full as of June 30, 2026. Refer to Appendix B for additional details regarding prepaid Parcels.

The list of current Parcels within the PID, the corresponding total Assessments and current Annual Installments are shown in the Assessment Roll summaries attached hereto as Appendix C-1, D-1, E-1, and F-1 respectively.

The complete Assessment Roll is available for review at Lewisville City Hall, located at 151 W. Church St., Lewisville, Texas 75057.

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Appendix A
PID Maps and Plats

Appendix B
Prepaid Parcels

Appendix B

Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
677150	04/21/20	$37,494.45	Full
677138	09/18/20	$37,483.83	Full
677166	01/12/21	$37,483.83	Full
677189	06/08/21	$49,978.44	Full
707123	07/02/21	$31,245.38	Full
677179	03/10/23	$37,344.58	Full
978726	09/20/23	$47,987.55	Full
978631	01/18/24	$41,989.11	Full
978757	07/28/25	$29,992.22	Full
965621	02/04/26	$31,245.38	Full
677158	02/25/26	$21,510.66	Full
986526	02/25/26	$21,510.66	Full
Total		**$425,266.07**	

Appendix C-1

Lakewood Hills West – Phase #1 & Lakewood Hills South – Phase #1 Lots

2026-27 Assessment Roll

Assessment Roll Summary - West & South Addition Phase 1
2026-27

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
675818	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675819	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675820	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675821	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675822	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675823	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675824	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675825	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675826	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675827	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675828	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675829	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
675830	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675831	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675832	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675833	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
675834	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675835	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675836	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675837	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675838	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675839	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675840	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675841	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675842	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675843	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675844	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675845	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675846	50	1	0.50	$15,261.44	$120.52	$996.57	$47.64	$1,164.74
1035906			0.50	$15,261.44	$120.52	$996.57	$47.64	$1,164.74
675847	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675848	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675849	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675850	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675851	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675852	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675853	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675854	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675855	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675856	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675857	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675858	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675859	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675860	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675861	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675862	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675863	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675864	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675865	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
675866	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675867	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675868	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675869	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675870	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675871	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675872	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675873	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675874	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675875	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675876	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675877	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675878	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675879	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675880	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675881	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675882	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675883	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675884	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675885	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675886	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675887	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675888	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675889	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
675890	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675891	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675892	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675893	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675894	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675895	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675896	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675897	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675898	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675899	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675900	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675901	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675902	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675903	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675904	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675905	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675906	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675907	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675908	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675909	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675910	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675911	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675912	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675913	80	5	1.60	$48,836.59	$385.68	$3,189.03	$152.45	$3,727.16
675914	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675915	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675916	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675917	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675918	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675919	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675920	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675921	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675922	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675923	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675924	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675925	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675926	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675927	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675928	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675929	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675930	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675931	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
675932	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675933	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675934	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675935	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675936	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675937	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675938	80	5	1.60	$48,836.59	$385.68	$3,189.03	$152.45	$3,727.16
675939	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675940	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675941	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675942	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675943	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675944	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675945	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675946	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675947	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
675948	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675949	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675950	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675951	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675952	50	1	1.00	$30,522.87	$241.05	$1,993.14	$95.28	$2,329.47
675953	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
675954	0	ROW	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
677135	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
677136	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677137	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677138	60	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
677139	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677140	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677141	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677142	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677143	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677144	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677145	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
677146	80	5	1.60	$48,836.59	$385.68	$3,189.03	$152.45	$3,727.16
677147	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677148	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677149	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677150	60	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
677151	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677152	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677153	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677154	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677155	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677156	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
677157	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
677158	70	4	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
986526			0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
677159	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677160	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677161	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677162	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677163	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677164	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677165	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677166	60	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
677167	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677168	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677169	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677170	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677171	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677172	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677173	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677174	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
677175	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677176	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677177	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677178	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677179	60	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
677180	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677181	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
677182	70	4	1.40	$42,732.02	$337.47	$2,790.40	$133.39	$3,261.26
677183	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677184	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677185	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677186	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677187	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677188	80	5	1.60	$48,836.59	$385.68	$3,189.03	$152.45	$3,727.16
677189	80	5	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
677190	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677191	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677192	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677193	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677194	80	5	0.80	$24,418.30	$192.84	$1,594.51	$76.22	$1,863.58
1008141			0.80	$24,418.30	$192.84	$1,594.51	$76.22	$1,863.58
677195	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
677196	65	3	0.65	$19,839.87	$156.68	$1,295.54	$61.93	$1,514.16
1007570			0.65	$19,839.87	$156.68	$1,295.54	$61.93	$1,514.16
677197	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677198	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677199	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677200	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677201	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677202	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
677203	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677204	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
677205	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677206	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
677207	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
3621030	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
677209	65	3	1.30	$39,679.73	$313.36	$2,591.09	$123.86	$3,028.32
677210	60	2	1.20	$36,627.45	$289.26	$2,391.77	$114.34	$2,795.37
			224.60	**$6,855,436.81**	**$54,139.70**	**$447,660.02**	**$21,400.00**	**$523,199.73**

<u>APPENDIX C-2</u>

PROJECTED ASSESSMENT SCHEDULE – LAKEWOOD HILLS WEST – PHASE #1 & LAKEWOOD HILLS SOUTH – PHASE #1

Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills West Addition

Lot Type	Lot Type 1 (50' Lot)
Outstanding Assessment	$30,523
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$30,523	$241	$1,993	$95	$2,329
2027	$30,282	$283	$1,977	$157	$2,418
2028	$29,999	$329	$1,959	$155	$2,443
2029	$29,670	$380	$1,937	$154	$2,471
2030	$29,290	$435	$1,913	$152	$2,499
2031	$28,855	$493	$1,884	$149	$2,526
2032	$28,362	$556	$1,852	$147	$2,555
2033	$27,807	$623	$1,816	$148	$2,586
2034	$27,184	$695	$1,775	$148	$2,618
2035	$26,489	$772	$1,730	$148	$2,650
2036	$25,717	$855	$1,679	$148	$2,682
2037	$24,862	$943	$1,623	$147	$2,713
2038	$23,919	$1,038	$1,562	$148	$2,747
2039	$22,881	$1,140	$1,494	$148	$2,782
2040	$21,741	$1,249	$1,420	$147	$2,816
2041	$20,492	$1,367	$1,338	$148	$2,853
2042	$19,125	$1,492	$1,249	$148	$2,889
2043	$17,633	$1,626	$1,151	$148	$2,925
2044	$16,007	$1,770	$1,045	$149	$2,964
2045	$14,238	$1,921	$930	$148	$2,999
2046	$12,316	$2,085	$804	$148	$3,037
2047	$10,232	$2,261	$668	$148	$3,077
2048	$7,971	$2,449	$521	$147	$3,116
2049	$5,522	$2,651	$361	$147	$3,159
2050	$2,871	$2,871	$187	$148	$3,206
Total		**$30,523**	**$34,869**	**$3,669**	**$69,061**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills West Addition

Lot Type	Lot Type 3 (65' Lot)
Outstanding Assessment	$39,680
Equivalent Unit	1.30

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$39,680	$313	$2,591	$124	$3,028
2027	$39,366	$368	$2,571	$204	$3,143
2028	$38,998	$428	$2,547	$202	$3,176
2029	$38,570	$494	$2,519	$200	$3,212
2030	$38,076	$565	$2,486	$197	$3,249
2031	$37,512	$640	$2,450	$194	$3,284
2032	$36,871	$723	$2,408	$191	$3,321
2033	$36,149	$810	$2,360	$192	$3,362
2034	$35,339	$903	$2,308	$193	$3,404
2035	$34,436	$1,004	$2,249	$193	$3,445
2036	$33,432	$1,111	$2,183	$192	$3,487
2037	$32,320	$1,226	$2,111	$191	$3,527
2038	$31,094	$1,349	$2,030	$192	$3,572
2039	$29,745	$1,482	$1,942	$192	$3,616
2040	$28,263	$1,624	$1,846	$191	$3,661
2041	$26,639	$1,777	$1,740	$192	$3,709
2042	$24,862	$1,939	$1,623	$193	$3,756
2043	$22,923	$2,113	$1,497	$192	$3,802
2044	$20,810	$2,301	$1,359	$193	$3,853
2045	$18,509	$2,497	$1,209	$193	$3,899
2046	$16,011	$2,710	$1,046	$192	$3,948
2047	$13,301	$2,939	$869	$192	$4,000
2048	$10,362	$3,184	$677	$191	$4,051
2049	$7,179	$3,447	$469	$191	$4,107
2050	$3,732	$3,732	$244	$192	$4,168
Total		**$39,680**	**$45,330**	**$4,770**	**$89,780**

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

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills West Addition

Lot Type	Lot Type 4 (70' Lot)
Outstanding Assessment	$42,732
Equivalent Unit	1.40

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$42,732	$337	$2,790	$133	$3,261
2027	$42,395	$397	$2,768	$220	$3,385
2028	$41,998	$461	$2,742	$218	$3,421
2029	$41,537	$532	$2,712	$215	$3,460
2030	$41,005	$608	$2,678	$212	$3,498
2031	$40,397	$690	$2,638	$209	$3,537
2032	$39,707	$778	$2,593	$206	$3,577
2033	$38,929	$872	$2,542	$207	$3,621
2034	$38,057	$973	$2,485	$207	$3,665
2035	$37,084	$1,081	$2,422	$207	$3,710
2036	$36,003	$1,197	$2,351	$207	$3,755
2037	$34,806	$1,320	$2,273	$206	$3,799
2038	$33,486	$1,453	$2,187	$207	$3,846
2039	$32,033	$1,596	$2,092	$207	$3,895
2040	$30,437	$1,749	$1,988	$206	$3,942
2041	$28,688	$1,914	$1,873	$207	$3,994
2042	$26,775	$2,089	$1,748	$208	$4,045
2043	$24,686	$2,276	$1,612	$207	$4,095
2044	$22,410	$2,478	$1,463	$208	$4,149
2045	$19,933	$2,690	$1,302	$208	$4,199
2046	$17,243	$2,919	$1,126	$207	$4,251
2047	$14,324	$3,165	$935	$207	$4,307
2048	$11,160	$3,428	$729	$206	$4,363
2049	$7,731	$3,712	$505	$206	$4,422
2050	$4,020	$4,020	$262	$207	$4,489
Total		**$42,732**	**$48,817**	**$5,137**	**$96,686**

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

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills West Addition

Lot Type	Lot Type 5 (80' Lot)
Outstanding Assessment	$48,837
Equivalent Unit	1.60

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$48,837	$386	$3,189	$152	$3,727
2027	$48,451	$453	$3,164	$251	$3,868
2028	$47,998	$526	$3,134	$249	$3,909
2029	$47,471	$608	$3,100	$246	$3,954
2030	$46,863	$695	$3,060	$243	$3,998
2031	$46,168	$788	$3,015	$239	$4,042
2032	$45,380	$889	$2,963	$235	$4,088
2033	$44,491	$996	$2,905	$236	$4,138
2034	$43,494	$1,112	$2,840	$237	$4,189
2035	$42,382	$1,236	$2,768	$237	$4,240
2036	$41,147	$1,368	$2,687	$236	$4,291
2037	$39,779	$1,509	$2,598	$235	$4,341
2038	$38,270	$1,661	$2,499	$236	$4,396
2039	$36,609	$1,824	$2,391	$236	$4,451
2040	$34,785	$1,998	$2,271	$236	$4,506
2041	$32,787	$2,187	$2,141	$237	$4,565
2042	$30,600	$2,387	$1,998	$237	$4,622
2043	$28,213	$2,601	$1,842	$237	$4,680
2044	$25,612	$2,832	$1,672	$238	$4,742
2045	$22,780	$3,074	$1,488	$238	$4,799
2046	$19,706	$3,336	$1,287	$236	$4,859
2047	$16,371	$3,617	$1,069	$236	$4,922
2048	$12,754	$3,918	$833	$235	$4,986
2049	$8,836	$4,242	$577	$235	$5,054
2050	$4,594	$4,594	$300	$237	$5,130
Total		**$48,837**	**$55,791**	**$5,871**	**$110,498**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills South Addition

Lot Type	Lot Type 2 (60' Lot)
Outstanding Assessment	$36,627
Equivalent Unit	1.20

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$36,627	$289	$2,392	$114	$2,795
2027	$36,338	$340	$2,373	$188	$2,901
2028	$35,998	$395	$2,351	$186	$2,932
2029	$35,604	$456	$2,325	$184	$2,965
2030	$35,148	$521	$2,295	$182	$2,999
2031	$34,626	$591	$2,261	$179	$3,032
2032	$34,035	$667	$2,222	$176	$3,066
2033	$33,368	$747	$2,179	$177	$3,103
2034	$32,621	$834	$2,130	$178	$3,142
2035	$31,787	$927	$2,076	$178	$3,180
2036	$30,860	$1,026	$2,015	$177	$3,219
2037	$29,834	$1,132	$1,948	$176	$3,256
2038	$28,702	$1,246	$1,874	$177	$3,297
2039	$27,457	$1,368	$1,793	$177	$3,338
2040	$26,089	$1,499	$1,704	$177	$3,379
2041	$24,590	$1,640	$1,606	$178	$3,424
2042	$22,950	$1,790	$1,499	$178	$3,467
2043	$21,159	$1,951	$1,382	$177	$3,510
2044	$19,209	$2,124	$1,254	$178	$3,556
2045	$17,085	$2,305	$1,116	$178	$3,599
2046	$14,780	$2,502	$965	$177	$3,644
2047	$12,278	$2,713	$802	$177	$3,692
2048	$9,565	$2,939	$625	$176	$3,740
2049	$6,627	$3,181	$433	$176	$3,791
2050	$3,445	$3,445	$225	$178	$3,848
Total		**$36,627**	**$41,843**	**$4,403**	**$82,874**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills South Addition

Lot Type	Lot Type 3 (65' Lot)
Outstanding Assessment	$39,680
Equivalent Unit	1.30

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$39,680	$313	$2,591	$124	$3,028
2027	$39,366	$368	$2,571	$204	$3,143
2028	$38,998	$428	$2,547	$202	$3,176
2029	$38,570	$494	$2,519	$200	$3,212
2030	$38,076	$565	$2,486	$197	$3,249
2031	$37,512	$640	$2,450	$194	$3,284
2032	$36,871	$723	$2,408	$191	$3,321
2033	$36,149	$810	$2,360	$192	$3,362
2034	$35,339	$903	$2,308	$193	$3,404
2035	$34,436	$1,004	$2,249	$193	$3,445
2036	$33,432	$1,111	$2,183	$192	$3,487
2037	$32,320	$1,226	$2,111	$191	$3,527
2038	$31,094	$1,349	$2,030	$192	$3,572
2039	$29,745	$1,482	$1,942	$192	$3,616
2040	$28,263	$1,624	$1,846	$191	$3,661
2041	$26,639	$1,777	$1,740	$192	$3,709
2042	$24,862	$1,939	$1,623	$193	$3,756
2043	$22,923	$2,113	$1,497	$192	$3,802
2044	$20,810	$2,301	$1,359	$193	$3,853
2045	$18,509	$2,497	$1,209	$193	$3,899
2046	$16,011	$2,710	$1,046	$192	$3,948
2047	$13,301	$2,939	$869	$192	$4,000
2048	$10,362	$3,184	$677	$191	$4,051
2049	$7,179	$3,447	$469	$191	$4,107
2050	$3,732	$3,732	$244	$192	$4,168
Total		**$39,680**	**$45,330**	**$4,770**	**$89,780**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills South Addition

Lot Type	Lot Type 4 (70' Lot)
Outstanding Assessment	$42,732
Equivalent Unit	1.40

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$42,732	$337	$2,790	$133	$3,261
2027	$42,395	$397	$2,768	$220	$3,385
2028	$41,998	$461	$2,742	$218	$3,421
2029	$41,537	$532	$2,712	$215	$3,460
2030	$41,005	$608	$2,678	$212	$3,498
2031	$40,397	$690	$2,638	$209	$3,537
2032	$39,707	$778	$2,593	$206	$3,577
2033	$38,929	$872	$2,542	$207	$3,621
2034	$38,057	$973	$2,485	$207	$3,665
2035	$37,084	$1,081	$2,422	$207	$3,710
2036	$36,003	$1,197	$2,351	$207	$3,755
2037	$34,806	$1,320	$2,273	$206	$3,799
2038	$33,486	$1,453	$2,187	$207	$3,846
2039	$32,033	$1,596	$2,092	$207	$3,895
2040	$30,437	$1,749	$1,988	$206	$3,942
2041	$28,688	$1,914	$1,873	$207	$3,994
2042	$26,775	$2,089	$1,748	$208	$4,045
2043	$24,686	$2,276	$1,612	$207	$4,095
2044	$22,410	$2,478	$1,463	$208	$4,149
2045	$19,933	$2,690	$1,302	$208	$4,199
2046	$17,243	$2,919	$1,126	$207	$4,251
2047	$14,324	$3,165	$935	$207	$4,307
2048	$11,160	$3,428	$729	$206	$4,363
2049	$7,731	$3,712	$505	$206	$4,422
2050	$4,020	$4,020	$262	$207	$4,489
Total		**$42,732**	**$48,817**	**$5,137**	**$96,686**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills South Addition

Lot Type	Lot Type 5 (80' Lot)
Outstanding Assessment	$48,837
Equivalent Unit	1.60

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$48,837	$386	$3,189	$152	$3,727
2027	$48,451	$453	$3,164	$251	$3,868
2028	$47,998	$526	$3,134	$249	$3,909
2029	$47,471	$608	$3,100	$246	$3,954
2030	$46,863	$695	$3,060	$243	$3,998
2031	$46,168	$788	$3,015	$239	$4,042
2032	$45,380	$889	$2,963	$235	$4,088
2033	$44,491	$996	$2,905	$236	$4,138
2034	$43,494	$1,112	$2,840	$237	$4,189
2035	$42,382	$1,236	$2,768	$237	$4,240
2036	$41,147	$1,368	$2,687	$236	$4,291
2037	$39,779	$1,509	$2,598	$235	$4,341
2038	$38,270	$1,661	$2,499	$236	$4,396
2039	$36,609	$1,824	$2,391	$236	$4,451
2040	$34,785	$1,998	$2,271	$236	$4,506
2041	$32,787	$2,187	$2,141	$237	$4,565
2042	$30,600	$2,387	$1,998	$237	$4,622
2043	$28,213	$2,601	$1,842	$237	$4,680
2044	$25,612	$2,832	$1,672	$238	$4,742
2045	$22,780	$3,074	$1,488	$238	$4,799
2046	$19,706	$3,336	$1,287	$236	$4,859
2047	$16,371	$3,617	$1,069	$236	$4,922
2048	$12,754	$3,918	$833	$235	$4,986
2049	$8,836	$4,242	$577	$235	$5,054
2050	$4,594	$4,594	$300	$237	$5,130
Total		**$48,837**	**$55,791**	**$5,871**	**$110,498**

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

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Appendix D-1
Lakewood Hills East – Phase #1 Lots 2026-27 Assessment Roll

Assessment Roll Summary - East Addition Phase 1
2026-27

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
707112	60	2	1.20	$37,060.19	$192.36	$2,420.03	$113.97	$2,726.35
707113	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707114	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707115	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707116	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707117	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707118	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707119	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707120	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707121	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707122	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707123	50	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
707124	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707125	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707126	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707127	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707128	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707129	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707130	50	1	0.50	$15,441.75	$80.15	$1,008.35	$47.49	$1,135.98
707130-1			0.50	$15,441.75	$80.15	$1,008.35	$47.49	$1,135.98
707131	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707132	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707133	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707134	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707135	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707136	50	1	0.50	$15,441.75	$80.15	$1,008.35	$47.49	$1,135.98
969967			0.50	$15,441.75	$80.15	$1,008.35	$47.49	$1,135.98
707137	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707138	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707139	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707140	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707141	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707142	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707143	60	2	1.20	$37,060.19	$192.36	$2,420.03	$113.97	$2,726.35
707144	65	3	1.30	$40,148.54	$208.38	$2,621.70	$123.46	$2,953.55
707145	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707146	60	2	1.20	$37,060.19	$192.36	$2,420.03	$113.97	$2,726.35
707147	60	2	1.20	$37,060.19	$192.36	$2,420.03	$113.97	$2,726.35
707148	65	3	1.30	$40,148.54	$208.38	$2,621.70	$123.46	$2,953.55
707149	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707150	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707151	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707152	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707153	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707154	80	5	1.60	$49,413.59	$256.47	$3,226.71	$151.96	$3,635.14
707155	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707156	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707157	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707158	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707159	60	2	1.20	$37,060.19	$192.36	$2,420.03	$113.97	$2,726.35
707160	60	2	1.20	$37,060.19	$192.36	$2,420.03	$113.97	$2,726.35
707161	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707162	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
707163	65	3	1.30	$40,148.54	$208.38	$2,621.70	$123.46	$2,953.55
707164	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707165	50	1	1.00	$30,883.49	$160.30	$2,016.69	$94.97	$2,271.96
			53.70	**$1,658,443.64**	**$8,607.89**	**$108,296.37**	**$5,100.00**	**$122,004.26**

APPENDIX D-2

PROJECTED ASSESSMENT SCHEDULE – LAKEWOOD HILLS EAST – PHASE #1

Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills East Addition

Lot Type	Lot Type 1 (50' Lot)
Outstanding Assessment	$30,883
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$30,883	$160	$2,017	$95	$2,272
2027	$30,723	$199	$2,007	$157	$2,362
2028	$30,524	$240	$1,994	$156	$2,389
2029	$30,285	$284	$1,978	$154	$2,416
2030	$30,001	$329	$1,960	$153	$2,442
2031	$29,672	$380	$1,938	$151	$2,470
2032	$29,291	$435	$1,913	$149	$2,498
2033	$28,856	$493	$1,885	$147	$2,525
2034	$28,363	$557	$1,853	$145	$2,554
2035	$27,806	$624	$1,816	$145	$2,585
2036	$27,183	$696	$1,775	$146	$2,617
2037	$26,487	$773	$1,730	$146	$2,649
2038	$25,714	$856	$1,680	$145	$2,681
2039	$24,857	$944	$1,624	$145	$2,713
2040	$23,913	$1,039	$1,562	$145	$2,747
2041	$22,874	$1,141	$1,494	$145	$2,781
2042	$21,733	$1,251	$1,420	$145	$2,815
2043	$20,482	$1,369	$1,338	$146	$2,852
2044	$19,113	$1,494	$1,249	$146	$2,888
2045	$17,619	$1,628	$1,151	$146	$2,924
2046	$15,992	$1,772	$1,045	$146	$2,963
2047	$14,220	$1,924	$929	$146	$2,999
2048	$12,296	$2,087	$803	$145	$3,036
2049	$10,209	$2,264	$667	$145	$3,076
2050	$7,945	$2,452	$519	$145	$3,116
2051	$5,493	$2,655	$359	$145	$3,159
2052	$2,839	$2,839	$186	$146	$3,170
Total		**$30,883**	**$38,889**	**$3,926**	**$73,699**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills East Addition

Lot Type	Lot Type 2 (60' Lot)
Outstanding Assessment	$37,060
Equivalent Unit	1.20

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$37,060	$192	$2,420	$114	$2,726
2027	$36,868	$239	$2,408	$188	$2,835
2028	$36,629	$287	$2,392	$187	$2,867
2029	$36,342	$340	$2,374	$185	$2,899
2030	$36,001	$395	$2,351	$184	$2,930
2031	$35,606	$457	$2,326	$182	$2,964
2032	$35,149	$522	$2,296	$179	$2,997
2033	$34,627	$592	$2,262	$177	$3,030
2034	$34,035	$668	$2,223	$174	$3,065
2035	$33,367	$748	$2,179	$174	$3,102
2036	$32,619	$835	$2,131	$175	$3,140
2037	$31,784	$928	$2,076	$175	$3,179
2038	$30,856	$1,027	$2,015	$175	$3,217
2039	$29,829	$1,133	$1,948	$174	$3,255
2040	$28,696	$1,247	$1,874	$174	$3,296
2041	$27,449	$1,370	$1,793	$174	$3,337
2042	$26,079	$1,501	$1,703	$174	$3,378
2043	$24,578	$1,642	$1,605	$175	$3,423
2044	$22,936	$1,792	$1,498	$175	$3,466
2045	$21,143	$1,953	$1,381	$175	$3,509
2046	$19,190	$2,126	$1,254	$175	$3,556
2047	$17,064	$2,308	$1,115	$175	$3,598
2048	$14,755	$2,505	$964	$174	$3,643
2049	$12,251	$2,716	$800	$175	$3,691
2050	$9,534	$2,942	$623	$174	$3,739
2051	$6,592	$3,185	$431	$174	$3,790
2052	$3,407	$3,407	$223	$175	$3,804
Total		**$37,060**	**$46,667**	**$4,711**	**$88,438**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills East Addition

Lot Type	Lot Type 3 (65' Lot)
Outstanding Assessment	$40,149
Equivalent Unit	1.30

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$40,149	$208	$2,622	$123	$2,954
2027	$39,940	$259	$2,609	$204	$3,071
2028	$39,681	$311	$2,592	$202	$3,106
2029	$39,370	$369	$2,571	$201	$3,141
2030	$39,001	$428	$2,547	$199	$3,174
2031	$38,573	$495	$2,519	$197	$3,211
2032	$38,078	$566	$2,487	$194	$3,247
2033	$37,513	$641	$2,450	$191	$3,283
2034	$36,872	$724	$2,408	$188	$3,320
2035	$36,148	$811	$2,361	$189	$3,361
2036	$35,337	$905	$2,308	$190	$3,402
2037	$34,433	$1,005	$2,249	$190	$3,444
2038	$33,428	$1,113	$2,183	$189	$3,485
2039	$32,315	$1,227	$2,111	$188	$3,526
2040	$31,087	$1,351	$2,031	$189	$3,571
2041	$29,736	$1,484	$1,942	$189	$3,615
2042	$28,252	$1,626	$1,845	$188	$3,660
2043	$26,626	$1,779	$1,739	$189	$3,708
2044	$24,847	$1,942	$1,623	$190	$3,755
2045	$22,905	$2,116	$1,496	$189	$3,801
2046	$20,789	$2,304	$1,358	$190	$3,852
2047	$18,486	$2,501	$1,208	$190	$3,898
2048	$15,985	$2,714	$1,044	$189	$3,947
2049	$13,271	$2,943	$867	$189	$3,999
2050	$10,329	$3,188	$675	$188	$4,051
2051	$7,141	$3,451	$467	$188	$4,106
2052	$3,690	$3,690	$242	$189	$4,121
Total		**$40,149**	**$50,556**	**$5,103**	**$95,808**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #1 - Lakewood Hills East Addition

Lot Type	Lot Type 5 (80' Lot)
Outstanding Assessment	$49,414
Equivalent Unit	1.60

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$49,414	$256	$3,227	$152	$3,635
2027	$49,157	$318	$3,211	$251	$3,780
2028	$48,839	$383	$3,190	$249	$3,822
2029	$48,455	$454	$3,165	$247	$3,866
2030	$48,002	$527	$3,135	$245	$3,907
2031	$47,475	$609	$3,101	$242	$3,952
2032	$46,866	$696	$3,061	$239	$3,996
2033	$46,170	$789	$3,016	$235	$4,040
2034	$45,380	$891	$2,964	$231	$4,086
2035	$44,490	$998	$2,906	$233	$4,136
2036	$43,492	$1,113	$2,841	$233	$4,187
2037	$42,379	$1,237	$2,768	$233	$4,239
2038	$41,142	$1,370	$2,687	$233	$4,290
2039	$39,772	$1,511	$2,598	$232	$4,340
2040	$38,261	$1,663	$2,499	$232	$4,395
2041	$36,598	$1,826	$2,391	$233	$4,450
2042	$34,772	$2,001	$2,271	$232	$4,504
2043	$32,771	$2,190	$2,141	$233	$4,564
2044	$30,581	$2,390	$1,998	$234	$4,621
2045	$28,191	$2,604	$1,842	$233	$4,679
2046	$25,587	$2,835	$1,672	$234	$4,741
2047	$22,752	$3,078	$1,486	$234	$4,798
2048	$19,674	$3,340	$1,285	$233	$4,858
2049	$16,334	$3,622	$1,067	$233	$4,922
2050	$12,713	$3,923	$831	$232	$4,986
2051	$8,789	$4,247	$575	$232	$5,054
2052	$4,542	$4,542	$297	$233	$5,072
Total		**$49,414**	**$62,223**	**$6,281**	**$117,918**

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Appendix E-1

Lakewood Hills East – Phase #2 Lots 2026-27 Assessment Roll

Assessment Roll Summary - East Addition Phase 2
2026-27

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
965586	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965587	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965588	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965589	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965590	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965591	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965592	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965593	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965594	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965595	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965596	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965597	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965598	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965599	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965600	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965601	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965602	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965603	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965604	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965605	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965606	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965607	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965608	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965609	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965610	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965611	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965612	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965613	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965614	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965615	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965616	60	2	1.20	$37,469.53	$42.70	$2,446.76	$113.89	$2,603.34
965617	60	2	1.20	$37,469.53	$42.70	$2,446.76	$113.89	$2,603.34
965618	60	2	1.20	$37,469.53	$42.70	$2,446.76	$113.89	$2,603.34
965619	70	4	1.40	$43,714.45	$49.81	$2,854.55	$132.87	$3,037.24
965620	80	5	1.60	$49,959.38	$56.93	$3,262.35	$151.85	$3,471.13
965621	50	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
965622	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965623	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965624	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965625	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965626	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965627	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965628	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965629	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965630	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965631	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965632	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965633	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965634	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965635	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965636	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965637	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965638	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965639	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965640	65	3	1.30	$40,591.99	$46.26	$2,650.66	$123.38	$2,820.29
965641	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965642	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965643	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965644	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965645	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965646	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965647	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965648	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965649	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965650	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965651	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965652	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965653	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965654	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
965655	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965656	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965657	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965658	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965659	60	2	1.20	$37,469.53	$42.70	$2,446.76	$113.89	$2,603.34
965660	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965661	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965662	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965663	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
965664	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965665	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965666	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965667	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965668	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965669	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965670	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965671	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965672	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965673	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965674	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965675	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965676	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965677	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965678	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965679	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965680	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965681	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965682	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965683	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965684	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965685	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965686	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
965687	50	1	1.00	$31,224.61	$35.58	$2,038.97	$94.91	$2,169.45
			100.10	**$3,125,583.42**	**$3,561.74**	**$204,100.60**	**$9,500.00**	**$217,162.34**

Appendix E-2

Projected Assessment Schedule – Lakewood Hills East – Phase #2

Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills East Addition

Lot Type	Lot Type 1 (50' Lot)
Outstanding Assessment	$31,225
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$31,225	$36	$2,039	$95	$2,169
2027	$31,189	$64	$2,058	$97	$2,219
2028	$31,125	$94	$2,054	$99	$2,247
2029	$31,031	$126	$2,047	$101	$2,274
2030	$30,904	$162	$2,039	$103	$2,304
2031	$30,742	$201	$2,029	$105	$2,334
2032	$30,541	$242	$2,016	$107	$2,364
2033	$30,299	$286	$2,000	$109	$2,395
2034	$30,013	$333	$1,981	$111	$2,425
2035	$29,680	$384	$1,959	$113	$2,457
2036	$29,296	$439	$1,934	$116	$2,489
2037	$28,857	$498	$1,905	$118	$2,522
2038	$28,358	$562	$1,873	$120	$2,556
2039	$27,796	$630	$1,836	$123	$2,589
2040	$27,167	$703	$1,795	$125	$2,623
2041	$26,464	$781	$1,749	$128	$2,658
2042	$25,683	$865	$1,698	$130	$2,693
2043	$24,818	$954	$1,642	$133	$2,728
2044	$23,865	$1,050	$1,580	$136	$2,765
2045	$22,815	$1,153	$1,511	$138	$2,802
2046	$21,662	$1,263	$1,436	$141	$2,840
2047	$20,399	$1,382	$1,353	$144	$2,879
2048	$19,016	$1,509	$1,263	$147	$2,918
2049	$17,508	$1,644	$1,164	$150	$2,958
2050	$15,864	$1,790	$1,057	$153	$2,999
2051	$14,074	$1,943	$940	$156	$3,039
2052	$12,131	$2,108	$813	$159	$3,080
2053	$10,023	$2,286	$676	$162	$3,124
2054	$7,737	$2,476	$526	$165	$3,168
2055	$5,261	$2,681	$365	$169	$3,214
2056	$2,579	$2,579	$190	$172	$2,941
Total		**$31,225**	**$47,528**	**$4,022**	**$82,775**

1 - Example: The Annual Installment billed during Year 2026 will be billed by the Denton County Tax Office on or around 10/01/26 and payment is due by 01/31/27.
2 - Interest is calculated at the rate of 6.53% per annum in accordance with the Reimbursement Agreement. Principal and interest amounts are based off of the Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - Admnistrative expenses are estimated and will be updated each year in Annual Service Plan Update.

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills East Addition

Lot Type	Lot Type 2 (60' Lot)
Outstanding Assessment	$37,470
Equivalent Unit	1.20

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$37,470	$43	$2,447	$114	$2,603
2027	$37,427	$77	$2,469	$116	$2,662
2028	$37,350	$113	$2,464	$118	$2,696
2029	$37,237	$152	$2,457	$121	$2,729
2030	$37,085	$194	$2,447	$123	$2,765
2031	$36,891	$241	$2,434	$126	$2,801
2032	$36,650	$290	$2,419	$128	$2,837
2033	$36,359	$344	$2,400	$131	$2,874
2034	$36,016	$399	$2,377	$133	$2,910
2035	$35,616	$461	$2,351	$136	$2,948
2036	$35,155	$527	$2,321	$139	$2,987
2037	$34,628	$598	$2,287	$142	$3,026
2038	$34,030	$675	$2,248	$144	$3,067
2039	$33,356	$756	$2,204	$147	$3,107
2040	$32,600	$843	$2,154	$150	$3,148
2041	$31,757	$937	$2,099	$153	$3,190
2042	$30,819	$1,038	$2,038	$156	$3,232
2043	$29,782	$1,144	$1,970	$159	$3,274
2044	$28,637	$1,260	$1,895	$163	$3,318
2045	$27,378	$1,383	$1,813	$166	$3,362
2046	$25,994	$1,516	$1,723	$169	$3,408
2047	$24,479	$1,659	$1,624	$173	$3,455
2048	$22,820	$1,810	$1,516	$176	$3,502
2049	$21,009	$1,973	$1,397	$180	$3,550
2050	$19,037	$2,148	$1,268	$183	$3,599
2051	$16,889	$2,331	$1,128	$187	$3,646
2052	$14,558	$2,530	$976	$191	$3,696
2053	$12,028	$2,743	$811	$194	$3,749
2054	$9,284	$2,972	$632	$198	$3,802
2055	$6,313	$3,217	$438	$202	$3,857
2056	$3,095	$3,095	$228	$206	$3,529
Total		**$37,470**	**$57,034**	**$4,826**	**$99,330**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills East Addition

Lot Type	Lot Type 3 (65' Lot)
Outstanding Assessment	$40,592
Equivalent Unit	1.30

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$40,592	$46	$2,651	$123	$2,820
2027	$40,546	$83	$2,675	$126	$2,884
2028	$40,462	$123	$2,670	$128	$2,921
2029	$40,340	$164	$2,662	$131	$2,957
2030	$40,176	$210	$2,651	$134	$2,995
2031	$39,965	$261	$2,637	$136	$3,035
2032	$39,704	$315	$2,620	$139	$3,074
2033	$39,389	$372	$2,600	$142	$3,114
2034	$39,017	$432	$2,575	$145	$3,152
2035	$38,584	$500	$2,547	$147	$3,194
2036	$38,085	$571	$2,514	$150	$3,236
2037	$37,514	$648	$2,477	$153	$3,278
2038	$36,866	$731	$2,435	$156	$3,322
2039	$36,135	$819	$2,387	$160	$3,365
2040	$35,316	$914	$2,334	$163	$3,410
2041	$34,403	$1,015	$2,274	$166	$3,455
2042	$33,388	$1,124	$2,208	$169	$3,501
2043	$32,264	$1,240	$2,134	$173	$3,547
2044	$31,024	$1,365	$2,053	$176	$3,594
2045	$29,659	$1,499	$1,964	$180	$3,643
2046	$28,161	$1,642	$1,866	$183	$3,692
2047	$26,518	$1,797	$1,759	$187	$3,743
2048	$24,721	$1,961	$1,642	$191	$3,794
2049	$22,760	$2,137	$1,514	$195	$3,845
2050	$20,623	$2,327	$1,374	$198	$3,899
2051	$18,296	$2,526	$1,222	$202	$3,950
2052	$15,771	$2,741	$1,057	$206	$4,004
2053	$13,030	$2,972	$878	$211	$4,061
2054	$10,058	$3,219	$684	$215	$4,119
2055	$6,839	$3,485	$474	$219	$4,179
2056	$3,353	$3,353	$246	$223	$3,823
Total		**$40,592**	**$61,787**	**$5,229**	**$107,607**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills East Addition

Lot Type	Lot Type 4 (70' Lot)
Outstanding Assessment	$43,714
Equivalent Unit	1.40

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$43,714	$50	$2,855	$133	$3,037
2027	$43,665	$90	$2,881	$136	$3,106
2028	$43,575	$132	$2,875	$138	$3,145
2029	$43,443	$177	$2,866	$141	$3,184
2030	$43,266	$227	$2,855	$144	$3,225
2031	$43,039	$281	$2,840	$147	$3,268
2032	$42,758	$339	$2,822	$150	$3,310
2033	$42,419	$401	$2,800	$153	$3,353
2034	$42,018	$466	$2,773	$156	$3,395
2035	$41,553	$538	$2,743	$159	$3,440
2036	$41,015	$615	$2,708	$162	$3,485
2037	$40,399	$697	$2,668	$165	$3,530
2038	$39,702	$787	$2,622	$169	$3,578
2039	$38,915	$882	$2,571	$172	$3,624
2040	$38,033	$984	$2,513	$175	$3,672
2041	$37,049	$1,093	$2,449	$179	$3,721
2042	$35,956	$1,210	$2,378	$182	$3,770
2043	$34,745	$1,335	$2,298	$186	$3,820
2044	$33,410	$1,470	$2,211	$190	$3,871
2045	$31,941	$1,614	$2,115	$194	$3,923
2046	$30,327	$1,768	$2,010	$197	$3,976
2047	$28,558	$1,935	$1,894	$201	$4,031
2048	$26,623	$2,112	$1,768	$205	$4,086
2049	$24,511	$2,301	$1,630	$210	$4,141
2050	$22,210	$2,506	$1,480	$214	$4,199
2051	$19,704	$2,720	$1,316	$218	$4,254
2052	$16,984	$2,952	$1,139	$222	$4,313
2053	$14,032	$3,201	$946	$227	$4,373
2054	$10,832	$3,467	$737	$231	$4,435
2055	$7,365	$3,754	$511	$236	$4,500
2056	$3,611	$3,611	$265	$241	$4,117
Total		**$43,714**	**$66,539**	**$5,631**	**$115,885**

1 - Example: The Annual Installment billed during Year 2026 will be billed by the Denton County Tax Office on or around 10/01/26 and payment is due by 01/31/27.
2 - Interest is calculated at the rate of 6.53% per annum in accordance with the Reimbursement Agreement. Principal and interest amounts are based off of the Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - Admnistrative expenses are estimated and will be updated each year in Annual Service Plan Update.

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

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills East Addition

Lot Type	Lot Type 5 (80' Lot)
Outstanding Assessment	$49,959
Equivalent Unit	1.60

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$49,959	$57	$3,262	$152	$3,471
2027	$49,902	$102	$3,292	$155	$3,550
2028	$49,800	$151	$3,286	$158	$3,595
2029	$49,649	$202	$3,276	$161	$3,639
2030	$49,447	$259	$3,263	$164	$3,686
2031	$49,188	$322	$3,246	$168	$3,735
2032	$48,866	$387	$3,225	$171	$3,783
2033	$48,479	$458	$3,200	$174	$3,832
2034	$48,021	$532	$3,170	$178	$3,880
2035	$47,489	$615	$3,135	$181	$3,931
2036	$46,874	$703	$3,095	$185	$3,983
2037	$46,171	$797	$3,049	$189	$4,035
2038	$45,374	$900	$2,997	$193	$4,089
2039	$44,474	$1,008	$2,938	$196	$4,142
2040	$43,466	$1,124	$2,872	$200	$4,197
2041	$42,342	$1,250	$2,799	$204	$4,253
2042	$41,092	$1,383	$2,717	$208	$4,309
2043	$39,709	$1,526	$2,627	$213	$4,365
2044	$38,183	$1,679	$2,527	$217	$4,424
2045	$36,504	$1,845	$2,418	$221	$4,483
2046	$34,659	$2,021	$2,297	$226	$4,544
2047	$32,638	$2,212	$2,165	$230	$4,607
2048	$30,426	$2,414	$2,021	$235	$4,669
2049	$28,013	$2,630	$1,863	$239	$4,733
2050	$25,382	$2,864	$1,691	$244	$4,799
2051	$22,519	$3,108	$1,504	$249	$4,862
2052	$19,410	$3,373	$1,301	$254	$4,929
2053	$16,037	$3,658	$1,081	$259	$4,998
2054	$12,379	$3,962	$842	$264	$5,069
2055	$8,417	$4,290	$583	$270	$5,143
2056	$4,127	$4,127	$303	$275	$4,706
Total		**$49,959**	**$76,045**	**$6,435**	**$132,440**

1 - Example: The Annual Installment billed during Year 2026 will be billed by the Denton County Tax Office on or around 10/01/26 and payment is due by 01/31/27.
2 - Interest is calculated at the rate of 6.53% per annum in accordance with the Reimbursement Agreement. Principal and interest amounts are based off of the Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - Admnistrative expenses are estimated and will be updated each year in Annual Service Plan Update.

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

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX F-1

LAKEWOOD HILLS WEST – PHASE #2 LOTS 2026-27 ASSESSMENT ROLL

Assessment Roll Summary - West Addition Phase 2
2026-27

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
978606	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978607	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978608	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978609	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978610	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978611	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978612	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978613	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978614	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978615	65	3	1.30	$38,978.60	$44.92	$2,544.58	$124.32	$2,713.82
978616	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978617	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978618	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978619	65	3	1.30	$38,978.60	$44.92	$2,544.58	$124.32	$2,713.82
978620	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978621	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978622	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978623	65	3	1.30	$38,978.60	$44.92	$2,544.58	$124.32	$2,713.82
978624	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978625	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978626	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978627			0.54	$16,311.04	$18.80	$1,064.81	$52.02	$1,135.63
978627-1	80	5	0.53	$15,831.31	$18.25	$1,033.49	$50.49	$1,102.23
978627-2			0.53	$15,831.31	$18.25	$1,033.49	$50.49	$1,102.23
978628	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978629	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978630	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978631	70	4	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
978632	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978633	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978634	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978635	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978636	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978637	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978638	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978639	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978640	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978641	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978642	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978643	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978644	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978645	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978646	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978647	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978648	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978649	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978650	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978651	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978652	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978653	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978654	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978655	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978656	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978657	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978658	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978659	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978660	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978661	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978662	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978663	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978664	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978665	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978666	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978667	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978668	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978669	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978670	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978671	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978672	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
978673	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978674	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978675	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978676	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978677	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978678	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978679	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978680	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978681	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978682	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978683	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978684	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978685	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978686	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978687	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978688	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978689	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978690	65	3	1.30	$38,978.60	$44.92	$2,544.58	$124.32	$2,713.82
978691	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978692	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978693	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978694	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978695	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978696	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978697	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978698	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978699	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978700	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978701	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978702	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978703	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978704	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978705	65	3	1.30	$38,978.60	$44.92	$2,544.58	$124.32	$2,713.82
978706	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978707	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978708	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978709	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978710	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978711	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978712	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978713	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978714	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978715	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978716	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978717	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978718	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978719	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978720	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978721	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978722	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978723	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978724	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978725	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978726	80	5	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
978727	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978728	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978729	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978730	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978731	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978732	0	HOA	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
978733	65	3	1.30	$38,978.60	$44.92	$2,544.58	$124.32	$2,713.82
978734	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978735	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978736	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978737	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978738	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978739	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978740	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978741	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978742	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978743	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978744	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978745	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978746	80	5	1.60	$47,973.66	$55.29	$3,131.80	$153.01	$3,340.09
978747	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
978748	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978749	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978750	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978751	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978752	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978753	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978754	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978755	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978756	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978757	50	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
978758	60	2	1.20	$35,980.24	$41.47	$2,348.85	$114.75	$2,505.07
978759	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978760	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978761	70	4	1.40	$41,976.95	$48.38	$2,740.32	$133.88	$2,922.58
978762	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978763	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978764	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978765	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978766	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978767	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978768	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978769	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978775	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
978776	50	1	1.00	$29,983.54	$34.56	$1,957.37	$95.63	$2,087.56
			183.00	**$5,486,987.14**	**$6,323.76**	**$358,199.26**	**$17,500.00**	**$382,023.03**

Appendix F-2
Projected Assessment Schedule – Lakewood Hills West – Phase #2

Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills West Addition

Lot Type	Lot Type 1 (50' Lot)
Outstanding Assessment	$29,984
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment
2026	$29,984	$35	$1,957	$96	$2,088
2027	$29,949	$62	$1,998	$98	$2,158
2028	$29,887	$92	$1,994	$99	$2,185
2029	$29,795	$123	$1,988	$101	$2,213
2030	$29,673	$157	$1,980	$104	$2,241
2031	$29,515	$195	$1,970	$106	$2,271
2032	$29,320	$235	$1,957	$108	$2,300
2033	$29,085	$278	$1,942	$110	$2,330
2034	$28,807	$323	$1,924	$112	$2,359
2035	$28,484	$373	$1,903	$114	$2,390
2036	$28,111	$427	$1,878	$117	$2,422
2037	$27,684	$484	$1,851	$119	$2,453
2038	$27,200	$546	$1,819	$121	$2,486
2039	$26,654	$612	$1,783	$124	$2,519
2040	$26,042	$682	$1,743	$126	$2,552
2041	$25,360	$759	$1,699	$129	$2,586
2042	$24,601	$840	$1,649	$131	$2,620
2043	$23,762	$926	$1,594	$134	$2,654
2044	$22,836	$1,019	$1,534	$137	$2,690
2045	$21,816	$1,120	$1,467	$139	$2,726
2046	$20,697	$1,227	$1,394	$142	$2,763
2047	$19,470	$1,343	$1,314	$145	$2,802
2048	$18,127	$1,465	$1,227	$148	$2,840
2049	$16,662	$1,596	$1,131	$151	$2,878
2050	$15,066	$1,738	$1,027	$154	$2,919
2051	$13,328	$1,887	$913	$157	$2,957
2052	$11,441	$2,047	$790	$160	$2,997
2053	$9,393	$2,220	$656	$163	$3,040
2054	$7,173	$2,405	$511	$166	$3,083
2055	$4,768	$2,604	$354	$170	$3,128
2056	$2,164	$2,164	$184	$173	$2,522
Total		**$29,984**	**$46,135**	**$4,053**	**$80,171**

1 - Example: The Annual Installment billed during Year 2026 will be billed by the Denton County Tax Office on or around 10/01/26 and payment is due by 01/31/27.
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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills West Addition

Lot Type	Lot Type 2 (60' Lot)
Outstanding Assessment	$35,980
Equivalent Unit	1.20

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment[4]
2026	$35,980	$41	$2,349	$115	$2,505
2027	$35,939	$75	$2,398	$117	$2,590
2028	$35,864	$110	$2,393	$119	$2,623
2029	$35,754	$147	$2,386	$122	$2,655
2030	$35,607	$189	$2,377	$124	$2,689
2031	$35,418	$234	$2,364	$127	$2,725
2032	$35,184	$282	$2,349	$129	$2,760
2033	$34,902	$334	$2,330	$132	$2,796
2034	$34,568	$388	$2,309	$134	$2,831
2035	$34,181	$448	$2,283	$137	$2,868
2036	$33,733	$512	$2,254	$140	$2,906
2037	$33,221	$581	$2,221	$143	$2,944
2038	$32,640	$655	$2,183	$146	$2,983
2039	$31,985	$734	$2,140	$148	$3,022
2040	$31,251	$819	$2,092	$151	$3,062
2041	$30,432	$910	$2,039	$154	$3,103
2042	$29,522	$1,008	$1,979	$158	$3,144
2043	$28,514	$1,111	$1,913	$161	$3,185
2044	$27,403	$1,223	$1,841	$164	$3,228
2045	$26,179	$1,344	$1,761	$167	$3,272
2046	$24,836	$1,472	$1,673	$171	$3,316
2047	$23,364	$1,611	$1,577	$174	$3,362
2048	$21,753	$1,758	$1,472	$177	$3,407
2049	$19,995	$1,916	$1,357	$181	$3,454
2050	$18,079	$2,086	$1,232	$185	$3,502
2051	$15,993	$2,264	$1,096	$188	$3,548
2052	$13,729	$2,457	$948	$192	$3,597
2053	$11,272	$2,664	$787	$196	$3,648
2054	$8,608	$2,886	$613	$200	$3,699
2055	$5,722	$3,125	$425	$204	$3,753
2056	$2,597	$2,597	$221	$208	$3,026
Total		**$35,980**	**$55,362**	**$4,863**	**$96,206**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills West Addition

Lot Type	Lot Type 3 (65' Lot)
Outstanding Assessment	$38,979
Equivalent Unit	1.30

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment[4]
2026	$38,979	$45	$2,545	$124	$2,714
2027	$38,934	$81	$2,598	$127	$2,806
2028	$38,853	$119	$2,593	$129	$2,841
2029	$38,734	$159	$2,585	$132	$2,876
2030	$38,574	$204	$2,575	$135	$2,914
2031	$38,370	$254	$2,561	$137	$2,952
2032	$38,116	$305	$2,545	$140	$2,990
2033	$37,811	$362	$2,525	$143	$3,029
2034	$37,449	$420	$2,501	$146	$3,067
2035	$37,029	$485	$2,474	$149	$3,107
2036	$36,544	$555	$2,442	$152	$3,148
2037	$35,989	$629	$2,406	$155	$3,189
2038	$35,360	$710	$2,365	$158	$3,232
2039	$34,650	$795	$2,318	$161	$3,274
2040	$33,855	$887	$2,266	$164	$3,318
2041	$32,968	$986	$2,208	$167	$3,362
2042	$31,982	$1,092	$2,144	$171	$3,406
2043	$30,890	$1,204	$2,073	$174	$3,451
2044	$29,686	$1,325	$1,994	$178	$3,497
2045	$28,361	$1,456	$1,908	$181	$3,544
2046	$26,906	$1,595	$1,813	$185	$3,592
2047	$25,311	$1,745	$1,708	$188	$3,642
2048	$23,566	$1,905	$1,594	$192	$3,691
2049	$21,661	$2,075	$1,470	$196	$3,742
2050	$19,585	$2,260	$1,335	$200	$3,794
2051	$17,326	$2,453	$1,187	$204	$3,844
2052	$14,873	$2,662	$1,027	$208	$3,897
2053	$12,211	$2,886	$853	$212	$3,952
2054	$9,325	$3,127	$665	$216	$4,008
2055	$6,198	$3,385	$460	$221	$4,066
2056	$2,813	$2,813	$239	$225	$3,278
Total		**$38,979**	**$59,976**	**$5,268**	**$104,223**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills West Addition

Lot Type	Lot Type 4 (70' Lot)
Outstanding Assessment	$41,977
Equivalent Unit	1.40

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment[4]
2026	$41,977	$48	$2,740	$134	$2,923
2027	$41,929	$87	$2,798	$137	$3,022
2028	$41,841	$128	$2,792	$139	$3,060
2029	$41,713	$172	$2,784	$142	$3,098
2030	$41,542	$220	$2,773	$145	$3,138
2031	$41,321	$273	$2,758	$148	$3,179
2032	$41,048	$329	$2,740	$151	$3,220
2033	$40,719	$389	$2,719	$154	$3,262
2034	$40,330	$452	$2,693	$157	$3,303
2035	$39,877	$522	$2,664	$160	$3,346
2036	$39,355	$597	$2,630	$163	$3,390
2037	$38,757	$677	$2,591	$166	$3,435
2038	$38,080	$764	$2,547	$170	$3,481
2039	$37,316	$856	$2,497	$173	$3,526
2040	$36,459	$955	$2,441	$177	$3,573
2041	$35,504	$1,062	$2,378	$180	$3,620
2042	$34,442	$1,176	$2,309	$184	$3,668
2043	$33,266	$1,297	$2,232	$187	$3,716
2044	$31,970	$1,427	$2,148	$191	$3,766
2045	$30,543	$1,567	$2,054	$195	$3,817
2046	$28,975	$1,717	$1,952	$199	$3,868
2047	$27,258	$1,880	$1,840	$203	$3,922
2048	$25,378	$2,051	$1,717	$207	$3,975
2049	$23,327	$2,235	$1,583	$211	$4,029
2050	$21,092	$2,433	$1,437	$215	$4,086
2051	$18,659	$2,641	$1,278	$220	$4,139
2052	$16,017	$2,866	$1,106	$224	$4,196
2053	$13,151	$3,108	$919	$229	$4,256
2054	$10,042	$3,367	$716	$233	$4,316
2055	$6,675	$3,645	$496	$238	$4,379
2056	$3,030	$3,030	$258	$243	$3,530
Total		**$41,977**	**$67,346**	**$5,805**	**$115,141**

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Josey Lane Public Improvement District
Schedule of Projected Annual Installments
Phase #2 - Lakewood Hills West Addition

Lot Type	Lot Type 5 (80' Lot)
Outstanding Assessment	$47,974
Equivalent Unit	1.60

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Annual Installment[4]
2026	$47,974	$55	$3,132	$153	$3,340
2027	$47,918	$100	$3,198	$156	$3,453
2028	$47,819	$147	$3,191	$159	$3,497
2029	$47,672	$196	$3,182	$162	$3,540
2030	$47,476	$252	$3,169	$166	$3,586
2031	$47,224	$312	$3,152	$169	$3,634
2032	$46,912	$376	$3,132	$172	$3,680
2033	$46,536	$445	$3,107	$176	$3,728
2034	$46,091	$517	$3,078	$179	$3,774
2035	$45,574	$597	$3,044	$183	$3,824
2036	$44,977	$683	$3,005	$187	$3,875
2037	$44,294	$774	$2,961	$190	$3,925
2038	$43,520	$874	$2,910	$194	$3,978
2039	$42,646	$979	$2,853	$198	$4,030
2040	$41,668	$1,092	$2,789	$202	$4,083
2041	$40,576	$1,214	$2,718	$206	$4,138
2042	$39,362	$1,344	$2,639	$210	$4,192
2043	$38,019	$1,482	$2,551	$214	$4,247
2044	$36,537	$1,631	$2,454	$219	$4,304
2045	$34,906	$1,791	$2,348	$223	$4,362
2046	$33,115	$1,963	$2,231	$227	$4,421
2047	$31,152	$2,148	$2,103	$232	$4,483
2048	$29,004	$2,344	$1,962	$237	$4,543
2049	$26,659	$2,554	$1,809	$241	$4,605
2050	$24,105	$2,781	$1,643	$246	$4,670
2051	$21,324	$3,019	$1,461	$251	$4,731
2052	$18,305	$3,276	$1,264	$256	$4,796
2053	$15,029	$3,552	$1,050	$261	$4,863
2054	$11,477	$3,848	$818	$266	$4,932
2055	$7,629	$4,166	$567	$272	$5,004
2056	$3,463	$3,463	$295	$277	$4,034
Total		**$47,974**	**$73,816**	**$6,484**	**$128,274**

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2 - Interest is calculated at the rate of 6.53% per annum in accordance with the Reimbursement Agreement. Principal and interest amounts are based off of the Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - Admnistrative expenses are estimated and will be updated each year in Annual Service Plan Update.

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

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

<u>APPENDIX G</u>
FORM OF PID DISCLOSURE

PID Assessment Disclosure

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lewisville, 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 Josey Lane Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: ___________________

____________________________	____________________________
Signature of Seller	Signature of Seller

STATE OF TEXAS §
§
COUNTY OF ___________ §

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

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

____
Notary Public, State of Texas

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM

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

Date: __________________

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF ___________ §

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

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

Notary Public, State of Texas