Denton County
Juli Luke
County Clerk

"VG-373-2026-97273"

Instrument Number: 97273

Real Property Recordings

ORDINANCE

Recorded On: August 17, 2026 03:10 PM

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CITY OF CELINA

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. 2026- 046

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May 12, 2020, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2020-33R establishing the Edgewood Creek Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2021-02 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of January 12, 2021 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phases #2-3 Major Improvement Area of the PID, pursuant to Ordinance No. 2021-03 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-3 Major Improvement Area, dated as of January 12, 2021 (the "Service and Assessment Plan and Phases #2-3 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Improvement Area #2 of the PID, pursuant to Ordinance No. 2025-04 which ordinance also approved the Edgewood Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #2, dated as of January 14, 2025 (the "Amended Service and Assessment Plan and Improvement Area #2 Assessment Roll") [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll and Phases #2-3 Major Improvement Area Assessment Roll, the "Amended Service and Assessment Plan and Assessment Rolls"]; and

WHEREAS, the Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 Assessment Roll, Phases #2-3 Major Improvement Area Assessment Roll, and Improvement Area #2 Assessment Roll attached thereto, update the Amended Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

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

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

SECTION 2. The Edgewood Creek Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1, Phases #2-3 Major Improvement Area, and Improvement Area #2 Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 11th day of August 2026.

CITY OF CELINA

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

THE CITY OF CELINA TEXAS

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
2026-27

AS APPROVED BY CITY COUNCIL ON:
AUGUST 11, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2026-27

TABLE OF CONTENTS

I. Introduction

The Edgewood Creek Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on May 12, 2020, to finance certain public improvement projects for the benefit of the property in the PID.

On January 12, 2021, the, the City of Celina (the "City") approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,465,000, and reimbursement obligations for the Phase #1 Reimbursement Agreement (the "Phase #1 Reimbursement Agreement") in the aggregate principal amount of $4,494,757 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. Both the Phase #1 Bonds and the Phase #1 Reimbursement Agreement are secured by the Phase #1 Assessments (the "Phase #1 Assessments").

Additionally, on January 12, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phases #2-3 Major Improvements Project) (the "Phases #2-3 Major Improvements Bonds") in the aggregate principal amount of $3,460,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. the Phases #2-3 Major Improvements Bonds are secured by the Phases #2-3 Assessments (the "Phases #2-3 Assessments").

On January 14, 2025, the City approved the PID Reimbursement Agreement to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Improvement Area #2 of the PID. The Improvement Area #2 Reimbursement Agreement Obligation allocated to the Improvement Area #2 Improvements was $4,205,000.

A service and assessment plan dated January 14, 2025, and updated for the Improvement Area #2 Improvements (the "Amended Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

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

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and projected assessment schedules for Phase #1, Phases #2-3 Major Improvements, and Improvement Area #2 as Appendix B-3, Appendix C-3, and Appendix D-2, respectively. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

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

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 23, 2018, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Major Improvements costs, were equal to $8,959,757. As described in Requisition #22 approved by the City on October 11, 2023, the actual costs of the Phase #1 Authorized Improvements, including the proportional share of the Phases #2-3 Major Improvements costs, were equal to $9,001,756.

According to the City, the Phase #1 Improvements were completed and accepted April 11, 2023.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of the Major Improvements costs, (2) establish the PID, and (3) issue Phase #1 Bonds.

For additional Phase #1 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P2405628

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Table II-A-1

Updated Sources and Uses of Funds - Phase #1

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent[2]	Variance
Phase #1 Bonds	$4,465,000	$4,465,000	$0
Phase #1 Reimbursement Agreement	$4,494,757	$4,494,757	$0
Other funding sources	$0	$41,999	$41,999
Total Sources	**$8,959,757**	**$9,001,756**	**$41,999**
Uses of Funds			
Major Improvements			
Road Improvements	$216,777	$538,750	$321,973
Water Improvements	$111,240	$100,116	($11,124)
Wastewater Improvements	$107,962	$118,109	$10,147
Storm Drainage Improvements	$177,686	$215,492	$37,806
Landscaping & Retaining Walls	$395,098	$302,273	($92,825)
Other Soft and Miscellaneous Costs	$413,380	$179,833	($233,547)
Subtotal	*$1,422,144*	*$1,454,573*	*$32,430*
Phase #1 Improvements			
Roadway Improvements	$2,068,568	$2,085,563	$16,995
Water Improvements	$549,505	$552,224	$2,719
Wastewater Improvements	$799,169	$799,170	$1
Storm Drainage Improvements	$779,297	$779,406	$109
Other Soft and Miscellaneous Costs	$2,334,275	$2,324,021	($10,254)
Subtotal	*$6,530,815*	*$6,549,384*	*$9,570*
Bond Issuance Costs			
Cost of Issuance	$258,065	$258,065	$0
Capitalized interest	$296,721	$296,721	$0
Reserve Fund	$283,063	$283,063	$0
Administrative Expense	$35,000	$35,000	$0
Underwriters Discount	$133,950	$133,950	$0
Subtotal	*$1,006,799*	*$1,006,799*	*$0*
Total Uses	**$8,959,757**	**$9,001,756**	**$41,999**

1 - According to Updated Service and Assessment Plan approved by the City on January 14, 2025

2 - According to Requisition #22 approved by the City on October 11, 2025

Phase #1 Cost Variances

As stated in Table II-A-1 above, there is a variance of $41,999 between the initial estimated budget and the actual amount spent. The net increase in actual costs was funded by the Developer.

__Phases #2-3 Major Improvements Sources and Uses__

The current total estimated costs of the Phases #2-3 Major Improvements were equal to $3,460,000. As described in Requisition #22 approved by the City on October 11, 2023, the actual costs of the Phases #2-3 Major Improvements costs, were equal to $3,478,063.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Phases #2-3 Major Improvements, (2) establish the PID, and (3) issue Phases #2-3 Major Improvements Bonds. For additional Phase #2-3 Major Improvements development-related information, refer to the link below.

https://emma.msrb.org/IssueView/Details/P2405621

__Table II-A-2__

Phases #2-3 Major Improvements Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent[2]	Variance
Par amount	$3,460,000	$3,460,000	$0
Other funding sources	$0	$18,063	$18,063
Total Sources	**$3,460,000**	**$3,478,063**	**$18,063**
Uses of Funds			
__Major Improvements__			
Road Improvements	$393,223	$663,819	$270,595
Water Improvements	$201,785	$181,606	($20,178)
Sanitary Sewer Improvements	$195,838	$176,459	($19,379)
Storm Drainage Improvements	$322,314	$386,831	$64,517
Landscaping & Retaining Walls	$716,690	$500,229	($216,461)
Other Soft and Miscellaneous Costs	$749,852	$688,821	($61,031)
Subtotal: Major Improvements	*$2,579,702*	*$2,597,765*	*$18,063*
__Bond Issuance Costs__			
Cost of Issuance	$206,440	$206,440	$0
Capitalized interest	$287,708	$287,708	$0
Reserve Fund	$247,350	$247,350	$0
Administrative Expense	$35,000	$35,000	$0
Underwriters Discount	$103,800	$103,800	$0
Subtotal: Bond Issuance Costs	*$880,298*	*$880,298*	*$0*
Total Uses	**$3,460,000**	**$3,478,063**	**$18,063**

1 - According to the Updated Service and Assessment Plan approved by the City on January 14, 2025.

2 - According to Requisition #22 approved by the City on October 11, 2023.

Phases #2-3 Major Improvements Cost Variances

As stated in Table II-A-2 on the previous page, there is a variance of $18,063 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

Improvement Area #2 Sources and Uses

The current total estimated costs of the Phases #2-3 Direct Improvements are equal to $6,320,698, which remains the same as the budget estimates included in the Service and Assessment Plan.

Table II-A-3 below summarizes the updated sources and uses of funds required to construct the Improvement Area #2 Improvements (consisting of the Improvement Area #2 Improvements and Improvement Area #2's pro-rata share of the costs of the Initial Major Improvements).

Table II-A-3
Improvement Area #2 Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Spent to Date[2]	Remaining to Draw
Par amount	$4,205,000	$0	$4,205,000	$0	$4,205,000
Other funding sources	$2,115,698	$0	$2,115,698	$0	$2,115,698
Total Sources	**$6,320,698**	**$0**	**$6,320,698**	**$0**	**$6,320,698**
Uses of Funds					
Road Improvements	$1,690,229	$0	$1,690,229	$0	$1,690,229
Water Improvements	$864,230	$0	$864,230	$0	$864,230
Sanitary Sewer Improvements	$864,090	$0	$864,090	$0	$864,090
Storm Drainage Improvements	$790,000	$0	$790,000	$0	$790,000
Soft and miscellaneous costs	$2,077,149	$0	$2,077,149	$0	$2,077,149
Subtotal	*$6,285,698*	*$0*	*$6,285,698*	*$0*	*$6,285,698*
First Year Administrative Expense	*$35,000*	*$0*	*$35,000*	*$0*	*$35,000*
Total Uses	**$6,320,698**	**$0**	**$6,320,698**	**$0**	**$6,320,698**

1 – According to the Updated Service and Assessment Plan approved by the City on January 14, 2025.
2 – According to the City, the Developer has not submitted any costs for reimbursement as of June 22, 2025.

B. Five-Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2022-2032

Assessment Year Ending 09/01[1]	Phase #1 Projected Annual Installments	Phases #2-3 Projected Annual Installments	Improvement Area #2 Projected Annual Installments
2022-26	$2,466,791	$1,139,064	$362,700
2027	$217,377	$242,137	$362,629
2028	$613,790	$301,741	$362,382
2029	$615,623	$298,346	$361,956
2030	$612,032	$299,966	$361,354
2031	$613,228	$301,340	$361,575
2032	$615,000	$297,468	$361,555
Total	**$5,753,841**	**$2,880,061**	**$2,534,151**

1 – Assessment years ending 2022 through 2027 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2028 through 2032 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, building permits have been issued for parcels representing, in the aggregate, greater than 95 percent of the Special Assessment levied within Phase #1. As a result, the number of new homes completed in Phase #1 during the current fiscal year and the number of total new homes completed are no longer required to be reported in this Annual Service Plan Update pursuant to Section 4 of the Phase #1 Bonds Continuing Disclosure Agreement of the Issuer.

See Table II-C-1 below for the status of completed homes within Phases #2-3 of the PID as of June 1, 2026.

Table II-C-1
Completed Homes – Phases #2-3

Status	Cumulative as of September 30, 2025	Cumulative as of June 1, 2026
Completed Homes[1]	0	40

1 – According to the City report of Certificates of Occupancy issued as of June 1, 2026.

D. Annual Budget – Phase #1

Phase #1 - Annual Installments – 2026-27

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 Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds and/or the execution of the Phase #1 Reimbursement Agreement, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 4.30 percent and the interest rate applicable to the Phase #1 Reimbursement Agreement is 4.57 percent per annum for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (4.30 percent) plus an additional interest of one-half of one percent and the effective interest rate on the Phase #1 Reimbursement Agreement (4.57 percent) are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such TIRZ No. 12 incremental taxes available to the PID (the TIRZ Annual Credit Amount), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Bonds and Phase #1 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. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2026-27

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-D-1 on the following page.

Table II-D-1

Budget for the Phase #1 Annual Installments to be Collected for 2026-27

	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Interest payment on March 1, 2027	$87,694	$91,200	$178,893
Interest payment on September 1, 2027	$87,694	$91,200	$178,893
Principal payment on September 1, 2027	$105,000	$90,000	$195,000
Subtotal debt service	*$280,388*	*$272,399*	*$552,787*
Administrative expenses	$19,913	$19,503	$39,416
Excess interest for prepayment and delinquency reserves	$20,375	$0	$20,375
Subtotal Expenses	*$320,675*	*$291,902*	*$612,577*
Available TIRZ annual credit amount	($194,600)	($190,600)	($385,200)
Available reserve fund income	($10,000)	$0	($10,000)
Available capitalized interest account	$0	$0	$0
Available administrative expense account	$0	$0	$0
Subtotal funds available	*($204,600)*	*($190,600)*	*($395,200)*
Annual Installments	**$116,075**	**$101,302**	**$217,377**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Phase #1 Bonds' interest due on March 1, 2027, in the amount of $87,694 and on September 1, 2027, in the amount of $87,694, which equal interest on the outstanding Phase #1 Bond Assessments balance of $4,075,000 for six months each and an effective interest rate of 4.30 percent. Phase #1 Bond Annual Installments to be collected include a principal amount of $105,000 due on September 1, 2027. As a result, total Annual Installments to be collected for the Phase #1 Bonds' principal and interest in 2026-27 is equal to $280,388.

Additionally, Annual Installments to be collected for principal and interest include Phase #1 Reimbursement Agreement interest due on March 1, 2027, in the amount of $91,200 and on September 1, 2027, in the amount of $91,200, which equal interest on the outstanding Phase #1 Reimbursement Agreement Assessments balance of $3,991,230 for six months each and an effective interest rate of 4.57 percent. Phase #1 Reimbursement Agreement Annual Installments to be collected include a principal amount of $90,000 due on September 1, 2027. As a result, total Annual Installments to be collected for Phase #1 Reimbursement Agreement principal and interest in 2026-27 is equal to $272,399.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 below, the total Phase #1 administrative expenses to be collected for 2026-27 are estimated to be $39,416.

Table II-D-2
Phase #1 Administrative Budget Breakdown

Description	2026-27 Estimated Budget
City	$6,324
Administrator	$26,042
Trustee	$3,000
Auditor	$2,200
Dissemination Agent	$1,750
Contingency	$100
Total	**$39,416**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $20,375, which equals 0.5 percent interest on the outstanding collective Phase #1 Bond Assessments balance of $4,075,000.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2025 in the amount of $385,200 that are available to be used as a TIRZ Credit in 2026-27 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2026. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As a result, the TIRZ credit obligation for Phase #1 is $385,200 as shown in Appendix B-2 of this report.

Available Reserve Fund Income

As of May 31, 2026, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is $10,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phase #1 Bonds' debt service.

Available Capitalized Interest Account

As of May 31, 2026, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit available to reduce the Phase #1 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $19,740. $19,740 is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there is no available credit to reduce the Phase #1 2026-27 Annual Installment.

E. Annual Installments Per Unit – Phase #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient (i) to pay principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest available.

According to the Service and Assessment Plan, 301 units are estimated to be built within Phase #1 of the PID. The Annual Installment, less the applicable TIRZ Credit, if any, as shown in Appendix B-2, to be collected from each Parcel within Phase #1 for 2026-27 is shown in Table II-E-1 below.

Table II-E-1

Annual Installment Per Unit – Phase #1

Budget Item	Net Budget Amount[1,2]	Annual Installment per Unit
Principal	$195,000.00	$647.84
Interest	$368,161.69	$1,223.13
Administrative Expenses	$39,415.68	$130.95
Total	**$602,577.38**	**$2,001.92**

1 - Includes budget items for both Phase #1 Bonds and Phase #1 Reimbursement Agreement

2 - Refer to Table II-D-1 of this report for additional budget details

The Annual Installment due to be collected from each Lot Type in Phase #1 for 2026-27 is shown in Table II-E-2 on the following page.

Table II-E-2

Annual Installment Per Lot Type – Phase #1

Lot Type	Annual Installment per Unit[1,2]
Lot Type 1 (50 ft)	$2,001.92
Total	**$2,001.92**

1 – Represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.
2 – Includes both Phase #1 Bonds and Phase #1 Reimbursement Agreement.

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the Outstanding Assessment, the annual principal and interest, the Additional Interest Reserve, the Administrative Expenses, the TIRZ Credit and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

F. Annual Budget – Phases #2-3 Major Improvements Area

Phases #2-3 Major Improvements - Annual Installments – 2026-27

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 annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Major Improvements Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-3 Major Improvements Bonds. The effective interest rate on the Phases #2-3 Major Improvements Bonds is 5.31 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Major Improvements Bonds (5.31 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-3 Major Improvements Bonds 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. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phases #2-3 Major Improvements Annual Installments to be Collected for 2026-27

The budget for Phases #2-3 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-F-1 below.

Table II-F-1
Budget for Phases #2-3 Major Improvements Annual Installments to be Collected for 2026-27

	Phase #2-3 Major Improvements Bonds
Interest payment on March 1, 2027	$84,763
Interest payment on September 1, 2027	$84,763
Principal payment on September 1, 2027	$75,000
Subtotal debt service on bonds	*$244,525*
Administrative expenses	$39,416
Excess interest for prepayment and delinquency reserves	$15,950
Subtotal Expenses	*$299,891*
Available TIRZ annual credit amount	($48,754)
Available reserve fund income	($9,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($57,754)*
Annual Installments	**$242,137**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $84,763 and on September 1, 2027, in the amount of $84,763, which equal interest on the outstanding Phases #2-3 Major Improvements Assessments balance of $3,190,000 for six months each and an effective interest rate of 5.31 percent. Phases #2-3 Bond Annual Installments to be collected include a principal amount of $75,000 due on September 1, 2027. As a result, total Phases #2-3 Major Improvements Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $244,525.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown on Table II-F-2 below, the total Phases #2-3 Major Improvements administrative expenses to be collected for 2026-27 are estimated to be $39,416.

Table II-F-2
Phases #2-3 Major Improvements Administrative Budget Breakdown

Description	2026-27 Estimated Budget
City	$6,324
Administrator	$26,042
Trustee	$3,000
Auditor	$2,200
Dissemination Agent	$1,750
Contingency	$100
Total	**$39,416**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $15,950, which equals 0.5 percent interest on the outstanding collective Phases #2-3 Major Improvements Bond Assessments balance of $3,190,000.

Available TIRZ Credit

According to the City, there have been TIRZ incremental revenues collected in 2025 in the total amount of $48,754 that are available to be used as a TIRZ Credit in 2026-27 for the respective Parcels within Phases #2-3. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phases #2-3 and each Parcel that has an outstanding Phases #2-3 Assessment balance as of September 1, 2026. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The 2026-27 TIRZ Annual Credit was applied to each Parcel proportionally based on an acreage allocation after the subdivision of Parcels 960071, 960118, and 52672 into the 158 units in Improvement Area #2. The remainder of TIRZ Credits were applied based on the anticipated number of units to be built within each Parcel in Phases #2-3 as provided by the Developer. As a result, the TIRZ credit obligation for Phases #2-3 is $48,754 as shown in Appendix C-2 of this report.

Available Reserve Fund Income

As of May 31, 2026, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is $9,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phases #2-3 Major Improvements Bonds' debt service.

Available Capitalized Interest Account

As of May 31, 2026, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended. As a result, there is no credit to reduce the Phases #2-3 Major Improvements 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $86,931. $86,931 is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there is no available credit to reduce the Phases #2-3 Major Improvements 2026-27 Annual Installment.

G. Annual Installments per Unit – Phases #2-3 Major Improvements

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient (i) to pay principal and interest on the Phases #2-3 Major Improvements Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses of the Phases #2-3 Major Improvements Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

According to the Developer, 546 units were originally estimated to be built within the Phases #2-3 Major Improvements Area of the PID. According to the Developer on November 10, 2025, an additional 5 lots are anticipated to be built in Phases #2-3 as a result of an updated development plan. As a result, a total of 551 units are now anticipated to be built within the Phases #2-3 Major Improvements Area of the PID. The Annual Installment, less the applicable TIRZ Credit, if any, as shown in Appendix C-2, to be collected from each Parcel within Phases #2-3 Major Improvements Area for 2026-27 is shown in Table II-G-1 on the following page.

Table II-G-1

Annual Installment Per Unit – Phases #2-3 Major Improvements

Budget Item	Net Budget Amount[1]	Annual Installment per Unit
Principal	$75,000.00	$136.12
Interest	$176,475.00	$320.28
Administrative Expenses	$39,415.68	$71.53
Total	**$290,890.68**	**$527.93**

1 - Refer to Table II-F-1 of this report for additional budget details

The Annual Installment, less the applicable TIRZ Credit, if any, as shown in Appendix C-2, to be collected from each Land Use Class in Phases #2-3 for 2026-27 is shown in Table II-G-2 below.

Table II-G-2

Annual Installment Per Lot Type – Phases #2-3 Major Improvements

Lot Type	Annual Installment per Unit[1]
Lot Type 1 (50 ft)	$527.93
Total	**$527.93**

1 – Represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits

The list of Parcels within Phases #2-3 of the PID, the estimated number of units to be developed on the current residential Parcels, the Outstanding Assessment, the annual principal and interest, the Additional Interest Reserve, the Administrative Expenses, the TIRZ Credit and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

H. Annual Budget –Improvement Area #2

Improvement Area #2 - Annual Installments – 2026-27

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 Annual Installments of principal and interest beginning with the tax year following the earlier of (i) September 1, 2025, or (ii) with tax bills sent the first October after issuance of a series of Bonds, secured by the Improvement Area #2 Assessment Revenues. The first Annual Installments were due on January 31, 2026, and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Amended Service and Assessment Plan, each Assessment securing the Improvement Area #2 Reimbursement Agreement Obligation bears interest at the rate on the Reimbursement Agreement Obligation. The interest rate applicable to the Reimbursement Agreement Obligation is 6.39 percent per annum for 2026-27 and is used to calculate the interest on the Assessments securing the Reimbursement Agreement Obligation. These payments, the

"Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Amended Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #2 Reimbursement Agreement Obligation (Improvement Area #2 Projects) 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.

Improvement Area #2 Annual Installments to be Collected for 2026-27

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

Table II-H-1
Budget for the Improvement Area #2 Annual Installments to be Collected for 2026-27

Descriptions	Total
Interest payment on or after March 1, 2027	$132,465
Interest payment on or after September 1, 2027	$132,465
Principal payment on September 1, 2027	$62,000
Subtotal debt service on R.A.	*$326,929*
Administrative Expenses	$35,700
Subtotal Expenses	*$362,629*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$362,629**

Debt Service Payments

Annual Installments to be collected for principal and interest include the Improvement Area #2 Reimbursement Obligation's interest due on March 1, 2027, in the amount of $132,465 and on September 1, 2027, in the amount of $132,465, which equal interest on the outstanding Improvement Area #2 Reimbursement Obligation's Assessments balance of $4,146,000 for six months each and an effective interest rate of 6.39 percent. Improvement Area #2 Annual Installments to be collected include a principal amount of $62,000 due on September 1, 2027. As a result, total Annual Installments to be collected for the Improvement Area #2 principal and interest in 2026-27 is equal to $326,929.

Administrative Expenses

Administrative expenses include the City, Administrator and contingency fees. As shown in Table II-H-2 on the following page, the total Improvement Area #2 administrative expenses to be collected for 2026-27 are estimated to be $35,700.

Table II-H-2
Improvement Area #2 Administrative Budget Breakdown

Description	2026-27 Estimated Budget
City	$6,324
Administrator	$28,276
Custodian	$1,000
Contingency	$100
Total	**$35,700**

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $32,774. $32,774 is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there is no available credit to reduce the Improvement Area #2 Annual Installment.

I. Annual Installments Per Unit – Improvement Area #2

According to the Amended Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Improvement Area #2 Reimbursement Agreement Obligation and to cover Administrative Expenses of Improvement Area #2.

According to the Developer and the final plat recorded with the City on May 13, 2025, 158 residential lots were built within Improvement Area #2 of the PID. The Annual Installment to be collected from each Parcel Improvement Area #2 for 2026-27 is shown in Table II-I-1 on the following page.

Table II-I-1

Annual Installment Per Unit – Improvement Area #2

Budget Item	Net Budget Amount[1]	Annual Installment per Unit
Principal	$62,000	$392.41
Interest	$264,929	$1,676.77
Administrative Expenses	$35,700	$225.95
Total	**$362,629**	**$2,295.12**

1 - Refer to Table II-H-1 of this report for additional budget details.

The Annual Installments to be collected from each Parcel in Improvement Area #2 for 2026-27 is shown in Table II-I-2 below.

Table II-I-2

Annual Installment per Lot Type – Improvement Area #2

Lot Type	Annual Installment per Unit
Lot Type 1 (50 ft)	$2,295.12
Total	**$2,295.12**

J. Bond Redemption Related Updates

Phase #1 Bonds

The Phase #1 Bonds were issued in 2021. Pursuant to Section 4.3 of the Phase #1 Trust Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase #1 Trust Indenture.

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

Phases #2-3 Major Improvements Bonds

The Phases #2-3 Major Improvements Bonds were issued in 2021. Pursuant to Section 4.3 of the Phases #2-3 Major Improvements Trust Indenture, the City reserves the right and option to redeem the Phases #2-3 Major Improvements Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phases #2-3 Major Improvements Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-3 Major Improvements Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. Update of the Assessment Plan

The Amended Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of 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 the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The updated Assessment Rolls are shown in Appendix B-1, C-1, and D-1 of this report. Each Parcel in the 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 according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of units to be built on each newly subdivided Parcel

D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

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

According to Denton Central Appraisal District records, the Parcels 960071, 52621, and 52672 were subdivided into 301 residential lots for Phase #1 in 2023.

In addition, the Parcels 960071, 960118, and 52672 were subdivided into 158 residential lots for Improvement Area #2 in 2025. The subdivision of Improvement Area #2 is shown in Table IV-A on the following page.

Table IV-A
Improvement Area #2 Subdivision

Prior to Subdivision			After Subdivision			
Parent Parcels	**Projected No. of Units**	**Applicable Improvement Area #2 Assessment[1]**	**New Parcels**	**No. of Units[2]**	**Improvement Area #2 Assessment per Unit**	**Total Improvement Area #2 Assessment**
960071 960118 52672	158	$5,060,737	Various	158	$32,030	$5,060,737
Total	**158**	**$5,060,737**		**158**	**$32,030**	**$5,060,737**

1 - Includes assessments from both Phases #2-3 Major Improvements Bonds and Improvement Area #2 Reimbursement Agreement.

2 - Per the Developer, five additional lots are anticipated to be built in the Phases #2-3 Major Improvements Area. Appropriate assessment allocation has been calculated for the subdivided lots in the Phases #2-3 Major Improvements Area.

B. Prepayment of Assessments

There have been no Assessment prepayments as of May 31, 2026.

The complete Assessment Rolls are available for review at the City Hall, located at 112 N. Colorado St., Celina, Texas 75009.

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APPENDIX A
PID MAP AND AVAILABLE PLATS

APPENDIX B-1

PHASE #1 ASSESSMENT ROLL SUMMARY – 2026-27

Appendix B-[illegible]
Assessment Roll Summary - Phase #[illegible]
[illegible]

Parcel	No. of units	Lot Size	Lot Type	Phase #1 Bond Outstanding Assessment	Phase #1 [illegible] Outstanding Assessment	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment

[illegible]

[illegible]

[illegible]

Parcel	[illegible]	Lot Size	Lot Type	[illegible]	[illegible]	[illegible]	Principal	Interest	[illegible]	Administrative Expenses	[illegible]	Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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Parcel	No. of units	Lot Size	Lot Type	[illegible]	[illegible]	[illegible]	Principal	Interest	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX B-2

PHASE #1 TIRZ CREDIT CALCULATION – 2026-27

Appendix B-2

Phase #1 TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid[1]	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1020232	$0.00	$593.69	$593.69	($279.03)	($279.03)
1020233	$0.00	$2,743.67	$2,743.67	($1,289.52)	($1,289.52)
1020234	$0.00	$3,045.66	$3,045.66	($1,431.46)	($1,431.46)
1020235	$0.00	$3,590.98	$3,590.98	($1,687.76)	($1,687.76)
1020236	$0.00	$2,749.43	$2,749.43	($1,292.23)	($1,292.23)
1020237	$0.00	$3,059.45	$3,059.45	($1,437.94)	($1,437.94)
1020238	$0.00	$2,843.14	$2,843.14	($1,336.28)	($1,336.28)
1020239	$0.00	$2,760.96	$2,760.96	($1,297.65)	($1,297.65)
1020240	$0.00	$3,017.49	$3,017.49	($1,418.22)	($1,418.22)
1020241	$0.00	$2,893.53	$2,893.53	($1,359.96)	($1,359.96)
1020242	$0.00	$2,899.30	$2,899.30	($1,362.67)	($1,362.67)
1020243	$0.00	$2,981.90	$2,981.90	($1,401.49)	($1,401.49)
1020244	$0.00	$3,469.93	$3,469.93	($1,630.87)	($1,630.87)
1020245	$0.00	$2,951.61	$2,951.61	($1,387.26)	($1,387.26)
1020246	$0.00	$2,714.85	$2,714.85	($1,275.98)	($1,275.98)
1020247	$0.00	$3,688.97	$3,688.97	($1,733.82)	($1,733.82)
1020248	$0.00	$2,651.44	$2,651.44	($1,246.18)	($1,246.18)
1020249	$0.00	$2,951.17	$2,951.17	($1,387.05)	($1,387.05)
1020250	$0.00	$2,882.01	$2,882.01	($1,354.54)	($1,354.54)
1020251	$0.00	$2,691.79	$2,691.79	($1,265.14)	($1,265.14)
1020252	$0.00	$2,495.82	$2,495.82	($1,173.04)	($1,173.04)
1020253	$0.00	$3,080.42	$3,080.42	($1,447.80)	($1,447.80)
1020254	$0.00	$2,765.64	$2,765.64	($1,299.85)	($1,299.85)
1020255	$0.00	$3,193.26	$3,193.26	($1,500.83)	($1,500.83)
1020256	$0.00	$3,903.57	$3,903.57	($1,834.68)	($1,834.68)
1020257	$0.00	$2,853.18	$2,853.18	($1,340.99)	($1,340.99)
1020258	$0.00	$3,360.42	$3,360.42	($1,579.40)	($1,579.40)
1020259	$0.00	$2,812.84	$2,812.84	($1,322.03)	($1,322.03)
1020260	$0.00	$2,541.93	$2,541.93	($1,194.71)	($1,194.71)
1020261	$0.00	$2,716.14	$2,716.14	($1,276.59)	($1,276.59)
1020262	$0.00	$2,531.35	$2,531.35	($1,189.73)	($1,189.73)
1020263	$0.00	$564.87	$564.87	($265.49)	($265.49)
1020264	$0.00	$2,495.82	$2,495.82	($1,173.04)	($1,173.04)
1020265	$0.00	$3,030.75	$3,030.75	($1,424.45)	($1,424.45)
1020266	$0.00	$2,415.41	$2,415.41	($1,135.24)	($1,135.24)
1020267	$0.00	$1,887.55	$1,887.55	($887.15)	($887.15)
1020268	$0.00	$2,789.78	$2,789.78	($1,311.20)	($1,311.20)
1020269	$0.00	$3,760.94	$3,760.94	($1,767.64)	($1,767.64)
1020270	$0.00	$2,461.23	$2,461.23	($1,156.78)	($1,156.78)
1020271	$0.00	$2,968.06	$2,968.06	($1,394.99)	($1,394.99)

Appendix B-2

Phase #1 TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid[1]	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1020272	$0.00	$3,226.64	$3,226.64	($1,516.52)	($1,516.52)
1020273	$0.00	$2,956.77	$2,956.77	($1,389.68)	($1,389.68)
1020274	$0.00	$2,680.26	$2,680.26	($1,259.72)	($1,259.72)
1020275	$0.00	$2,622.62	$2,622.62	($1,232.63)	($1,232.63)
1020276	$0.00	$3,325.83	$3,325.83	($1,563.14)	($1,563.14)
1020277	$0.00	$2,946.73	$2,946.73	($1,384.96)	($1,384.96)
1020278	$0.00	$2,680.26	$2,680.26	($1,259.72)	($1,259.72)
1020279	$0.00	$2,765.64	$2,765.64	($1,299.85)	($1,299.85)
1020280	$0.00	$2,946.02	$2,946.02	($1,384.63)	($1,384.63)
1020281	$0.00	$3,325.83	$3,325.83	($1,563.14)	($1,563.14)
1020282	$0.00	$2,680.26	$2,680.26	($1,259.72)	($1,259.72)
1020283	$0.00	$2,789.78	$2,789.78	($1,311.20)	($1,311.20)
1020284	$0.00	$3,136.57	$3,136.57	($1,474.19)	($1,474.19)
1020285	$0.00	$2,835.89	$2,835.89	($1,332.87)	($1,332.87)
1020286	$0.00	$2,835.89	$2,835.89	($1,332.87)	($1,332.87)
1020287	$0.00	$3,028.20	$3,028.20	($1,423.25)	($1,423.25)
1020288	$0.00	$4,213.77	$4,213.77	($1,980.47)	($1,980.47)
1020289	$0.00	$3,798.48	$3,798.48	($1,785.29)	($1,785.29)
1020290	$0.00	$3,648.62	$3,648.62	($1,714.85)	($1,714.85)
1020291	$0.00	$2,870.48	$2,870.48	($1,349.13)	($1,349.13)
1020292	$0.00	$3,352.67	$3,352.67	($1,575.75)	($1,575.75)
1020293	$0.00	$3,781.19	$3,781.19	($1,777.16)	($1,777.16)
1020294	$0.00	$3,648.62	$3,648.62	($1,714.85)	($1,714.85)
1020295	$0.00	$3,124.09	$3,124.09	($1,468.32)	($1,468.32)
1020296	$0.00	$3,887.48	$3,887.48	($1,827.12)	($1,827.12)
1020297	$0.00	$3,758.13	$3,758.13	($1,766.32)	($1,766.32)
1020298	$0.00	$2,662.97	$2,662.97	($1,251.60)	($1,251.60)
1020299	$0.00	$2,691.79	$2,691.79	($1,265.14)	($1,265.14)
1020300	$0.00	$3,239.37	$3,239.37	($1,522.50)	($1,522.50)
1020301	$0.00	$3,783.66	$3,783.66	($1,778.32)	($1,778.32)
1020302	$0.00	$3,761.54	$3,761.54	($1,767.92)	($1,767.92)
1020303	$0.00	$2,789.78	$2,789.78	($1,311.20)	($1,311.20)
1020304	$0.00	$3,508.13	$3,508.13	($1,648.82)	($1,648.82)
1020305	$0.00	$3,971.40	$3,971.40	($1,866.56)	($1,866.56)
1020306	$0.00	$3,832.22	$3,832.22	($1,801.14)	($1,801.14)
1020307	$0.00	$2,789.78	$2,789.78	($1,311.20)	($1,311.20)
1020308	$0.00	$3,008.66	$3,008.66	($1,414.07)	($1,414.07)
1020309	$0.00	$3,036.95	$3,036.95	($1,427.37)	($1,427.37)
1020310	$0.00	$2,972.70	$2,972.70	($1,397.17)	($1,397.17)
1020311	$0.00	$3,711.71	$3,711.71	($1,744.50)	($1,744.50)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid[1]	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1020312	$0.00	$2,680.26	$2,680.26	($1,259.72)	($1,259.72)
1020313	$0.00	$3,543.21	$3,543.21	($1,665.31)	($1,665.31)
1020314	$0.00	$0.00	$0.00	$0.00	$0.00
1020315	$0.00	$3,791.20	$3,791.20	($1,781.86)	($1,781.86)
1020316	$0.00	$4,042.95	$4,042.95	($1,900.19)	($1,900.19)
1020317	$0.00	$2,267.79	$2,267.79	($1,065.86)	($1,065.86)
1020318	$0.00	$2,311.69	$2,311.69	($1,086.49)	($1,086.49)
1020319	$0.00	$3,319.99	$3,319.99	($1,560.40)	($1,560.40)
1020320	$0.00	$3,207.15	$3,207.15	($1,507.36)	($1,507.36)
1020321	$0.00	$3,576.37	$3,576.37	($1,680.89)	($1,680.89)
1020322	$0.00	$2,530.40	$2,530.40	($1,189.29)	($1,189.29)
1020323	$0.00	$3,830.42	$3,830.42	($1,800.30)	($1,800.30)
1020324	$0.00	$4,128.85	$4,128.85	($1,940.56)	($1,940.56)
1020325	$0.00	$2,656.57	$2,656.57	($1,248.59)	($1,248.59)
1020326	$0.00	$2,657.21	$2,657.21	($1,248.89)	($1,248.89)
1020327	$0.00	$2,657.21	$2,657.21	($1,248.89)	($1,248.89)
1020328	$0.00	$2,553.09	$2,553.09	($1,199.95)	($1,199.95)
1020329	$0.00	$3,268.19	$3,268.19	($1,536.05)	($1,536.05)
1020330	$0.00	$2,937.94	$2,937.94	($1,380.83)	($1,380.83)
1020331	$0.00	$3,695.54	$3,695.54	($1,736.90)	($1,736.90)
1020332	$0.00	$2,662.97	$2,662.97	($1,251.60)	($1,251.60)
1020333	$0.00	$3,390.70	$3,390.70	($1,593.63)	($1,593.63)
1020334	$0.00	$3,137.58	$3,137.58	($1,474.66)	($1,474.66)
1020335	$0.00	$2,856.10	$2,856.10	($1,342.37)	($1,342.37)
1020336	$0.00	$3,052.33	$3,052.33	($1,434.60)	($1,434.60)
1020337	$0.00	$3,005.97	$3,005.97	($1,412.81)	($1,412.81)
1020338	$0.00	$3,323.99	$3,323.99	($1,562.28)	($1,562.28)
1020339	$0.00	$3,273.86	$3,273.86	($1,538.71)	($1,538.71)
1020340	$0.00	$0.00	$0.00	$0.00	$0.00
1020341	$0.00	$3,123.41	$3,123.41	($1,468.00)	($1,468.00)
1020342	$0.00	$3,358.84	$3,358.84	($1,578.65)	($1,578.65)
1020343	$0.00	$3,064.08	$3,064.08	($1,440.12)	($1,440.12)
1020344	$0.00	$3,435.35	$3,435.35	($1,614.61)	($1,614.61)
1020345	$0.00	$3,576.60	$3,576.60	($1,681.00)	($1,681.00)
1020346	$0.00	$4,046.34	$4,046.34	($1,901.78)	($1,901.78)
1020347	$0.00	$3,337.36	$3,337.36	($1,568.56)	($1,568.56)
1020348	$0.00	$3,527.57	$3,527.57	($1,657.96)	($1,657.96)
1020349	$0.00	$2,912.10	$2,912.10	($1,368.69)	($1,368.69)
1020350	$0.00	$4,236.55	$4,236.55	($1,991.18)	($1,991.18)
1020351	$0.00	$3,487.23	$3,487.23	($1,639.00)	($1,639.00)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid[1]	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1020352	$0.00	$3,072.22	$3,072.22	($1,443.94)	($1,443.94)
1020353	$0.00	$2,639.92	$2,639.92	($1,240.76)	($1,240.76)
1020354	$0.00	$3,083.75	$3,083.75	($1,449.36)	($1,449.36)
1020355	$0.00	$2,968.47	$2,968.47	($1,395.18)	($1,395.18)
1020356	$0.00	$3,614.03	$3,614.03	($1,698.59)	($1,698.59)
1020357	$0.00	$3,216.32	$3,216.32	($1,511.67)	($1,511.67)
1020358	$0.00	$2,951.63	$2,951.63	($1,387.27)	($1,387.27)
1020359	$0.00	$3,660.15	$3,660.15	($1,720.27)	($1,720.27)
1020360	$0.00	$2,818.60	$2,818.60	($1,324.74)	($1,324.74)
1020361	$0.00	$2,674.50	$2,674.50	($1,257.02)	($1,257.02)
1020362	$0.00	$2,955.14	$2,955.14	($1,388.92)	($1,388.92)
1020363	$0.00	$2,662.97	$2,662.97	($1,251.60)	($1,251.60)
1020364	$0.00	$2,743.67	$2,743.67	($1,289.52)	($1,289.52)
1020365	$0.00	$3,139.98	$3,139.98	($1,475.79)	($1,475.79)
1020366	$0.00	$2,934.09	$2,934.09	($1,379.02)	($1,379.02)
1020367	$0.00	$3,894.61	$3,894.61	($1,830.47)	($1,830.47)
1020368	$0.00	$3,429.59	$3,429.59	($1,611.91)	($1,611.91)
1020369	$0.00	$2,818.60	$2,818.60	($1,324.74)	($1,324.74)
1020370	$0.00	$2,755.20	$2,755.20	($1,294.94)	($1,294.94)
1020371	$0.00	$3,025.90	$3,025.90	($1,422.17)	($1,422.17)
1020372	$0.00	$3,396.13	$3,396.13	($1,596.18)	($1,596.18)
1020373	$0.00	$2,784.02	$2,784.02	($1,308.49)	($1,308.49)
1020374	$0.00	$2,766.72	$2,766.72	($1,300.36)	($1,300.36)
1020375	$0.00	$2,722.17	$2,722.17	($1,279.42)	($1,279.42)
1020376	$0.00	$4,029.04	$4,029.04	($1,893.65)	($1,893.65)
1020377	$0.00	$3,978.52	$3,978.52	($1,869.90)	($1,869.90)
1020378	$0.00	$3,216.32	$3,216.32	($1,511.67)	($1,511.67)
1020379	$0.00	$2,973.46	$2,973.46	($1,397.53)	($1,397.53)
1020380	$0.00	$2,588.04	$2,588.04	($1,216.38)	($1,216.38)
1020381	$0.00	$3,560.96	$3,560.96	($1,673.65)	($1,673.65)
1020382	$0.00	$2,564.98	$2,564.98	($1,205.54)	($1,205.54)
1020383	$0.00	$2,789.78	$2,789.78	($1,311.20)	($1,311.20)
1020384	$0.00	$2,559.22	$2,559.22	($1,202.83)	($1,202.83)
1020385	$0.00	$1,907.89	$1,907.89	($896.71)	($896.71)
1020386	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020387	$0.00	$472.65	$472.65	($222.15)	($222.15)
1020388	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020389	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020390	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020391	$0.00	$455.36	$455.36	($214.02)	($214.02)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid[1]	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1020392	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020393	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020394	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020395	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020396	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020397	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020398	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020399	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020400	$0.00	$455.36	$455.36	($214.02)	($214.02)
1020401	$0.00	$0.04	$0.04	($0.02)	$0.00
1020402	$0.00	$0.04	$0.04	($0.02)	$0.00
1020403	$0.00	$0.04	$0.04	($0.02)	$0.00
1020404	$0.00	$455.36	$455.36	($214.02)	($214.02)
1020405	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020406	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020407	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020408	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020409	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020410	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020411	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020412	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020413	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020414	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020415	$0.00	$507.23	$507.23	($238.40)	($238.40)
1020416	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020417	$0.00	$2,373.82	$2,373.82	($1,115.70)	($1,115.70)
1020418	$0.00	$1,893.68	$1,893.68	($890.03)	($890.03)
1020419	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020420	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020421	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020422	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020423	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020424	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020425	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020426	$0.00	$455.36	$455.36	($214.02)	($214.02)
1020427	$0.00	$3,435.35	$3,435.35	($1,614.61)	($1,614.61)
1020428	$0.00	$4,057.86	$4,057.86	($1,907.19)	($1,907.19)
1020429	$0.00	$3,936.82	$3,936.82	($1,850.31)	($1,850.31)
1020430	$0.00	$4,236.55	$4,236.55	($1,991.18)	($1,991.18)
1020431	$0.00	$3,517.26	$3,517.26	($1,653.11)	($1,653.11)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid[1]	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1020432	$0.00	$3,474.46	$3,474.46	($1,633.00)	($1,633.00)
1020433	$0.00	$3,431.46	$3,431.46	($1,612.79)	($1,612.79)
1020434	$0.00	$2,951.63	$2,951.63	($1,387.27)	($1,387.27)
1020435	$0.00	$3,453.33	$3,453.33	($1,623.07)	($1,623.07)
1020436	$0.00	$3,948.35	$3,948.35	($1,855.72)	($1,855.72)
1020437	$0.00	$3,412.29	$3,412.29	($1,603.78)	($1,603.78)
1020438	$0.00	$3,590.98	$3,590.98	($1,687.76)	($1,687.76)
1020439	$0.00	$2,892.58	$2,892.58	($1,359.51)	($1,359.51)
1020440	$0.00	$2,951.63	$2,951.63	($1,387.27)	($1,387.27)
1020441	$0.00	$3,172.91	$3,172.91	($1,491.27)	($1,491.27)
1020442	$0.00	$3,343.13	$3,343.13	($1,571.27)	($1,571.27)
1020443	$0.00	$3,642.85	$3,642.85	($1,712.14)	($1,712.14)
1020444	$0.00	$3,769.66	$3,769.66	($1,771.74)	($1,771.74)
1020445	$0.00	$3,872.63	$3,872.63	($1,820.14)	($1,820.14)
1020446	$0.00	$2,928.12	$2,928.12	($1,376.22)	($1,376.22)
1020447	$0.00	$3,955.64	$3,955.64	($1,859.15)	($1,859.15)
1020448	$0.00	$3,288.83	$3,288.83	($1,545.75)	($1,545.75)
1020449	$0.00	$3,297.01	$3,297.01	($1,549.59)	($1,549.59)
1020450	$0.00	$3,172.51	$3,172.51	($1,491.08)	($1,491.08)
1020451	$0.00	$3,631.33	$3,631.33	($1,706.73)	($1,706.73)
1020452	$0.00	$3,034.86	$3,034.86	($1,426.38)	($1,426.38)
1020453	$0.00	$0.00	$0.00	$0.00	$0.00
1020454	$0.00	$2,714.85	$2,714.85	($1,275.98)	($1,275.98)
1020455	$0.00	$2,588.04	$2,588.04	($1,216.38)	($1,216.38)
1020456	$0.00	$2,657.21	$2,657.21	($1,248.89)	($1,248.89)
1020457	$0.00	$2,680.26	$2,680.26	($1,259.72)	($1,259.72)
1020458	$0.00	$3,435.35	$3,435.35	($1,614.61)	($1,614.61)
1020459	$0.00	$2,686.03	$2,686.03	($1,262.43)	($1,262.43)
1020460	$0.00	$2,934.09	$2,934.09	($1,379.02)	($1,379.02)
1020461	$0.00	$2,628.39	$2,628.39	($1,235.34)	($1,235.34)
1020462	$0.00	$3,089.58	$3,089.58	($1,452.10)	($1,452.10)
1020463	$0.00	$3,979.58	$3,979.58	($1,870.40)	($1,870.40)
1020464	$0.00	$2,937.96	$2,937.96	($1,380.84)	($1,380.84)
1020465	$0.00	$3,562.16	$3,562.16	($1,674.22)	($1,674.22)
1020466	$0.00	$2,951.63	$2,951.63	($1,387.27)	($1,387.27)
1020467	$0.00	$3,919.53	$3,919.53	($1,842.18)	($1,842.18)
1020468	$0.00	$3,164.44	$3,164.44	($1,487.29)	($1,487.29)
1020469	$0.00	$3,676.54	$3,676.54	($1,727.97)	($1,727.97)
1020470	$0.00	$3,060.69	$3,060.69	($1,438.52)	($1,438.52)
1020471	$0.00	$3,579.45	$3,579.45	($1,682.34)	($1,682.34)

Appendix B-2
Phase #1 TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid[1]	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1020472	$0.00	$461.12	$461.12	($216.73)	($216.73)
1020473	$0.00	$455.36	$455.36	($214.02)	($214.02)
1020474	$0.00	$455.36	$455.36	($214.02)	($214.02)
1020475	$0.00	$455.36	$455.36	($214.02)	($214.02)
1020476	$0.00	$455.36	$455.36	($214.02)	($214.02)
1020477	$0.00	$455.36	$455.36	($214.02)	($214.02)
1020478	$0.00	$2,743.67	$2,743.67	($1,289.52)	($1,289.52)
1020479	$0.00	$1,314.49	$1,314.49	($617.81)	($617.81)
1020480	$0.00	$3,080.11	$3,080.11	($1,447.65)	($1,447.65)
1020481	$0.00	$2,853.18	$2,853.18	($1,340.99)	($1,340.99)
1020482	$0.00	$3,723.55	$3,723.55	($1,750.07)	($1,750.07)
1020483	$0.00	$3,717.79	$3,717.79	($1,747.36)	($1,747.36)
1020484	$0.00	$2,987.87	$2,987.87	($1,404.30)	($1,404.30)
1020485	$0.00	$3,089.51	$3,089.51	($1,452.07)	($1,452.07)
1020486	$0.00	$3,948.35	$3,948.35	($1,855.72)	($1,855.72)
1020487	$0.00	$2,974.23	$2,974.23	($1,397.89)	($1,397.89)
1020488	$0.00	$4,357.59	$4,357.59	($2,048.07)	($2,001.92)
1020489	$0.00	$3,631.33	$3,631.33	($1,706.73)	($1,706.73)
1020490	$0.00	$4,190.44	$4,190.44	($1,969.51)	($1,969.51)
1020491	$0.00	$3,746.61	$3,746.61	($1,760.91)	($1,760.91)
1020492	$0.00	$3,873.41	$3,873.41	($1,820.50)	($1,820.50)
1020493	$0.00	$3,124.09	$3,124.09	($1,468.32)	($1,468.32)
1020494	$0.00	$4,069.39	$4,069.39	($1,912.61)	($1,912.61)
1020495	$0.00	$3,343.13	$3,343.13	($1,571.27)	($1,571.27)
1020496	$0.00	$2,795.54	$2,795.54	($1,313.90)	($1,313.90)
1020497	$0.00	$3,316.01	$3,316.01	($1,558.52)	($1,558.52)
1020498	$0.00	$4,181.54	$4,181.54	($1,965.32)	($1,965.32)
1020499	$0.00	$2,680.26	$2,680.26	($1,259.72)	($1,259.72)
1020500	$0.00	$4,472.45	$4,472.45	($2,102.05)	($2,001.92)
1020501	$0.00	$2,789.78	$2,789.78	($1,311.20)	($1,311.20)
1020502	$0.00	$2,709.08	$2,709.08	($1,273.27)	($1,273.27)
1020503	$0.00	$2,953.78	$2,953.78	($1,388.28)	($1,388.28)
1020504	$0.00	$2,983.98	$2,983.98	($1,402.47)	($1,402.47)
1020505	$0.00	$2,985.12	$2,985.12	($1,403.01)	($1,403.01)
1020506	$0.00	$2,859.85	$2,859.85	($1,344.13)	($1,344.13)
1020507	$0.00	$3,126.65	$3,126.65	($1,469.53)	($1,469.53)
1020508	$0.00	$3,284.90	$3,284.90	($1,543.90)	($1,543.90)
1020509	$0.00	$2,933.88	$2,933.88	($1,378.92)	($1,378.92)
1020510	$0.00	$3,959.27	$3,959.27	($1,860.86)	($1,860.86)
1020511	$0.00	$3,300.78	$3,300.78	($1,551.37)	($1,551.37)

Appendix B-2

Phase #1 TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid[1]	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1020512	$0.00	$2,732.14	$2,732.14	($1,284.11)	($1,284.11)
1020513	$0.00	$3,100.58	$3,100.58	($1,457.27)	($1,457.27)
1020514	$0.00	$3,117.83	$3,117.83	($1,465.38)	($1,465.38)
1020515	$0.00	$3,400.23	$3,400.23	($1,598.11)	($1,598.11)
1020516	$0.00	$3,991.06	$3,991.06	($1,875.80)	($1,875.80)
1020517	$0.00	$4,190.47	$4,190.47	($1,969.52)	($1,969.52)
1020518	$0.00	$3,031.87	$3,031.87	($1,424.98)	($1,424.98)
1020519	$0.00	$0.04	$0.04	($0.02)	$0.00
1020520	$0.00	$0.04	$0.04	($0.02)	$0.00
1020521	$0.00	$0.04	$0.04	($0.02)	$0.00
1020522	$0.00	$0.04	$0.04	($0.02)	$0.00
1020523	$0.00	$0.04	$0.04	($0.02)	$0.00
1020524	$0.00	$4,086.68	$4,086.68	($1,920.74)	($1,920.74)
1020525	$0.00	$4,652.65	$4,652.65	($2,186.75)	($2,001.92)
1020526	$0.00	$3,808.77	$3,808.77	($1,790.12)	($1,790.12)
1020527	$0.00	$3,472.56	$3,472.56	($1,632.10)	($1,632.10)
1020528	$0.00	$3,896.47	$3,896.47	($1,831.34)	($1,831.34)
1020529	$0.00	$2,954.69	$2,954.69	($1,388.70)	($1,388.70)
1020530	$0.00	$3,300.36	$3,300.36	($1,551.17)	($1,551.17)
1020531	$0.00	$3,769.22	$3,769.22	($1,771.53)	($1,771.53)
1020532	$0.00	$3,101.82	$3,101.82	($1,457.86)	($1,457.86)
1020533	$0.00	$3,900.90	$3,900.90	($1,833.42)	($1,833.42)
1020534	$0.00	$2,841.66	$2,841.66	($1,335.58)	($1,335.58)
1020535	$0.00	$2,858.95	$2,858.95	($1,343.71)	($1,343.71)
1020536	$0.00	$3,624.79	$3,624.79	($1,703.65)	($1,703.65)
1020537	$0.00	$489.94	$489.94	($230.27)	($230.27)
1020538	$0.00	$2,835.89	$2,835.89	($1,332.87)	($1,332.87)
1020539	$0.00	$397.72	$397.72	($186.93)	($186.93)
1020540	$0.00	$438.06	$438.06	($205.89)	($205.89)
Total	**$0.00**	**$820,280.27**	**$820,280.27**	**($385,531.73)**	**($385,200.47)**

APPENDIX B-3
PHASE #1 PROJECTED ASSESSMENT SCHEDULE

Edgewood Creek Public Improvement District
Summary of Projected Annual Installments
Phase #1

Lot Size | 50 (?) Lots
Assessment | $26,798

Year[1]	Cumulative Outstanding Principal	Phase #1 Bond Principal[2]	Phase #1 Bond Interest[2]	Phase #1 R.A. Principal[3]	Phase #1 R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment[5]
2026	$26,798	$349	$617	$299	$606	$131	$2,002
2027	$26,150	$365	$636	$312	$592	$134	$2,039
2028	$25,473	$382	$620	$329	$578	$136	$2,045
2029	$24,762	$382	$604	$346	$563	$139	$2,033
2030	$24,034	$399	$588	$362	$547	$142	$2,037
2031	$23,273	$415	$571	$382	$531	$145	$2,040
2032	$22,476	$432	$551	$399	$513	$147	$2,042
2033	$21,645	$449	$530	$422	$495	$150	$2,046
2034	$20,775	$465	$509	$442	$476	$153	$2,045
2035	$19,868	$482	$487	$465	$456	$156	$2,046
2036	$18,921	$498	$464	$483	$434	$160	$2,041
2037	$17,938	$532	$440	$508	$412	$163	$2,055
2038	$16,898	$548	$415	$535	$389	$165	$2,053
2039	$15,815	$565	$388	$561	$364	$169	$2,049
2040	$14,688	$598	$362	$591	$339	$175	$2,063
2041	$13,499	$615	$334	$618	$313	$176	$2,054
2042	$12,267	$648	$303	$651	$283	$180	$2,065
2043	$10,968	$681	$271	$684	$254	$183	$2,073
2044	$9,602	$714	$237	$718	$222	$187	$2,078
2045	$8,170	$731	$201	$754	$190	$191	$2,066
2046	$6,685	$764	$164	$791	$155	$195	$2,069
2047	$5,130	$797	$126	$831	$119	$198	$2,072
2048	$3,502	$847	$86	$870	$81	$202	$2,088
2049	$1,785	$881	$44	$904	$41	$206	$2,077
Total		$13,538	$9,590	$13,260	$8,553	$3,984	$49,284

1/31/27
2 - The principal and interest amounts represent the debt service requirements of the Series 2021 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year.
3 - The principal and interest amounts are calculated for 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.
4 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.
5 - The Annual Installments shown do not include any capitalized interest or TIRZ Annual Credit Amount, if applicable.

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 EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective 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 C-1

PHASES #2-3 MAJOR IMROVEMENTS ASSESSMENT ROLL SUMMARY – 2026-27

[illegible]

Assessment Roll Summary [illegible]

[illegible]

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Non-Assessed	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX C-2

PHASES #2-3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION – 2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Assessment	Principal	Interest	[illegible]	Administrative Expense	[illegible]	Annual Installment
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	0	[illegible]	Not Assessed	$0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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Appendix C-2

Phases #2-3 Major Improvement TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
52672	$0	$37,466.15	$37,466.15	($17,609.09)	($17,609.09)
960214	$0	$40,636.55	$40,636.55	($19,099.18)	($19,099.18)
960118	$0	$2,362.45	$2,362.45	($1,110.35)	$0.00
1069805	$0	$162.21	$162.21	($76.24)	($76.24)
1069806	$0	$162.21	$162.21	($76.24)	($76.24)
1069807	$0	$162.21	$162.21	($76.24)	($76.24)
1069808	$0	$162.21	$162.21	($76.24)	($76.24)
1069809	$0	$162.21	$162.21	($76.24)	($76.24)
1069810	$0	$162.21	$162.21	($76.24)	($76.24)
1069811	$0	$162.21	$162.21	($76.24)	($76.24)
1069812	$0	$162.21	$162.21	($76.24)	($76.24)
1069813	$0	$162.21	$162.21	($76.24)	($76.24)
1069814	$0	$162.21	$162.21	($76.24)	($76.24)
1069803	$0	$0.00	$0.00	$0.00	$0.00
1069815	$0	$162.21	$162.21	($76.24)	($76.24)
1069816	$0	$162.21	$162.21	($76.24)	($76.24)
1069817	$0	$162.21	$162.21	($76.24)	($76.24)
1069818	$0	$162.21	$162.21	($76.24)	($76.24)
1069819	$0	$162.21	$162.21	($76.24)	($76.24)
1069820	$0	$162.21	$162.21	($76.24)	($76.24)
1069821	$0	$162.21	$162.21	($76.24)	($76.24)
1069822	$0	$162.21	$162.21	($76.24)	($76.24)
1069823	$0	$162.21	$162.21	($76.24)	($76.24)
1069824	$0	$162.21	$162.21	($76.24)	($76.24)
1069804	$0	$0.00	$0.00	$0.00	$0.00
1069825	$0	$162.21	$162.21	($76.24)	($76.24)
1069826	$0	$162.21	$162.21	($76.24)	($76.24)
1069827	$0	$162.21	$162.21	($76.24)	($76.24)
1069828	$0	$162.21	$162.21	($76.24)	($76.24)
1069829	$0	$162.21	$162.21	($76.24)	($76.24)
1069830	$0	$162.21	$162.21	($76.24)	($76.24)
1069831	$0	$162.21	$162.21	($76.24)	($76.24)
1069832	$0	$162.21	$162.21	($76.24)	($76.24)
1069833	$0	$162.21	$162.21	($76.24)	($76.24)
1069834	$0	$162.21	$162.21	($76.24)	($76.24)
1069835	$0	$162.21	$162.21	($76.24)	($76.24)
1069836	$0	$162.21	$162.21	($76.24)	($76.24)
1069837	$0	$162.21	$162.21	($76.24)	($76.24)
1069838	$0	$162.21	$162.21	($76.24)	($76.24)
1069839	$0	$162.21	$162.21	($76.24)	($76.24)

Appendix C-2

Phases #2-3 Major Improvement TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1069840	$0	$162.21	$162.21	($76.24)	($76.24)
1069841	$0	$162.21	$162.21	($76.24)	($76.24)
1069842	$0	$162.21	$162.21	($76.24)	($76.24)
1069843	$0	$162.21	$162.21	($76.24)	($76.24)
1069844	$0	$162.21	$162.21	($76.24)	($76.24)
1069845	$0	$162.21	$162.21	($76.24)	($76.24)
1069846	$0	$162.21	$162.21	($76.24)	($76.24)
1069847	$0	$162.21	$162.21	($76.24)	($76.24)
1069848	$0	$162.21	$162.21	($76.24)	($76.24)
1069849	$0	$162.21	$162.21	($76.24)	($76.24)
1069850	$0	$162.21	$162.21	($76.24)	($76.24)
1069851	$0	$162.21	$162.21	($76.24)	($76.24)
1069852	$0	$162.21	$162.21	($76.24)	($76.24)
1069853	$0	$162.21	$162.21	($76.24)	($76.24)
1069854	$0	$162.21	$162.21	($76.24)	($76.24)
1069855	$0	$162.21	$162.21	($76.24)	($76.24)
1069856	$0	$162.21	$162.21	($76.24)	($76.24)
1069857	$0	$162.21	$162.21	($76.24)	($76.24)
1069858	$0	$162.21	$162.21	($76.24)	($76.24)
1069859	$0	$162.21	$162.21	($76.24)	($76.24)
1069860	$0	$162.21	$162.21	($76.24)	($76.24)
1069861	$0	$162.21	$162.21	($76.24)	($76.24)
1069862	$0	$162.21	$162.21	($76.24)	($76.24)
1069863	$0	$162.21	$162.21	($76.24)	($76.24)
1069864	$0	$162.21	$162.21	($76.24)	($76.24)
1069865	$0	$162.21	$162.21	($76.24)	($76.24)
1069866	$0	$162.21	$162.21	($76.24)	($76.24)
1069867	$0	$162.21	$162.21	($76.24)	($76.24)
1069868	$0	$162.21	$162.21	($76.24)	($76.24)
1069869	$0	$162.21	$162.21	($76.24)	($76.24)
1069870	$0	$162.21	$162.21	($76.24)	($76.24)
1069871	$0	$162.21	$162.21	($76.24)	($76.24)
1069872	$0	$162.21	$162.21	($76.24)	($76.24)
1069961	$0	$162.21	$162.21	($76.24)	($76.24)
1069962	$0	$162.21	$162.21	($76.24)	($76.24)
1069963	$0	$162.21	$162.21	($76.24)	($76.24)
1069948	$0	$162.21	$162.21	($76.24)	($76.24)
1069949	$0	$162.21	$162.21	($76.24)	($76.24)
1069950	$0	$162.21	$162.21	($76.24)	($76.24)
1069951	$0	$162.21	$162.21	($76.24)	($76.24)

<u>Appendix C-2</u>
Phases #2-3 Major Improvement TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1069952	$0	$162.21	$162.21	($76.24)	($76.24)
1069953	$0	$162.21	$162.21	($76.24)	($76.24)
1069954	$0	$162.21	$162.21	($76.24)	($76.24)
1069955	$0	$162.21	$162.21	($76.24)	($76.24)
1069956	$0	$162.21	$162.21	($76.24)	($76.24)
1069957	$0	$162.21	$162.21	($76.24)	($76.24)
1069958	$0	$162.21	$162.21	($76.24)	($76.24)
1069959	$0	$162.21	$162.21	($76.24)	($76.24)
1069960	$0	$162.21	$162.21	($76.24)	($76.24)
1069936	$0	$162.21	$162.21	($76.24)	($76.24)
1069937	$0	$162.21	$162.21	($76.24)	($76.24)
1069938	$0	$162.21	$162.21	($76.24)	($76.24)
1069939	$0	$162.21	$162.21	($76.24)	($76.24)
1069940	$0	$162.21	$162.21	($76.24)	($76.24)
1069941	$0	$162.21	$162.21	($76.24)	($76.24)
1069942	$0	$162.21	$162.21	($76.24)	($76.24)
1069943	$0	$162.21	$162.21	($76.24)	($76.24)
1069944	$0	$162.21	$162.21	($76.24)	($76.24)
1069945	$0	$162.21	$162.21	($76.24)	($76.24)
1069946	$0	$162.21	$162.21	($76.24)	($76.24)
1069947	$0	$162.21	$162.21	($76.24)	($76.24)
1069925	$0	$162.21	$162.21	($76.24)	($76.24)
1069926	$0	$162.21	$162.21	($76.24)	($76.24)
1069927	$0	$162.21	$162.21	($76.24)	($76.24)
1069928	$0	$162.21	$162.21	($76.24)	($76.24)
1069929	$0	$162.21	$162.21	($76.24)	($76.24)
1069930	$0	$162.21	$162.21	($76.24)	($76.24)
1069931	$0	$162.21	$162.21	($76.24)	($76.24)
1069932	$0	$162.21	$162.21	($76.24)	($76.24)
1069933	$0	$162.21	$162.21	($76.24)	($76.24)
1069934	$0	$162.21	$162.21	($76.24)	($76.24)
1069935	$0	$162.21	$162.21	($76.24)	($76.24)
1069917	$0	$162.21	$162.21	($76.24)	($76.24)
1069918	$0	$162.21	$162.21	($76.24)	($76.24)
1069919	$0	$162.21	$162.21	($76.24)	($76.24)
1069920	$0	$162.21	$162.21	($76.24)	($76.24)
1069921	$0	$162.21	$162.21	($76.24)	($76.24)
1069922	$0	$162.21	$162.21	($76.24)	($76.24)
1069923	$0	$162.21	$162.21	($76.24)	($76.24)
1069924	$0	$162.21	$162.21	($76.24)	($76.24)

Appendix C-2

Phases #2-3 Major Improvement TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1069903	$0	$162.21	$162.21	($76.24)	($76.24)
1069904	$0	$162.21	$162.21	($76.24)	($76.24)
1069905	$0	$162.21	$162.21	($76.24)	($76.24)
1069906	$0	$162.21	$162.21	($76.24)	($76.24)
1069907	$0	$162.21	$162.21	($76.24)	($76.24)
1069908	$0	$162.21	$162.21	($76.24)	($76.24)
1069909	$0	$162.21	$162.21	($76.24)	($76.24)
1069910	$0	$162.21	$162.21	($76.24)	($76.24)
1069911	$0	$162.21	$162.21	($76.24)	($76.24)
1069912	$0	$162.21	$162.21	($76.24)	($76.24)
1069913	$0	$162.21	$162.21	($76.24)	($76.24)
1069914	$0	$162.21	$162.21	($76.24)	($76.24)
1069915	$0	$162.21	$162.21	($76.24)	($76.24)
1069916	$0	$162.21	$162.21	($76.24)	($76.24)
1069898	$0	$162.21	$162.21	($76.24)	($76.24)
1069899	$0	$162.21	$162.21	($76.24)	($76.24)
1069900	$0	$162.21	$162.21	($76.24)	($76.24)
1069901	$0	$162.21	$162.21	($76.24)	($76.24)
1069902	$0	$162.21	$162.21	($76.24)	($76.24)
1069888	$0	$162.21	$162.21	($76.24)	($76.24)
1069889	$0	$162.21	$162.21	($76.24)	($76.24)
1069890	$0	$162.21	$162.21	($76.24)	($76.24)
1069891	$0	$162.21	$162.21	($76.24)	($76.24)
1069892	$0	$162.21	$162.21	($76.24)	($76.24)
1069893	$0	$162.21	$162.21	($76.24)	($76.24)
1069894	$0	$162.21	$162.21	($76.24)	($76.24)
1069895	$0	$162.21	$162.21	($76.24)	($76.24)
1069896	$0	$162.21	$162.21	($76.24)	($76.24)
1069897	$0	$162.21	$162.21	($76.24)	($76.24)
1069874	$0	$162.21	$162.21	($76.24)	($76.24)
1069875	$0	$162.21	$162.21	($76.24)	($76.24)
1069876	$0	$162.21	$162.21	($76.24)	($76.24)
1069877	$0	$162.21	$162.21	($76.24)	($76.24)
1069878	$0	$162.21	$162.21	($76.24)	($76.24)
1069879	$0	$162.21	$162.21	($76.24)	($76.24)
1069880	$0	$162.21	$162.21	($76.24)	($76.24)
1069881	$0	$162.21	$162.21	($76.24)	($76.24)
1069882	$0	$162.21	$162.21	($76.24)	($76.24)
1069883	$0	$162.21	$162.21	($76.24)	($76.24)
1069884	$0	$162.21	$162.21	($76.24)	($76.24)

Appendix C-2

Phases #2-3 Major Improvement TIRZ Credit Calculation - 2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
1069885	$0	$162.21	$162.21	($76.24)	($76.24)
1069886	$0	$162.21	$162.21	($76.24)	($76.24)
1069887	$0	$162.21	$162.21	($76.24)	($76.24)
1069873	$0	$0.00	$0.00	$0.00	$0.00
Total	**$0**	**$106,094.16**	**$106,094.16**	**($49,864.26)**	**($48,753.90)**

APPENDIX C-3

PHASES #2-3 PROJECTED ASSESSMENT SCHEDULE

Edgewood Creek Public Improvement District
Summary of Projected Annual Installments
Phases #2-3

Lot Size	50 Ft Lots
Assessment	$5,789

Year[1]	Cumulative Outstanding Principal	Phases #2-3 Bond Principal[2]	Phases #2-3 Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2026	$5,789	$136	$320	$72	$528
2027	$5,653	$145	$301	$73	$519
2028	$5,508	$145	$294	$74	$514
2029	$5,363	$154	$287	$76	$518
2030	$5,209	$163	$281	$77	$521
2031	$5,045	$163	$272	$79	$515
2032	$4,882	$172	$263	$81	$517
2033	$4,710	$181	$255	$83	$518
2034	$4,529	$191	$245	$84	$520
2035	$4,338	$200	$235	$85	$520
2036	$4,138	$209	$225	$87	$521
2037	$3,929	$218	$214	$89	$520
2038	$3,711	$236	$202	$91	$529
2039	$3,475	$245	$190	$93	$527
2040	$3,230	$254	$177	$94	$526
2041	$2,976	$263	$164	$96	$525
2042	$2,713	$281	$149	$98	$529
2043	$2,432	$299	$134	$100	$533
2044	$2,132	$308	$117	$102	$528
2045	$1,824	$327	$100	$104	$531
2046	$1,497	$345	$82	$106	$533
2047	$1,152	$363	$63	$108	$535
2048	$788	$381	$43	$111	$535
2049	$408	$408	$22	$113	$544
Total		$5,789	$4,638	$2,176	$12,604

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27.
2 - The principal and interest amounts represent the debt service requirements of the Series 2021 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year.
3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.
4 - The Annual Installments shown do not include any capitalized interest or TIRZ Annual Credit Amount, if applicable.

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 EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective 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 D-1

IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2026-27

Appendix D
Assessment Roll Summary – Improvement Area #1
2026-27

Parcel	Estimated No. of Units	Lot Size	Lot Type	Total Outstanding Assessment	Principal	Interest	Administrative Expenses	Annual Installment
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	0	0	Non-Assessed	$0	$0.00	$0.00	$0.00	$0.00
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	0	0	Non-Assessed	$0	$0.00	$0.00	$0.00	$0.00
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	[illegible]	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	1	50	1	$26,241	$292.41	$1,675.77	$225.95	$2,295.12
[illegible]	0	0	Non-Assessed	$0	$0.00	$0.00	$0.00	$0.00
	[illegible]			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX D-2
IMPROVEMENT AREA #2 PROJECTED ASSESSMENT SCHEDULE

Edgewood Creek Public Improvement District
Summary of Projected Annual Installments
Improvement Area #2

Lot Size: 50 Ft Lots
Assessment: $32,030

Year[1]	Cumulative Outstanding Principal	Phases #2-2 Bond Principal[2]	Phases #2-3 Bond Interest[2]	I.A. #2 R.A. Principal[3]	IA #2 R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment[5]
2026	$32,030	$136	$320	$392	$1,677	$297	$2,823
2027	$31,501	$145	$400	$411	$1,652	$303	$2,911
2028	$30,945	$145	$390	$430	$1,625	$310	$2,901
2029	$30,369	$154	$381	$449	$1,598	$316	$2,898
2030	$29,766	$163	$371	$475	$1,569	$322	$2,900
2031	$29,128	$163	$360	$500	$1,539	$328	$2,891
2032	$28,464	$172	$349	$525	$1,507	$335	$2,889
2033	$27,767	$181	$337	$551	$1,473	$342	$2,884
2034	$27,034	$191	$324	$582	$1,438	$349	$2,884
2035	$26,262	$200	$311	$614	$1,401	$356	$2,881
2036	$25,448	$209	$297	$646	$1,362	$363	$2,877
2037	$24,594	$218	$282	$684	$1,320	$370	$2,874
2038	$23,692	$236	$267	$722	$1,277	$377	$2,879
2039	$22,735	$245	$251	$759	$1,231	$385	$2,871
2040	$21,730	$254	$233	$804	$1,182	$393	$2,866
2041	$20,673	$263	$216	$848	$1,131	$400	$2,858
2042	$19,561	$281	$197	$899	$1,077	$408	$2,862
2043	$18,381	$299	$176	$949	$1,019	$417	$2,861
2044	$17,132	$309	$154	$1,006	$959	$425	$2,853
2045	$15,818	$327	$132	$1,063	$894	$433	$2,850
2046	$14,428	$345	$108	$1,127	$826	$442	$2,848
2047	$12,956	$363	$83	$1,196	$754	$451	$2,848
2048	$11,397	$381	$57	$1,266	$678	$460	$2,842
2049	$9,750	$408	$29	$1,342	$597	$469	$2,846
2050	$8,000	$0	$0	$1,418	$511	$363	$2,292
2051	$6,582	$0	$0	$1,506	$421	$371	$2,298
2052	$5,076	$0	$0	$1,595	$324	$378	$2,297
2053	$3,481	$0	$0	$1,690	$222	$386	$2,298
2054	$1,791	$0	$0	$1,791	$114	$393	$2,299
Total		$5,789	$6,027	$26,241	$31,379	$10,941	$80,177

1 – Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27.
2 – The principal and interest amounts represent the debt service requirements of the Series 2021 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 – The principal and interest amounts represent the debt service requirements of the Improvement Area #2 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the
4 – Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.
5 – The Annual Installments shown do not include any capitalized interest or TIRZ Annual Credit Amount, if applicable.

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 EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective 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 E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, 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 Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Edgewood Creek Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: ____________________

______________________________ ______________________________
Signature of Seller Signature of Seller

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

Date: ____________________

______________________________ ______________________________
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF __________ §

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

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

____

Notary Public, State of Texas