records of my office, each member of the City Council was given actual notice of the time, place, and purpose of the meeting and had actual notice that the matter would be considered; and that said meeting, and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the entitled ordinance, was posted and given in advance thereof in compliance with the provisions of Texas Government Code Chapter 551, as amended.

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IN WITNESS WHEREOF, I have hereunto signed my name officially and affixed the seal of the City, this the 14th day of July, 2026.

City Secretary
City of Celina, Texas

(City Seal)

**ORDINANCE NO. 2026-040**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND AN IMPROVEMENT AREA #2 ASSESSMENT ROLL FOR THE NORTH SKY PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN IMPROVEMENT AREA #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #2 AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Celina, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district consisting of certain property located within the extraterritorial jurisdiction of the City; and

**WHEREAS,** the petition contained the signature of the owner of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District (as defined below), as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District, and the signature of the record owner of taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

**WHEREAS,** on June 8, 2021, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by resolution, adopted by a majority of the members of the City Council, authorized and created the North Sky Public Improvement District (the "District") in accordance with its finding as to the advisability of the Authorized Improvements (as defined in the hereinafter defined Service and Assessment Plan); and

**WHEREAS,** on June 21, 2021, the City published notice of its authorization of the District in the *Celina Record*, a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is located or in which the Authorized Improvements are to be undertaken; and

**WHEREAS,** no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

**WHEREAS,** all of the property within the District is now within the corporate boundaries of the City; and

**WHEREAS,** on June 9, 2026, the City Council adopted a resolution approving a preliminary service and assessment plan, including a proposed assessment roll for Improvement Area #2 of the District (the "Improvement Area #2 Assessment Roll"); calling for a public hearing to consider an ordinance levying assessments on property within Improvement Area #2 of the District (the "Assessments"); authorizing and directing the City Secretary to file the proposed Improvement Area #2 Assessment Roll and make such assessment roll available for public inspection; authorizing and directing the publication of notice of a public hearing to consider the levying of the Assessments against the property in Improvement Area #2 (the "Levy and Assessment Hearing"); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

**WHEREAS,** the City Secretary filed the Improvement Area #2 Assessment Roll and made the same available for public inspection; and

**WHEREAS,** the City Secretary, pursuant to Section 372.016(b) of the PID Act, published or caused the publication of the notice of the Levy and Assessment Hearing on June 19, 2026 in the *Celina Record*, a newspaper of general circulation in the City; and

**WHEREAS,** pursuant to Section 372.016(c) of the PID Act, notice of the Levy and Assessment Hearing was mailed to the last known address of the owner of the property liable for the Assessments; and

**WHEREAS,** the City Council opened the Levy and Assessment Hearing on July 14, 2026, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Improvement Area #2 Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the improvements to be undertaken for the benefit of the Improvement Area #2 Assessed Property (as defined in the Service and Assessment Plan) (the "Improvement Area #2 Improvements"), the purposes of the Assessments, the special benefits of the Improvement Area #2 Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

**WHEREAS,** the Service and Assessment Plan, when accepted and approved by the City Council, will serve as the Annual Service Plan Update for 2026; and

**WHEREAS,** the City Council finds and determines that the Improvement Area #2 Assessment Roll and the "North Sky Public Improvement District Service and Assessment Plan", dated July 14, 2026, in a form substantially similar to the attached ***Exhibit A*** (as updated from time to time, the "Service and Assessment Plan"), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance, the Service and Assessment Plan and the Improvement Area #2 Assessment Roll attached thereto; and

**WHEREAS,** the City Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Improvement Area #2 Improvements, the Improvement Area #2 Assessment Roll, or the levy of the Assessments against the Improvement Area #2 Assessed Property; and

**WHEREAS,** the owner (the "Landowner"), or its representative, of all of the privately-owned and taxable property located in Improvement Area #2, who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of the Service and Assessment Plan, approval of the Improvement Area #2 Assessment Roll, approval of this Ordinance, and approval of the levy of the Assessments against their property located within Improvement Area #2, such approval being evidenced by the execution by the Landowner of a "Consent and Agreement and Declaration of Covenants, Conditions and Restrictions of Landowner" (the "Landowner Consent Certificate") in a form presented to the City Council herewith, which Landowner Consent Certificate is hereby ratified and approved by the City Council; and

**WHEREAS,** the City Council closed the Levy and Assessment Hearing, and, after considering all written and documentary evidence presented at the Levy and Assessment Hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act; and now therefore

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS**:

**Section 1**. **Terms**.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

**Section 2**. **Findings**.

The findings and determinations set forth in the preambles hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section. The City Council hereby finds, determines, and ordains, as follows:

(a) The apportionment of the Actual Costs of the Improvement Area #2 Improvements, the bond issuance costs and the Administrative Expenses (collectively, the "Improvement Area #2 Authorized Improvements") pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each parcel of Improvement Area #2 Assessed Property will receive from the Improvement Area #2 Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Improvement Area #2 Authorized Improvements, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended;

(c) The Service and Assessment Plan apportions the estimated costs of the Improvement Area #2 Authorized Improvements to be assessed against the Improvement Area #2 Assessed Property as Assessments and such apportionment is made on the basis of special benefits accruing to the Improvement Area #2 Assessed Property because of the Improvement Area #2 Authorized Improvements;

(d) All of the real property in Improvement Area #2, which is being assessed in the amounts shown in the Improvement Area #2 Assessment Roll, will be benefited by the Improvement Area #2 Authorized Improvements as described in the Service and Assessment Plan, and each parcel of Improvement Area #2 Assessed Property will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the estimated costs of the Improvement Area #2 Authorized Improvements set forth in the Service and Assessment Plan results in imposing equal shares of the estimated costs of the Improvement Area #2 Authorized Improvements on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;

(f) The Service and Assessment Plan should be approved as the service plan and assessment plan for the District as described in Sections 372.013 and 372.014 of the PID Act;

(g) The Improvement Area #2 Assessment Roll should be approved as the assessment roll for the Improvement Area #2 Assessed Property of the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of the Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for Improvement Area #2 of the District; and

(i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered, and formally acted upon.

**Section 3. Service and Assessment Plan.**

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the 2026 Annual Service Plan Update for the District.

**Section 4**. **Improvement Area #2 Assessment Roll**.

The Improvement Area #2 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll for Improvement Area #2 of the District.

**Section 5**. **Levy and Payment of Assessments for Estimated Costs of the Improvement Area #2 Authorized Improvements**.

(a) The City Council hereby levies an assessment on each parcel of Improvement Area #2 Assessed Property, as shown and described in the Service and Assessment Plan and the Improvement Area #2 Assessment Roll, in the respective amounts shown on the Improvement Area #2 Assessment Roll, as a special assessment on the properties set forth in the Improvement Area #2 Assessment Roll.

(b) The levy of the Assessments shall be effective on the date of the adoption of this Ordinance levying the Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Administrative Expenses for the Improvement Area #2 Assessed Property shall be calculated and collected pursuant to the terms of the Service and Assessment Plan.

**Section 6**. **Method of Assessment**.

The method of apportioning the estimated costs of the Improvement Area #2 Authorized Improvements is set forth in the Service and Assessment Plan.

**Section 7**. **Penalties and Interest on Delinquent Assessments**.

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

**Section 8**. **Prepayments of Assessments**.

As provided in the Service and Assessment Plan, the owner of any Improvement Area #2 Assessed Property subject to an Assessment may prepay the Assessments levied by this Ordinance.

**Section 9**. **Lien Priority**.

The City Council and the Landowner intend for the obligations, covenants and burdens on the Landowner of each parcel of Improvement Area #2 Assessed Property, including without limitation such Landowner's obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowner, as the owner of each parcel of Improvement Area #2 Assessed Property, and its transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

**Section 10**. **Appointment of Administrator and Collector of Assessments**.

(a) Appointment of Administrator.

MuniCap, Inc., is hereby appointed and designated to initially serve, or until otherwise determined by the City Council, as the Administrator of the Service and Assessment Plan and of the Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Administrative Expense.

(b) Appointment of Collector.

The Tax Assessor-Collector of Collin County is hereby appointed and designated as the collector of the Assessments.

**Section 11**. **Applicability of Tax Code**.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of the Assessments by the City.

**Section 12**. **Filing in Land Records**. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Improvement Area #2 Assessment Roll, to be recorded in the real property records of Collin County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

**Section 13**. **Posting on City Website**.

The City Secretary is directed to post a copy of the Service and Assessment Plan, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section

26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts the Service and Assessment Plan. The City Secretary is further directed to similarly post each Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

**Section 14. Submission to Appraisal District.**

The City Secretary is directed to cause a copy of the Improvement Area #2 Assessment Roll, in the format required by Section 372.017(e) of the PID Act, to be submitted to the Collin Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan.

**Section 15. Severability.**

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

**Section 16. Effective Date.**

This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage hereof.

(Signature page follows)

**PASSED AND ADOPTED**, this the 14th day of July, 2026.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 14th day of July, 2026 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

(SEAL) JEOVANNA RUBIO
Notary Public, State of Texas
Comm. Expires 10-03-2026
Notary ID 133995676

Notary Public, State of Texas





Ordinance No. 2026-040

EXHIBIT A

Service and Assessment Plan

# NORTH SKY
# PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

## SERVICE AND ASSESSMENT PLAN

February 14, 2023

As Updated for Series 2024 Improvement Area #1 Bonds on October 8, 2024, and Improvement Area #2 Bonds on July 14, 2026

**PREPARED BY:**

MUNICAP, INC.
PUBLIC FINANCE

# NORTH SKY
# PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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# *I. PLAN DESCRIPTION AND DEFINED TERMS*

## A. INTRODUCTION

On June 8, 2021, the City Council of the City of Celina, Texas passed and approved Resolution No. 2021-39R approving and authorizing the creation of the North Sky Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in the PID, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created. The City annexed the property within the PID on March 15, 2022.

On February 14, 2023, the City Council approved two ordinances which levied Assessments against the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property in connection with the issuance of the Series 2023 Improvement Area #1 Bonds and the Major Improvement Area Bonds to finance the Improvement Area #1 Projects and the Major Improvement Area Projects, respectively, and which also approved the North Sky Public Improvement District Service and Assessment Plan (the "2023 Service and Assessment Plan").

On October 8, 2024, the City Council approved an ordinance which approved the issuance of the Series 2024 Improvement Area #1 Bonds to finance the Improvement Area #1 Projects, and which also approved the North Sky Public Improvement District Service and Assessment Plan (the "2024 Service and Assessment Plan").

The 2024 Service and Assessment Plan, as heretofore updated, is being updated as this Service and Assessment Plan in connection with the issuance of the Improvement Area #2 Bonds.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The North Sky Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Rolls for the PID are currently included as Appendix G-1, Appendix H-1, and Appendix I-1 of this Service and Assessment Plan and additional Assessment Rolls may be added to this Service and Assessment Plan in the future. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

### B. Definitions

Capitalized terms used herein shall have the meanings ascribed to them as follows:

**"Actual Cost(s)"** means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

**"Additional Interest"** means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

**"Additional Interest Component"** means the amount collected by application of the Additional Interest.

**"Additional Interest Reserve"** has the meaning set forth in Section V.G of this Service and Assessment Plan.

**"Administrative Expenses"** mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Paying Agent/Registrar and Trustee fees and expenses relating to the Bonds, including their respective legal counsel, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Annual Installments collected for Administrative Expenses and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

**"Administrator"** means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

**"Annual Installment"** means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Rolls attached hereto as Appendix G-1, Appendix H-1, and Appendix I-1, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component designated for the Additional Interest Reserve described in Section V of this Service and Assessment Plan, and (iii) the Administrative Expenses.

**"Annual Service Plan Update"** has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

**"Assessed Property"** means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property.

**"Assessment"** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.
**"Assessment Ordinance"** means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the respective Assessed Property.

**"Assessment Revenues"** mean the revenues actually received by or on behalf of the City from the collection of Assessments.

**"Assessment Roll"** means, as applicable, the Improvement Area #1 Assessment Roll, the Major Improvement Area Assessment Roll, the Improvement Area #2 Assessment Roll, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

**"Authorized Improvements"** mean those public improvements described in Section III of this Service and Assessment Plan and authorized under Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

**"Bonds"** mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

**"Budgeted Cost(s)"** means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

**"City"** means the City of Celina, Texas.

**"City Council"** means the duly elected governing body of the City.

"**County**" means Collin County, Texas.

**"Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

**"Developer"** means CCD – North Sky, LLC, a Texas limited liability company.

**"Development Agreement"** means that certain North Sky Development Agreement by and between the City and Pilatus Investments, LLC, approved by the City on February 9, 2021, as assigned to the Developer, and related to development of the property within the PID, and as the same may be amended from time to time.

**"Equivalent Units"** mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

**"Homeowner Association"** means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

**"Homeowner Association Property"** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner Association.

**"Improvement Area"** means one or more Parcels within the PID that will be developed in the same general time period.

**"Improvement Area #1"** means the initial Improvement Area to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H-1.

**"Improvement Area #1 Assessed Property"** means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Projects is levied.

**"Improvement Area #1 Assessment"** means the Assessment levied against the Improvement Area #1 Assessed Property, as shown on the Improvement Area #1 Assessment Roll.

**"Improvement Area #1 Assessment Revenues**" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for the Improvement Area #1 Projects.

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

**"Improvement Area #1 Bonds"** mean, collectively, Series 2023 Improvement Area #1 Bonds and the Series 2024 Improvement Area #1 Bonds that are secured primarily by Improvement Area #1 Assessment Revenues.

**"Improvement Area #1 Improvements**" mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.C.

**"Improvement Area #1 Maximum Assessment Per Unit"** means for Improvement Area #1, an Assessment per unit related to the Improvement Area #1 Projects for each applicable Lot Type as follows:

Lot Type 1 (65 Ft) - $45,443.22
Lot Type 2 (55 Ft) - $39,990.03
Lot Type 3 (40 Ft) - $33,627.98

**"Improvement Area #1 Projects"** mean (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1, and (ii) the Improvement Area #1 Improvements.

**"Improvement Area #1 Reimbursement Agreement"** means that certain North Sky Public Improvement District Improvement Area #1 Reimbursement Agreement dated February 14, 2023 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Improvement Area #1 Projects and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act. Following the issuance of the Series 2024 Bonds, the Improvement Area #1 Reimbursement Agreement was satisfied and terminated.

**"Improvement Area #2"** means the second Improvement Area to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix I-1.

**"Improvement Area #2 Assessed Property"** means all Parcels within Improvement Area #2 other than Non-Benefited Property and shown in the Improvement Area #2 Assessment Roll against which an Assessment relating to the Improvement Area #2 Improvements is levied.

**"Improvement Area #2 Assessment"** means the Assessment levied against the Improvement Area #2 Assessed Property, as shown on the Improvement Area #2 Assessment Roll.

**"Improvement Area #2 Assessment Revenues**" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Improvement Area #2 Assessed Property, or the Annual Installments thereof, for the Improvement Area #2 Improvements.

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

**"Improvement Area #2 Bonds"** mean, those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project) that are secured primarily by Improvement Area #2 Assessment Revenues.

**"Improvement Area #2 Equivalent Units"** mean, as to any Parcel within Improvement Area #2, the number of dwelling units by Lot Type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

**"Improvement Area #2 Improvements**" mean the Authorized Improvements which only benefit Improvement Area #2 Assessed Property, which are described in Section III.D.

**"Improvement Area #2 Maximum Assessment Per Unit"** means for Improvement Area #2, the combined Improvement Area #2 Assessment and Major Improvement Area Assessment per unit related to the Improvement Area #2 Improvements and Major Improvement Projects, respectively, for each applicable Lot Type as follows:

Lot Type 1 (65 Ft) - $47,966.10
Lot Type 2 (55 Ft) - $43,409.80
Lot Type 3 (40 Ft) - $30,296.53

**"Lot"** means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Collin County, Texas.

**"Lot Type"** means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

**"Major Improvement Area"** mean the property within the PID excluding Improvement Area #1 which is to be developed subsequent to Improvement Area #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

**"Major Improvement Area Assessed Property"** means, for any year, all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Improvement Area #1.

**"Major Improvement Area Assessment"** means the Assessment levied against the Major Improvement Area Assessed Property, as shown on the Major Improvement Area Assessment Roll.

**"Major Improvement Area Assessment Revenue**s" mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against the Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Major Improvement Area Projects.

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

**"Major Improvement Area Bonds"** mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Major Improvement Area Project) that are secured primarily by Major Improvement Area Assessment Revenues.

**"Major Improvement Area Projects"** mean the pro rata portion of the Major Improvements allocable to the Major Improvement Area, which are described in Section III.B.

**"Major Improvements" or "MI"** mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

**"Non-Benefited Property"** means Parcels that accrue no special benefit from the Authorized Improvements, which may include Homeowner Association Property, Public Property and

easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.F.

**"Parcel"** or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Collin County.

**"PID"** has the meaning set forth in Section I.A of this Service and Assessment Plan.

**"PID Act"** means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

**"Prepayment Costs"** mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

**"Public Property"** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Collin County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

**"Series 2023 Improvement Area #1 Bonds"** means those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Improvement Area #1 Project).

**"Series 2024 Improvement Area #1 Bonds"** means those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2024 (North Sky Public Improvement District Improvement Area #1B Project).

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

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

**"Trust Indenture"** means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

## *II. PROPERTY INCLUDED IN THE PID*

### A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the corporate limits of the City and contains approximately 220.1 acres of land. A map of the property within the PID is shown on Appendix A and further described in Appendix C-1 to this Service and Assessment Plan.

At the time of its creation, the PID was originally expected to consist of approximately 786 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID was originally proposed to be developed as follows:

**Table II-A.1**
**Proposed Development - Original**

| Proposed Development | Quantity | Measurement |
|---|---|---|
| Single-Family - 65 Ft | 234 | Units |
| Single-Family - 55 Ft | 326 | Units |
| Single-Family - 40 Ft | 226 | Units |
| **Total** | **786** | **Units** |

Currently, the PID is expected to consist of approximately 789 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

**Table II-A.2**
**Proposed Development - Updated**

| Proposed Development | Quantity | Measurement |
|---|---|---|
| Single-Family - 65 Ft | 236 | Units |
| Single-Family - 55 Ft | 327 | Units |
| Single-Family - 40 Ft | 226 | Units |
| **Total** | **789** | **Units** |

### B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 83.2 acres and consists of 322 single family residential units, as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A and further described in Appendix C-2.

The property within Improvement Area #1 has been developed as follows:

**Table II-B**
**Proposed Development – Improvement Area #1**

| Proposed Development | Quantity | Measurement |
|---|---|---|
| Single-Family - 65 Ft | 109 | Units |
| Single-Family - 55 Ft | 102 | Units |
| Single-Family - 40 Ft | 111 | Units |
| **Total** | **322** | **Units** |

**C. Property Included in the Major Improvement Area and Improvement Area #2**

The Major Improvement Area, the boundaries of which are coterminous with Improvement Area #2, consists of approximately 136.9 acres and initially was projected to consist of approximately 464 residential units. A map of the property within the Major Improvement Area is shown in Appendix A and further described in Appendix C-3.

The property within the Major Improvement Area was originally proposed to be developed as follows:

**Table II-C.1**
**Proposed Development – Major Improvement Area - Original**

| Proposed Development | Quantity | Measurement |
|---|---|---|
| Single-Family - 65 Ft | 125 | Units |
| Single-Family - 55 Ft | 224 | Units |
| Single-Family - 40 Ft | 115 | Units |
| **Total** | **464** | **Units** |

The Major Improvement is now projected to consist of approximately 467 residential units.

The property within the Major Improvement Area is proposed to be developed as follows:

**Table II-C.1**
**Proposed Development – Major Improvement Area - Revised**

| Proposed Development | Quantity | Measurement |
|---|---|---|
| Single-Family - 65 Ft | 127 | Units |
| Single-Family - 55 Ft | 225 | Units |
| Single-Family - 40 Ft | 115 | Units |
| **Total** | **467** | **Units** |

Improvement Area #2, the boundaries of which are coterminous with the Major Improvement Area, consists of approximately 136.9 acres and is projected to consist of approximately 467 residential units. A map of the property within Improvement Area #2 is shown in Appendix A and further described in Appendix C-4.

The property within Improvement Area #2 is proposed to be developed as follows:

**Table II-D**
**Proposed Development – Improvement Area #2**

| Proposed Development | Quantity | Measurement |
|---|---|---|
| Single-Family - 65 Ft | 127 | Units |
| Single-Family - 55 Ft | 225 | Units |
| Single-Family - 40 Ft | 115 | Units |
| **Total** | **467** | **Units** |

The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G-1, Appendix H-1, and Appendix I-1.

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

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## *III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS*

### A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

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

(b) A public improvement may include:

(i) landscaping;

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

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

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

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

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

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

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

(x) the establishment or improvement of parks;

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

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

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

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

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

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B, III.C, and III.D, and shown in the opinion of probable costs shown in Appendix B and on the diagrams included as Appendix D for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

## B. Descriptions and Costs of Major Improvements

The Major Improvements benefit the entire PID. The costs of the Major Improvements were allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipated planned development of the PID based on the anticipated number of Equivalent Units at the time the Major Improvement Area Assessments were levied. Each of Improvement Area #1 and Major Improvement Area were proportionally allocated the costs of the Major Improvements, as shown on Table III-A.

The Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Major Improvements are shown in Table III-A and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Major Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Major Improvements consists of the construction of entrance road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Major Improvements consists of construction and installation of waterlines, mains, pipes, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

*Offsite:*

The offsite sanitary sewer improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The offsite sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City. See Appendix B for cost allocation by Kimley Horn between property located within the PID and property located outside of the PID. Amounts shown in Table III-A represent the PID allocable portion of the offsite sanitary sewer improvements.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, and storm water detention facilities

which benefit the Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portions of the Major Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

**Table III-A**
**Budgeted Costs – Major Improvements**

| Authorized Improvements | Total Original Major Improvement Costs | Budget Changes | Total Revised Major Improvement Costs | Improvement Area #1 Allocated Amount[1] | Major Improvement Area Allocated Amount[1] |
|---|---|---|---|---|---|
| Roadway improvements | $1,471,458 | $0 | $1,471,458 | $600,669 | $870,788 |
| Water improvements | $332,800 | $0 | $332,800 | $135,854 | $196,946 |
| Offsite sanitary sewer improvements[2] | $1,409,001 | $0 | $1,409,001 | $575,173 | $833,827 |
| Storm drainage improvements | $545,502 | $0 | $545,502 | $222,681 | $322,820 |
| Other soft and miscellaneous costs | $773,506 | $114,650 | $888,156 | $362,557 | $525,598 |
| **Total Authorized Improvements** | **$4,532,266** | **$114,650** | **$4,646,916** | **$1,896,935** | **$2,749,981** |

Note: Costs provided by Kimley Horn and have been updated based on information from the Developer. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Major Improvements amount does not change.
[1]Allocation of Major Improvements are based on the methodologies described in V.C and shown in Table V-A.
[2]Amount represents the PID allocable portion of the offsite sanitary sewer improvements. See Appendix B for allocation of offsite sanitary sewer improvements to property located within the PID and property located outside of the PID. Source: Kimley Horn.

### C. Descriptions and Costs of Improvement Area #1 Improvements

The Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Improvement Area #1 Projects are shown in Table III-B.

Roadway Improvements

The road improvement portion of the Improvement Area #1 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Water Improvements

The water improvements portion of the Improvement Area #1 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #1 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

*Onsite:*

The onsite sanitary sewer improvement portion of the Improvement Area #1 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, and appurtenances necessary to provide adequate drainage to the Improvement Area #1 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portions of the Improvement Area #1 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

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**Table III-B**
**Actual Costs – Improvement Area #1 Projects**

| Authorized Improvements | Original Improvement Area #1 Improvements | Budget Changes | Revised Improvement Area #1 Improvements | Improvement Area #1's Proportional Share of Major Improvements[1] | Total Improvement Area #1 Projects[2] |
|---|---|---|---|---|---|
| Roadway improvements | $4,434,481 | $0 | $4,434,481 | $600,669 | $5,035,150 |
| Water improvements | $1,890,302 | $0 | $1,890,302 | $135,854 | $2,026,156 |
| Sanitary sewer improvements: | | | | | |
| Onsite sanitary sewer improvements | $1,222,800 | $0 | $1,222,800 | $0 | $1,222,800 |
| Offsite sanitary sewer improvements[3] | $0 | $0 | $0 | $575,173 | $575,173 |
| Storm drainage improvements | $2,099,464 | $0 | $2,099,464 | $222,681 | $2,322,145 |
| Other soft and miscellaneous costs | $1,667,403 | $152,275 | $1,819,678 | $362,557 | $2,182,235 |
| **Total Authorized Improvements** | **$11,314,450** | **$152,275** | **$11,466,725** | **$1,896,935** | **$13,363,659** |

[1] See Table III-A. Allocation of Major Improvements is based on the methodologies described in V.C and shown in Table V-A.
[2]Costs provided by Kimley Horn and have been updated based on information from the Developer.
[3]Amount represents the PID's allocable portion of the offsite sanitary sewer improvements. See Appendix B for allocation of offsite sanitary sewer improvements to property located within the PID and property located outside of the PID. Source: Kimley Horn.

### D. Descriptions and Costs of Improvement Area #2 Improvements

The Improvement Area #2 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #2 Improvements are shown in Table III-C and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The road improvement portion of the Improvement Area #2 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #2 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Improvement Area #2 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #2 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #2 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Improvement Area #2 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #2 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, debris separators, detention pond improvements, stream improvements and appurtenances necessary to provide adequate drainage to the Improvement Area #2 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portions of the Improvement Area #2 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

**Table III-C**
**Budgeted Costs – Improvement Area #2 Improvements**

| Authorized Improvements | Total Improvement Area #2 Improvements[1] |
|---|---|
| Roadway improvements | $6,304,962 |
| Water improvements | $2,443,926 |
| Sanitary sewer improvements: | $1,815,771 |
| Storm drainage improvements | $3,964,254 |
| Other soft and miscellaneous costs | $2,833,218 |
| **Total Authorized Improvements** | **$17,362,131** |

[1]Costs provided by Kimley Horn and are based on information from the Developer. The figures shown in Table III-C may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #2 Improvements amount does not change.

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## *IV. SERVICE PLAN*

### A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. Construction of the Major Improvement Area Projects were completed in the third quarter of 2024. The construction of the Improvement Area #1 Projects has been completed, and such improvements have been accepted by the City. The construction of the Improvement Area #2 Improvements is anticipated to be completed and such improvements to be accepted by the City in the third quarter of 2026.

The Budgeted Costs for Major Improvements Area Projects plus costs related to the issuance of the Major Improvement Area Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Major Improvement Area is $3,519,848 as shown in Table IV-A. The Actual Costs for the Improvement Area #1 Projects plus costs related to the issuance of both series of Improvement Area #1 Bonds, and the expenses incurred in the establishment, administration, and operation of the PID allocable to Improvement Area #1 are $15,440,973 as shown in Table IV-B.2.

The Budgeted Costs for the Improvement Area #2 Improvements plus costs related to the issuance of Improvement Area #2 Bonds, and the expenses incurred in the establishment, administration, and operation of the PID allocable to Improvement Area #2 are $20,134,773 as shown in Table IV-C.

The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Budgeted Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The Major Improvement Area Bonds shown in Table IV-A were issued in 2023 and were used to finance the costs of Major Improvement Area Projects.

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**Table IV-A**
**Projected Sources and Uses – Major Improvement Area**

| Sources of Funds | Major Improvement Area Bonds |
|---|---|
| Par amount | $3,452,000 |
| Other funding sources | $67,848 |
| **Total Sources** | **$3,519,848** |
| | |
| **Uses of Funds** | |
| Major Improvements[1]: | |
| Road Improvements | $870,788 |
| Water Improvements | $196,946 |
| Offsite Sanitary Sewer Improvements | $833,827 |
| Storm Drainage Improvements | $322,820 |
| Other Soft and Miscellaneous Costs | $525,598 |
| *Subtotal* | *$2,749,981* |
| | |
| *Bond Issuance Costs:* | |
| Cost of Issuance | $254,221 |
| Capitalized interest | $98,314 |
| Reserve Fund | $263,773 |
| Administrative Expense | $50,000 |
| Underwriters Discount | $103,560 |
| *Subtotal* | *$769,867* |
| **Total Uses** | **$3,519,848** |

[1]See Table III-A for details.

The Series 2023 Improvement Area #1 Bonds shown in Table IV-B.1 were issued in 2023 and were used to finance a portion of the costs of the Improvement Area #1 Projects. The City and the Developer entered into the Improvement Area #1 Reimbursement Agreement in 2023 to finance a portion of the costs of the Improvement Area #1 Projects, as shown in Table IV-B.1.

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**Table IV-B.1**
**Projected Sources and Uses – Improvement Area #1 - Original**

| Sources of Funds | Improvement Area #1 Bonds | Improvement Area #1 Reimbursement Agreement | Total |
|---|---|---|---|
| Par amount | $6,715,000 | $0 | $6,715,000 |
| Assessment | $0 | $6,050,000 | $6,050,000 |
| Other funding sources[1] | $0 | $1,682,726 | $1,682,726 |
| **Total Sources** | **$6,715,000** | **$7,732,726** | **$14,447,726** |
| | | | |
| **Uses of Funds** | | | |
| Improvement Area #1 Improvements[2]: | | | |
| Road improvements | $1,829,717 | $2,604,763 | $4,434,481 |
| Water improvements | $779,960 | $1,110,342 | $1,890,302 |
| Sanitary sewer improvements | $504,541 | $718,259 | $1,222,800 |
| Storm drainage improvements | $866,263 | $1,233,201 | $2,099,464 |
| Other soft and miscellaneous costs | $687,990 | $979,414 | $1,667,403 |
| *Subtotal Improvement Area #1 Improvements* | *$4,668,471* | *$6,645,979* | *$11,314,450* |
| | | | |
| Major Improvements[2]: | | | |
| Road improvements | $247,843 | $352,826 | $600,669 |
| Water improvements | $56,055 | $79,799 | $135,854 |
| Offsite sanitary sewer improvements | $237,323 | $337,850 | $575,173 |
| Storm drainage improvements | $91,881 | $130,800 | $222,681 |
| Other soft and miscellaneous costs | $130,284 | $185,471 | $315,756 |
| *Subtotal Major Improvements* | *$763,386* | *$1,086,747* | *$1,850,133* |
| | | | |
| *Series 2023 Bond Issuance Costs:* | | | |
| Cost of issuance | $388,315 | $0 | $388,315 |
| Capitalized interest | $172,076 | $0 | $172,076 |
| Reserve fund | $471,303 | $0 | $471,303 |
| Administrative Expenses | $50,000 | $0 | $50,000 |
| Underwriters discount | $201,450 | $0 | $201,450 |
| *Subtotal Series 2023 Bond Issuance Costs* | *$1,283,143* | *$0* | *$1,283,143* |
| **Total Uses** | **$6,715,000** | **$7,732,726** | **$14,447,726** |

[1]The other funding sources, if any, represent projects costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City.
[2] See Table III-B for details.

The Series 2024 Improvement Area #1 Bonds shown in Table IV-B.2 were issued in 2024 to finance a portion of the costs of the Improvement Area #1 Projects.

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**Table IV-B.2**
**Projected Sources and Uses – Improvement Area #1 – Updated**

| Sources of Funds | Series 2023 Improvement Area #1 Bonds | Series 2024 Improvement Area #1 Bonds | Total |
|---|---|---|---|
| Par amount | $6,715,000 | $5,965,000 | $12,680,000 |
| Assessments paid under the Improvement Area #1 Reimbursement Agreement[1] | $0 | $85,000 | $85,000 |
| Other funding sources[2] | $0 | $2,675,973 | $2,675,973 |
| **Total Sources** | **$6,715,000** | **$8,725,973** | **$15,440,973** |
| | | | |
| **Uses of Funds** | | | |
| Improvement Area #1 Improvements[3]: | | | |
| Road improvements | $1,829,717 | $2,604,763 | $4,434,481 |
| Water improvements | $779,960 | $1,110,342 | $1,890,302 |
| Sanitary sewer improvements | $504,541 | $718,259 | $1,222,800 |
| Storm drainage improvements | $866,263 | $1,233,201 | $2,099,464 |
| Other soft and miscellaneous costs | $687,990 | $1,131,688 | $1,819,678 |
| *Subtotal Improvement Area #1 Improvements* | *$4,668,471* | $6,798,254 | $11,466,725 |
| | | | |
| Major Improvements[3]: | | | |
| Road improvements | $247,843 | $352,826 | $600,669 |
| Water improvements | $56,055 | $79,799 | $135,854 |
| Offsite sanitary sewer improvements | $237,323 | $337,850 | $575,173 |
| Storm drainage improvements | $91,881 | $130,800 | $222,681 |
| Other soft and miscellaneous costs | $130,284 | $232,273 | $362,557 |
| *Subtotal Major Improvements* | *$763,386* | $1,133,549 | $1,896,935 |
| | | | |
| *Series 2023 Improvement Area # 1 Bond Issuance Costs:* | | | |
| Cost of issuance | $388,315 | $0 | $388,315 |
| Capitalized interest | $172,076 | $0 | $172,076 |
| Reserve fund | $471,303 | $0 | $471,303 |
| Administrative Expenses | $50,000 | $0 | $50,000 |
| Underwriter's discount | $201,450 | $0 | $201,450 |
| *Subtotal Series 2023 Improvement Area #1 Bond Issuance Costs* | *$1,283,143* | $0 | $1,283,143 |
| | | | |
| *Estimated Series 2024 Improvement Area #1 Bond Issuance Costs:* | | | |
| Cost of issuance | $0 | $385,306 | $385,306 |
| Capitalized interest | $0 | $0 | $0 |
| Reserve fund | $0 | $210,500 | $210,500 |
| Administrative Expenses | $0 | $0 | $0 |
| Underwriter's discount | $0 | $178,950 | $178,950 |
| *Subtotal Estimated Series 2024 Improvement Area #1 Bond Issuance Costs* | *$0* | $774,756 | $774,756 |
| Original Issue Discount related to the Series 2024 Improvement Area #1 Bonds | | $19,415 | $19,415 |
| **Total Uses** | **$6,715,000** | **$8,725,973** | **$15,440,973** |

[1]Assessment paid under the Improvement Area #1 Reimbursement Agreement reflects the principal payment to be made on 9/1/2024.
[2]The other funding sources, if any, represent projects costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City.
[3] See Table III-B for details.

The Improvement Area #2 Bonds shown in Table IV-C are being issued in 2026 and will be used to finance a portion of the costs of the Improvement Area #2 Improvements, as shown in Table IV-C.

**Table IV-C**
**Projected Sources and Uses – Improvement Area #2**

| Sources of Funds | Improvement Area #2 Bonds |
|---|---|
| Par amount | $16,071,000 |
| Other funding sources[1] | $4,063,773 |
| **Total Sources** | **$20,134,773** |
| | |
| **Uses of Funds** | |
| Improvement Area #2 Improvements[2]: | |
| Road Improvements | $6,304,962 |
| Water Improvements | $2,443,926 |
| Sanitary Sewer Improvements | $1,815,771 |
| Storm Drainage Improvements | $3,964,254 |
| Other Soft and Miscellaneous Costs | $2,833,218 |
| *Subtotal Improvement Area #2 Improvements* | *$17,362,131* |
| | |
| *Bond Issuance Costs:* | |
| Cost of issuance | $820,216 |
| Capitalized interest | $0 |
| Reserve fund | $1,414,324 |
| Administrative Expense | $50,000 |
| Underwriter's discount | $482,130 |
| *Subtotal Bond Issuance Costs* | *$2,766,670* |
| Original Issue Discount | $5,972 |
| **Total Uses** | **$20,134,773** |

[1]The other funding sources, if any, represent projects costs of the Improvement Area #2 Improvements to be paid by the Developer without reimbursement from the City.
[2] See Table III-C for details.

## B. Projected Five-Year Service Plan

*Major Improvement Area*

The annual projected costs and annual projected indebtedness for the Major Improvement Area are shown in Table IV-D. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

**Table IV-D**
**Annual Projected Costs and Annual Projected Indebtedness**
**Major Improvement Area**

| Year | Annual Projected Cost[1] | Annual Projected Indebtedness | Other Funding Sources | Projected Major Improvement Area Annual Installments |
|---|---|---|---|---|
| 2026 & Prior | $3,519,848 | $3,452,000 | $67,848 | $963,989 |
| 2027 | $0 | $0 | $0 | $321,479 |
| 2028 | $0 | $0 | $0 | $332,068 |
| 2029 | $0 | $0 | $0 | $331,571 |
| 2030 | $0 | $0 | $0 | $331,988 |
| 2031 | $0 | $0 | $0 | $332,267 |
| 2032 | $0 | $0 | $0 | $331,470 |
| **Total** | **$3,519,848** | **$3,452,000** | **$67,848** | **$2,944,831** |

[1]Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds, and interest on the Major Improvement Area Bonds for year 2023 were funded with capitalized interest.

The annual projected costs shown in Table IV-D are the annual expenditures relating to Major Improvement Area's proportional share of Major Improvements, referred to as the Major Improvement Area Projects, shown in Table III-A, the costs associated with setting up the PID allocable to the Major Improvement Area and bond issuance costs including reserves shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

*Improvement Area #1*

The annual projected costs and annual projected indebtedness for Improvement Area #1 are shown in Table IV-E. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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**Table IV-E**
**Annual Projected Costs and Annual Projected Indebtedness**
**Improvement Area #1**

| Year | Annual Projected Cost[1] | Annual Projected Indebtedness[2] | Other Funding Sources[3] | Projected Improvement Area #1 Annual Installments |
|---|---|---|---|---|
| 2026 & Prior | $15,440,973 | $12,765,000 | $2,675,973 | $3,130,063 |
| 2027 | $0 | $0 | $0 | $969,448 |
| 2028 | $0 | $0 | $0 | $984,356 |
| 2029 | $0 | $0 | $0 | $985,868 |
| 2030 | $0 | $0 | $0 | $984,836 |
| 2031 | $0 | $0 | $0 | $985,339 |
| 2032 | $0 | $0 | $0 | $984,819 |
| **Total** | **$15,440,973** | **$12,765,000** | **$2,675,973** | **$9,024,729** |

[1]Administrative Expenses for the Series 2023 Improvement Area #1 Bonds in year 2023 were funded with Bond proceeds, and interest on the Series 2023 Improvement Area #1 Bonds for year 2023 were funded with capitalized interest.
[2]Includes amounts paid or to be paid from Assessments related to the Improvement Area #1 Bonds and amounts paid to the Developer under the Improvement Area #1 Reimbursement Agreement.
[3]The other funding sources, if any, represent project costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City and the Original Issue Discount of $19,415 related to the Series 2024 Improvement Area #1 Bonds.

The annual projected costs shown in Table IV-E are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B, the costs associated with setting up the PID allocable to Improvement Area #1, and bond issuance costs including reserves for Series 2023 Improvement Area #1 Bonds and Series 2024 Improvement Area #1 Bonds shown in Table IV-B.2. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

*Improvement Area #2*

The annual projected costs and annual projected indebtedness for Improvement Area #2 are shown in Table IV-F. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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**Table IV-F**
**Annual Projected Costs and Annual Projected Indebtedness**
**Improvement Area #2**

| Year | Annual Projected Cost[1] | Annual Projected Indebtedness | Other Funding Sources[2] | Projected Improvement Area #1 Annual Installments |
|---|---|---|---|---|
| 2026 | $20,134,773 | $16,071,000 | $4,063,773 | $0 |
| 2027 | $0 | $0 | $0 | $1,220,751 |
| 2028 | $0 | $0 | $0 | $1,221,571 |
| 2029 | $0 | $0 | $0 | $1,222,278 |
| 2030 | $0 | $0 | $0 | $1,221,420 |
| 2031 | $0 | $0 | $0 | $1,221,048 |
| 2032 | $0 | $0 | $0 | $1,222,112 |
| **Total** | **$20,134,773** | **$16,071,000** | **$4,063,773** | **$7,329,179** |

[1]Administrative Expenses for the Improvement Area #2 Bonds in year 2026 will be funded with Improvement Area #2 Bond proceeds.
[2]The other funding sources, if any, represent project costs of the Improvement Area #2 Improvements to be paid by the Developer without reimbursement from the City.

The annual projected costs shown in Table IV-F are the annual expenditures relating to the Improvement Area #2 Improvements shown in Table III-C, costs associated with setting up the PID allocable to Improvement Area #2 and bond issuance costs including reserves for Improvement Area #2 Bonds shown in Table IV-C. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

### C. PID Assessment Notice

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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# *V. ASSESSMENT PLAN*

## A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the Assessed Property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing has been undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Series 2023 Improvement Area #1 Bonds and the Major Improvement Area Bonds issued in 2023, the Series 2024 Improvement Area #1 Bonds were issued in 2024, and the Improvement Area #2 Bonds are being issued in 2026. Other than refunding bonds, if any, no bonds are expected to be issued after 2026.

The purpose of this gradual issuance of Bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Major Improvement Area Projects and the Improvement Area #1 Projects shall be allocated on the basis of Equivalent Units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The costs of the Major Improvements were proportionally allocated to the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property based on the ratio of Equivalent Units for the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property at the time the Major Improvement Area Assessments and Improvement Area #1 Assessments were levied.

3. The Major Improvement Area Assessed Property's proportional share of the costs for the Major Improvements is allocated to each Parcel within the Major Improvement Area Assessed Property based on the total estimated Equivalent Units for each Parcel once such property is developed.

4. The Improvement Area #1 Projects costs are allocated to each Parcel within the Improvement Area #1 Assessed Property based on the total estimated Equivalent Units for each Parcel within Improvement Area #1.

5. The Improvement Area #2 Improvement costs are allocated to each Parcel within the Improvement Area #2 Assessed Property based on the total estimated Improvement Area #2 Equivalent Units for each Parcel within Improvement Area #2.

6. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.

7. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.

8. Equivalent Units and Improvement Area #2 Equivalent Units are calculated for each Lot Type based on the relative average home value of each Lot Type.

Table V-A provides the estimated allocation of costs of the Major Improvements between the Major Improvement Area (Improvement Area #2) and Improvement Area #1.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Major Improvement Area Projects, the Improvement Area #1 Projects, and the Improvement Area #2 Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments being levied on the Improvement Area #1 Assessed Property, the Major Improvement Area Assessed Property, and the Improvement Area #2 Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvement Area Projects, the Improvement Area #1 Projects, and the Improvement Area #2 Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

### B. Special Benefit

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A, IV-B.2, and Table IV-C are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

### C. Allocation of Costs to Assessed Property

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the estimated Major Improvement costs must be allocated throughout all Assessed Property in the District. Table V-A summarizes the allocation of Actual Costs for each type of Major Improvement. The costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

At the time of the Improvement Area #1 Assessment levy, Improvement Area #1 was projected to contain 322 residential units, and the Major Improvement Area was projected to contain 464 residential units. As shown in Appendix F, the total projected Equivalent Units for Improvement Area #1 is calculated as 280.90 and the total projected Equivalent Units for the Major Improvement Area is calculated as 407.22. The total projected Equivalent Units in the PID is, therefore, calculated

to be 688.12 (i.e., 280.90 + 408.22 = 688.12). As a result, 40.82 percent of the Budgeted Costs of the Major Improvements (i.e. 280.90 ÷ 688.12 = 40.82%) are allocated to the Improvement Area #1 Assessed Property and 59.18 percent of the Budgeted Costs of the Major Improvements (i.e., 407.22 ÷ 688.12 = 59.18%) are allocated to the Major Improvement Area Assessed Property. The Major Improvement Area Bonds funded the Budgeted Costs of the Major Improvement Area Projects. The Improvement Area #1 Bonds funded the Actual Costs of the Improvement Area #1 Projects. One hundred percent (100%) of the Improvement Area #1 Projects are allocated to the Improvement Area #1 Assessed Property. The Improvement Area #2 Bonds will fund the Budgeted Costs of the Improvement Area #2 Improvements. One hundred percent (100%) of the Improvement Area #2 Improvements are allocated to the Improvement Area #2 Assessed Property.

**Table V-A**
**Allocation of Major Improvement Costs**

| Authorized Improvement | Total |
|---|---|
| Road improvements | $1,471,458 |
| Water improvements | $332,800 |
| Offsite sanitary sewer improvements[1] | $1,409,001 |
| Storm drainage improvements | $545,502 |
| Other soft and miscellaneous costs | $888,156 |
| **Total Major Improvements** | **$4,646,916** |
| | |
| **Improvement Area #1** | |
| Projected total number of Equivalent Units | 280.90 |
| % of total Equivalent Units | 40.82% |
| Proportionate Share of Costs | $1,896,935 |
| | |
| **Major Improvement Area (Improvement Area #2)** | |
| Projected total number of Equivalent Units | 407.22 |
| % of total Equivalent Units | 59.18% |
| Proportionate Share of Costs | $2,749,981 |

[1]Amount represents the PID allocable portion of the offsite sanitary sewer improvements. See Appendix B for allocation of offsite sanitary sewer improvements to property located within the PID and property located outside of the PID. Source: Kimley Horn.

### D. Assessment Methodology

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

#### *1. Assessment Methodology for the Major Improvement Area Projects*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Major Improvement Area Projects to be financed with the Major Improvement Area Bonds shall be allocated to the Major Improvement Area Assessed Property by spreading the entire

Assessment across the Parcels within the Major Improvement Area based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Major Improvement Area Projects, as set forth in Table III-A, the City Council has determined that the benefit to the Major Improvement Area Assessed Property of the Major Improvement Area Projects is at least equal to the Assessments levied on the Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated number of Equivalent Units at the time residential Lots are platted to the total estimated number of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as Appendix G-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

*2. Assessment Methodology for the Improvement Area #1 Projects*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects to be financed with the Improvement Area #1 Bonds shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels within Improvement Area #1 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Improvement Area #1 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Improvement Area #1 Assessed Property of the Improvement Area #1 Projects is at least equal to the Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel within Improvement Area #1, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

*3. Assessment Methodology for the Improvement Area #2 Improvements*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #2 Improvements to be financed with the Improvement Area #2 Bonds shall be allocated to the Improvement Area #2 Assessed Property by spreading the entire Assessment across the Parcels within Improvement Area #2 based on the estimated number of Improvement Area #2 Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Improvement Area #2 Improvements, as set forth in Table III-C, the City Council has determined that the benefit to Improvement Area #2 Assessed Property of the Improvement Area #2 Improvements is at least equal to the Assessments levied on the Improvement Area #2 Assessed Property.

Upon subsequent divisions of any Parcel within Improvement Area #2, the Assessment applicable to it will then be apportioned pro rata based on the estimated Improvement Area #2 Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Improvement Area #2 Equivalent Units at the time residential Lots are platted to the total estimated Improvement Area #2 Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #2 is shown on the Improvement Area #2 Assessment Roll, attached as Appendix I-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

**E. Assessments**

The Assessments have been levied on each Parcel of Assessed Property within the Major Improvement Area, Improvement Area #1, and Improvement Area #2, according to the Assessment Rolls, attached hereto as Appendix G-1, Appendix H-1, and Appendix I-1, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix F for Assessment per Equivalent Unit, leverage, and estimated tax rate equivalent calculation details.

**F. Administrative Expenses**

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

### G. Additional Interest Reserve

Pursuant to the PID Act, the interest rate for any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the "Additional Interest Reserve"). The Additional Interest Reserve shall be funded until it reaches the additional interest reserve requirement stipulated in the applicable Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected from any portion of an Assessment which secures a reimbursement obligation and not a series of Bonds.

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## *VI. TERMS OF THE ASSESSMENTS*

### A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE MAJOR IMPROVEMENT AREA

The Assessment and Annual Installments for each Major Improvement Area Assessed Property are shown on the Major Improvement Area Assessment Roll, attached as Appendix G-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Major Improvement Area Assessed Property in an amount sufficient (i) to pay principal and interest on the Major Improvement Area Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID.

### B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Improvement Area #1 Assessed Property is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Improvement Area #1 Assessed Property in an amount sufficient (i) to pay principal and interest on the Improvement Area #1 Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to Improvement Area #1. The Annual Installment for each Parcel in Improvement Area #1 shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

### C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #2

The Assessment and Annual Installments for each Improvement Area #2 Assessed Property is shown on the Improvement Area #2 Assessment Roll, attached as Appendix I-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Improvement Area #2 Assessed Property in an amount sufficient (i) to pay principal and interest on the Improvement Area #2 Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to Improvement Area #2. The Annual Installment for each Parcel in Improvement Area #2 shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

## D. Reallocation of Assessments

### 1. Subdivision

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

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

Where the terms have the following meanings:

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

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

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

### 2. Consolidation

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

## E. Mandatory Prepayment of Assessments

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount

of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per Equivalent Unit on a Parcel of Improvement Area #1 Assessed Property or Improvement Area #2 Assessed Property exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit or Improvement Area #2 Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Equivalent Unit for the Parcel of Improvement Area #1 Assessed Property or Improvement Area #2 Assessed Property exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit or Improvement Area #2 Maximum Assessment Per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

**F. REDUCTION OF ASSESSMENTS**

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreement, resulting in excess Bond proceeds or reimbursement obligation such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs or otherwise provided in the applicable Trust Indenture. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed and in accordance with the applicable Trust Indenture.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds or reimbursement obligation such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, and the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents

the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of Equivalent Units or Improvement Area #2 Equivalent Units, as the case may be, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under a reimbursement agreement, including interest thereon (including Additional Interest) and Administrative Expenses or as otherwise provided in the applicable Trust Indenture. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

## G. Payment of Assessments

### 1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

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

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment against such Parcel shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

### 2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds secured by such Assessment.

*Major Improvement Area*

Each Assessment for the Major Improvement Area Assessed Property shall be paid with interest at the actual interest rate paid on the Major Improvement Area Bonds plus Additional Interest. The Major Improvement Area Assessment Roll sets forth for each year the Annual Installment for each Parcel within the Major Improvement Area based on an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052) and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Major Improvement Area Bonds may not exceed the amounts shown on the Major Improvement Area Assessment Roll. The Major Improvement Area Assessment Roll is shown as Appendix G-1.

*Improvement Area #1 Bonds*

The portion of each Assessment for the Improvement Area #1 Assessed Property related to the Series 2023 Improvement Area #1 Bonds shall be paid with interest at the actual interest rate paid on the Series 2023 Improvement Area #1 Bonds plus Additional Interest. Interest on the Series 2023 Improvement Area #1 Bonds is based on an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052) and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. The portion of each Assessment for the Improvement Area #1 Assessed Property related to the Improvement Area #1 Reimbursement Agreement was paid with interest at a rate of 5.79% for years 2023 and 2024. The portion of each Assessment for the Improvement Area #1 Assessed Property related to the Series 2024 Improvement Area #1 Bonds shall be paid with interest at the actual interest rate paid on the Series 2024 Improvement Area #1 Bonds plus Additional Interest. Interest on the Series 2024 Improvement Area #1 Bonds is based on an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052) in years 1 through 28 (2025-2052), and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Improvement Area #1 Bonds may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix H-1.

*Improvement Area #2*

Each Assessment for the Improvement Area #2 Assessed Property shall be paid with interest at the actual interest rate paid on the Improvement Area #2 Bonds. The Improvement Area #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel within Improvement Area #2 based on an interest rate of 4.375% in years 1 through 10 (2027-2036), 5.200% in years 11 through 20 (2037-2046), and 5.600% in years 21 through 30 (2047-2055), and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Improvement Area #2 Bonds may not exceed the amounts shown on the Improvement Area #2 Assessment Roll. The Improvement Area #2 Assessment Roll is shown as Appendix I-1.

The respective Annual Installments shall be reduced to equal the actual costs of repaying the Improvement Area #1 Bonds, Major Improvement Area Bonds, and Improvement Area #2 Bonds, as applicable, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

### H. Collection of Annual Installments

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments related to the Improvement Area #1 Bonds and Major Improvement Area Bonds became due January 31, 2024.

The initial Annual Installments related to the Improvement Area #2 Bonds will be due January 31, 2027.

### I. Surplus Funds Remaining in the Improvement Area #1 Bond Account

If proceeds from the Improvement Area #1 Bonds still remain after all of the Improvement Area #1 Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

### J. Surplus Funds Remaining in the Major Improvement Area Bond Account

If proceeds from the Major Improvement Area Bonds still remain after all of the Major Improvement Area Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

### K. Surplus Funds Remaining in the Improvement Area # 2 Bond Account

If proceeds from the Improvement Area #2 Bonds remain after all of the Improvement Area #2 Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

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## *VII. THE ASSESSMENT ROLL*

### A. MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

The City Council has evaluated each Parcel within the Major Improvement Area (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Major Improvement Area.

The Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Major Improvement Area Projects. Table VII-A summarizes the $3,452,000 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects, a portion of the costs of the PID formation, and the Major Improvement Area Bond issuance costs at the time the Major Improvement Area Assessments were levied. The par amount of the Major Improvement Area Bonds is $3,452,000, which is equal to the benefit received by the Major Improvement Area Assessed Property. Accordingly, the total Assessment applied to all the Major Improvement Area Assessed Property is $3,452,000. The Assessment for the Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Major Improvement Area Assessment Roll is attached hereto as Appendix G-1.

**Table VII-A**
**Major Improvement Area**
**Special Benefit Summary**

| Special Benefit | Total Cost |
|---|---|
| Major Improvement Area Projects[1] | $2,682,133 |
| | |
| PID Formation/Bond Costs of Issuance: | |
| Cost of issuance | $254,221 |
| Capitalized interest | $98,314 |
| Reserve fund | $263,773 |
| Administrative Expense | $50,000 |
| Underwriters discount | $103,560 |
| *Subtotal* | $769,867 |
| **Total Special Benefit** | **$3,452,000** |
| | |
| Special Benefit: | |
| Total Special Benefit | $3,452,000 |
| Special Assessment | $3,452,000 |
| **Excess Benefit** | **$0** |

[1]See Table III-A for details.

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### B. Improvement Area #1 Assessment Roll

The City Council has evaluated each Parcel in Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Improvement Area #1.

The Improvement Area #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-B summarizes the $15,440,973 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, the costs of the PID formation, and the Improvement Area #1 Bonds issuance costs. The total Assessment applied to all the Improvement Area #1 Assessed Property is $12,765,000, which is less than the benefit received by the Improvement Area #1 Assessed Property. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix H-1.

**Table VII-B**
**Improvement Area #1**
**Special Benefit Summary**

| Special Benefit | Total Cost |
|---|---|
| Improvement Area #1 Projects[1] | $13,363,659 |
| | |
| PID Formation/Series 2023 Improvement Area #1 Bond Costs of Issuance: | |
| Cost of issuance | $388,315 |
| Capitalized interest | $172,076 |
| Reserve fund | $471,303 |
| Administrative Expense | $50,000 |
| Underwriter's discount | $201,450 |
| *Subtotal PID Formation/Series 2023 Improvement Area #1 Bond Costs of Issuance* | $1,283,143 |
| | |
| Series 2024 Improvement Area #1 Bond Costs of Issuance: | |
| Cost of issuance | $385,306 |
| Capitalized interest | $0 |
| Reserve fund | $210,500 |
| Administrative Expense | $0 |
| Underwriter's discount | $178,950 |
| *Subtotal Series 2024 Improvement Area #1Bond Costs of Issuance* | $774,756 |
| Original Issue Discount related to the Series 2024 Improvement Area #1 Bonds | $19,415 |
| **Total Special Benefit** | **$15,440,973** |
| | |
| Special Benefit: | |
| Total Special Benefit | $15,440,973 |
| Special Assessment | $12,765,000 |
| **Excess Benefit** | **$2,675,973** |

[1]See Table III-B for details.

### C. Improvement Area #2 Assessment Roll

The City Council has evaluated each Parcel in Improvement Area #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within Improvement Area #2.

The Improvement Area #2 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Improvement Area #2 Improvements. Table VII-C summarizes the $20,134,773 in special benefit received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Improvements, the costs of the PID formation, and the Improvement Area #2 Bonds issuance costs. The total Assessment applied to all the Improvement Area #2 Assessed Property is $16,071,000, which is less than the benefit received by the Improvement Area #2 Assessed Property. The Assessment for each Improvement Area #2 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #2 Assessment Roll is attached hereto as Appendix I-1.

**Table VII-C**
**Improvement Area #2**
**Special Benefit Summary**

| Special Benefit | Total Cost |
|---|---|
| Improvement Area #2 Improvements[1] | $17,362,131 |
| | |
| Bond Costs of Issuance | |
| Cost of Issuance | $820,216 |
| Capitalized interest | $0 |
| Reserve Fund | $1,414,324 |
| Administrative Expense | $50,000 |
| Underwriters Discount | $482,130 |
| PID Formation/Bond Cost of Issuance | $2,766,670 |
| Original Issue Discount | $5,972 |
| **Total Special Benefit** | **$20,134,773** |
| | |
| Special Benefit | |
| Total Special Benefit | $20,134,773 |
| Special Assessment | $16,071,000 |
| **Excess Benefit** | **$4,063,773** |

[1]See Table III-C for details.

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**D. ANNUAL ASSESSMENT ROLL UPDATES**

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Improvement Area #1 Assessment Roll, the Major Improvement Area Assessment Roll , and the Improvement Area #2 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (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.G of this Service and Assessment Plan.

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## *VIII. MISCELLANEOUS PROVISIONS*

### A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the applicable Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to an Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

### B. TERMINATION OF ASSESSMENTS

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

### C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

### D. Filing and Posting of Service and Assessment Plan

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

### E. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive. Tables in this Service and Assessment Plan may be rounded to the nearest whole number.

### F. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

# NORTH SKY CELINA PROJECT COST SUMMARY - PHASES 1, 2 & 3

Kimley»Horn

NORTH SKY CELINA PID - CITY OF CELINA

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

January 24, 2023

| TOTAL PROJECT SUMMARY - BY DIVISION | |
|---|---|
| | *NORTH SKY* |
| CLEARING & EXCAVATION | $5,573,159 |
| WATER | $4,763,205 |
| SEWER | $7,045,506 |
| STORM SEWER | $6,763,019 |
| PAVEMENT | $9,804,811 |
| RETAINING WALLS | $1,287,588 |
| EROSION CONTROL | $574,653 |
| AMENITIES, LANDSCAPE, & SCREENING | $6,764,500 |
| FRANCHISE UTILITIES | $235,800 |
| SUB-TOTAL | $44,480,811 |
| PLANNING, SURVEY, PLATTING, ENG., LA, PERMITTING, & STAKING | $3,785,496 |
| CONSTRUCTION MANAGEMENT | $1,139,588 |
| CITY FEES | $88,962 |
| MISCELLANEOUS & CONTINGENCY | $3,483,208 |
| **TOTAL** | **$52,978,065** |
| **LOTS:** | **786** |
| **COST/LOT:** | **$ 67,402.12** |

| TOTAL PROJECT SUMMARY - BY COST TYPE | |
|---|---|
| | *NORTH SKY* |
| DIRECT PUBLIC | $29,971,731 |
| MASTER PUBLIC | $4,532,266 |
| REIMBURSED PUBLIC | $3,127,149 |
| PRIVATE | $15,346,919 |
| **TOTAL** | **$52,978,065** |
| **LOTS:** | **786** |
| **COST/LOT:** | **$ 67,402.12** |

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Kimley»Horn

# PHASE COST SUMMARY - NORTH SKY CELINA P

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTAN

January 24, 2023

**DIVISION / PHASE / COST TYPE SUMMARY - NORTH SKY CELINA IMPROVEMENTS**

| | DIRECT PUBLIC | | | | MAJOR PUBLIC | | | |
|---|---|---|---|---|---|---|---|---|
| DIVISION | *Phase 1* | *Phase 2* | *Phase 3* | *TOTAL* | *Phase 1* | *Phase 2* | *Phase 3* | *TOTAL* |
| CLEARING & EXCAVATION | $553,501 | $584,698 | $153,340 | $1,291,739 | $245,717 | $260,976 | $93,098 | $599,793 |
| WATER | $1,890,302 | $1,981,178 | $558,925 | $4,430,405 | $136,338 | $144,806 | $51,656 | $332,800 |
| SEWER | $1,222,800 | $978,051 | $352,650 | $2,553,501 | $577,224 | $613,077 | $218,700 | $1,409,001 |
| STORM SEWER | $1,957,739 | $3,835,156 | $432,598 | $6,225,492 | $220,208 | $233,886 | $83,433 | $537,527 |
| PAVEMENT | $3,880,960 | $4,027,049 | $1,025,117 | $8,933,146 | $357,094 | $379,274 | $135,297 | $871,665 |
| RETAINING WALLS | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| EROSION CONTROL | $141,725 | $153,100 | $81,250 | $376,075 | $3,267 | $3,470 | $1,238 | $7,975 |
| FRANCHISE UTILITIES | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| AMENITIES, LANDSCAPE, & SCREENING | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| MISCELLANEOUS & OTHER | $613,417 | $690,164 | $168,490 | $1,472,071 | $0 | $0 | $0 | $0 |
| SUB-TOTAL | $10,260,464 | $12,249,596 | $2,772,369 | $25,282,429 | $1,539,848 | $1,635,491 | $583,421 | $3,758,760 |
| PLANNING, SURVEY, PLATTING, ENG., LA, PERMITTING, & STAKING | $700,000 | $1,224,960 | $277,237 | $2,202,197 | $76,992 | $81,775 | $29,171 | $187,938 |
| CONSTRUCTION MANAGEMENT | $25,651 | $489,984 | $110,895 | $626,530 | $7,699 | $8,177 | $2,917 | $18,794 |
| CITY FEES | $20,521 | $24,499 | $5,545 | $50,565 | $3,080 | $3,271 | $1,167 | $7,518 |
| MISCELLANEOUS & CONTINGENCY | $307,814 | $1,224,960 | $277,237 | $1,810,010 | $153,985 | $163,549 | $58,342 | $375,876 |
| DEVELOPER AGREEMENT ADJUSTMENT | $0 | $0 | $0 | $0 | $75,125 | $79,792 | $28,464 | $183,381 |
| **TOTAL** | **$11,314,450** | **$15,213,998** | **$3,443,283** | **$29,971,731** | **$1,856,730** | **$1,972,055** | **$703,482** | **$4,532,266** |

**PHASE TOTAL SUMMARY - NORTH SKY CELINA IMPROVEMENTS**

| COST TYPE | *Phase 1* | *Phase 2* | *Phase 3* | *TOTAL* |
|---|---|---|---|---|
| DIRECT PUBLIC | $11,314,450 | $15,213,998 | $3,443,283 | $29,971,731 |
| MAJOR PUBLIC | $1,856,730 | $1,972,055 | $703,482 | $4,532,266 |
| REIMBURSED PUBLIC | $1,281,097 | $1,360,668 | $485,384 | $3,127,149 |
| PRIVATE | $7,958,117 | $4,414,334 | $2,974,469 | $15,346,919 |
| **TOTAL** | **$22,410,393** | **$22,961,054** | **$7,606,618** | **$52,978,065** |



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Y - NORTH SKY CELINA PR
OF PROBABLE CONSTRUCTION COST - IMPORTANT
January 24, 2023

| | MAJOR PUBLIC | | |
|---|---|---|---|
| | *Phase 2* | *Phase 3* | *TOTAL* |
| | $260,978 | $93,098 | $599,793 |
| | $144,806 | $51,656 | $332,800 |
| | $613,077 | $218,700 | $1,409,001 |
| | $233,886 | $83,433 | $537,527 |
| | $379,274 | $135,297 | $871,665 |
| | $0 | $0 | $0 |
| | $3,470 | $1,238 | $7,975 |
| | $0 | $0 | $0 |
| | $0 | $0 | $0 |
| | $0 | $0 | $0 |
| | $1,635,491 | $583,421 | $3,758,760 |
| | $81,775 | $29,171 | $187,938 |
| | $8,177 | $2,917 | $18,794 |
| | $3,271 | $1,167 | $7,518 |
| | $163,549 | $58,342 | $375,876 |
| | $79,792 | $28,464 | $183,381 |
| | $1,972,055 | $703,482 | $4,532,266 |

| | *Phase 2* | *Phase 3* | *TOTAL* |
|---|---|---|---|
| | $15,213,998 | $3,443,283 | $29,971,731 |
| | $1,972,055 | $703,482 | $4,532,266 |
| | $1,360,668 | $485,384 | $3,127,149 |
| | $4,414,334 | $2,974,469 | $15,346,919 |
| | $22,961,054 | $7,606,618 | $52,978,065 |

***OPC NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.***

1. Communications franchise service cost is not assumed to be paid by developer, and is not included.
2. Land cost, interest, legal, marketing, financing, closing costs, cost of sales, HOA funding, overhead, maintenance, insurance, taxes, etc. are not included.
3. Park fees are not included and are assumed to be paid at time of building permit.
4. Unit prices are subject to market conditions and may vary from this OPC.
5. Inflation is not factored in this OPC.
6. Professional fees included are for budgeting purposes only and do not constitute proposals. Fees are subject to change, and the % of cost assumptions will vary.
7. Budgeting by line item, sections, or divisions should be avoided. OPC line items cost are less accurate than section/division subtotals, and section/division subtotals are l
8. Cost associated with the ongoing operations and management of a PID are not included.
9. The cost per lot for moisture conditioning of pads is assumed based on the geotechnical report for Phase 1. A final geotechnical report for Phases 2 and 3 is required to c
10. Public-Major and Public-Reimbursed costs apportioned to each phase per number of lots. Improvements may be constructed with another phase.
11. Questions regarding this OPC should be directed to Kimley-Horn and Associates, Kevin Kane, P.E. (972) 335-3580.

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | | TOTAL |
|---|---|---|---|---|---|
| NO. OF LOTS: | 322 | 342 | 122 | | 786 |
| GROSS AC. | 83 | 102 | 35 | | 220 |
| NET AC. | 81 | 102 | 33 | | 215 |

**A. CLEARING & EXCAVATION**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | | | QUANTITY | TOTAL |
| CLEARING / GRUBBING | AC | $2,500.00 | 19.7 | $49,250 | 20.7 | $51,750 | 5.5 | $13,750 | | | 46 | $114,750 |
| BUILDING DEMOLITION (PID SHARE BASED ON RATIO OF PHASE 1 RIGHT OF WAY AREA (61.5 AC) TO PHASE 1 TOTAL AREA (83.2 AC) = 26.1%) | LS | $20,500.00 | 26.1% | $5,351 | 0.0 | $0 | 0.0 | $0 | | | 26.1% | $5,351 |
| STREET / ROW EXCAVATION | CY | $3.00 | 38,000 | $114,000 | 50,094 | $150,282 | 13,310 | $39,930 | | | 101,404 | $304,212 |
| MOISTURE CONDITION STREETS (6' DEEP) | CY | $3.00 | 128,300 | $384,900 | 127,622 | $382,866 | 33,220 | $99,660 | | | 289,142 | $867,426 |
| **TOTAL CLEARING & EXCAVATION** | | | | **$553,501** | | **$584,898** | | **$153,340** | | **$0** | | **$1,291,739** |

**B. WATER**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | | | QUANTITY | TOTAL |
| 8" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES) | LF | $53.00 | 11,926 | $632,078 | 11,770 | $623,810 | 5,060 | $268,180 | | | 28,756 | $1,524,068 |
| 12" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES) | LF | $91.00 | 4,631 | $421,421 | 4,700 | $427,700 | 0 | $0 | | | 9,331 | $849,121 |
| 8" GATE VALVE & BOX | EA | $2,450.00 | 48 | $117,600 | 63 | $154,350 | 22 | $53,900 | | | 133 | $325,850 |
| 12" GATE VALVE & BOX | EA | $3,900.00 | 18 | $70,200 | 23 | $89,700 | 0 | $0 | | | 41 | $159,900 |
| FIRE HYDRANT ASSEMBLY | EA | $7,500.00 | 34 | $255,000 | 38 | $285,000 | 12 | $90,000 | | | 84 | $630,000 |
| POST HYDRANT | EA | $7,500.00 | 3 | $22,500 | 2 | $15,000 | 1 | $7,500 | | | 6 | $45,000 |
| 1" WATER SERVICE | EA | $980.00 | 322 | $315,560 | 342 | $335,160 | 122 | $119,560 | | | 786 | $770,280 |
| 2" WATER SERVICE (AMENITY CENTER) | EA | $1,890.00 | 1 | $1,890 | 0 | $0 | 0 | $0 | | | 1 | $1,890 |
| 2" IRRIGATION SERVICE | EA | $3,400.00 | 4 | $13,600 | 3 | $10,200 | 2 | $6,800 | | | 9 | $30,600 |
| 4" IRRIGATION SLEEVES | LF | $16.00 | 200 | $3,200 | 200 | $3,200 | 100 | $1,600 | | | 500 | $8,000 |
| WATER LINE DISINFECTION AND TESTING | LF | $1.60 | 16,557 | $26,491 | 16,470 | $26,352 | 5,060 | $8,096 | | | 38,087 | $60,939 |
| TRENCH SAFETY | LF | $0.65 | 16,557 | $10,762 | 16,470 | $10,706 | 5,060 | $3,289 | | | 38,087 | $24,757 |
| **TOTAL WATER** | | | | **$1,890,302** | | **$1,981,178** | | **$558,925** | | | | **$4,430,405** |

**C. SEWER**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL |
| 8" SDR-35 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS | LF | $34.00 | 13,600 | $462,400 | 11,000 | $374,000 | 4,400 | $149,600 | | | 29,000 | $986,000 |
| 8" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS | LF | $40.00 | 2,650 | $106,000 | 125 | $5,000 | 0 | $0 | | | 2,775 | $111,000 |
| 12" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS | LF | $112.00 | 0 | $0 | 35 | $3,920 | | $0 | | | 35 | $3,920 |
| 12" CASING PIPE | LF | $112.00 | 270 | $30,240 | 118 | $13,216 | 60 | $6,720 | | | 448 | $50,176 |
| 4" SERVICE LINES | EA | $800.00 | 322 | $257,600 | 282 | $225,600 | 122 | $97,600 | | | 726 | $580,800 |

Kimley»Horn

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | | | | | | | | Phase 1 | Phase 2 | Phase 3 | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | *NO. OF LOTS:* | 322 | 342 | 122 | | 786 |
| | | | | | | | *GROSS AC.* | 83 | 102 | 35 | | 220 |
| | | | | | | | *NET AC.* | 81 | 102 | 33 | | 215 |
| 4" WYE AND ONE SECTION OF PIPE FOR FUTURE SERVICE | EA | $920.00 | 0 | $0 | 60 | $55,200 | 0 | $0 | | | 60 | $55,200 |
| EXTEND EXISTING 4" SEWER SERVICE | EA | $500.00 | 0 | $0 | 60 | $30,000 | 0 | $0 | | | 60 | $30,000 |
| 4' DIAMETER MANHOLE | EA | $6,100.00 | 35 | $213,500 | 37 | $225,700 | 14 | $85,400 | | | 86 | $524,600 |
| 5' DIAMETER MANHOLE | EA | $11,360.00 | 4 | $45,440 | 1 | $11,360 | | $0 | | | 5 | $56,800 |
| 5' DIAMETER DROP MANHOLE | EA | $19,900.00 | 3 | $59,700 | 0 | $0 | 0 | $0 | | | 3 | $59,700 |
| TRENCH SAFETY | LF | $1.00 | 16,250 | $16,250 | 11,125 | $11,125 | 4,400 | $4,400 | | | 31,775 | $31,775 |
| SEWER LINE T.V. AND TESTING | LF | $1.60 | 16,250 | $26,000 | 11,125 | $17,800 | 4,400 | $7,040 | | | 31,775 | $50,840 |
| SEWER MANHOLE VACUUM TESTING | LF | $135.00 | 42 | $5,670 | 38 | $5,130 | 14 | $1,890 | | | 94 | $12,690 |
| | | | | | | | | | | | | |
| **TOTAL SEWER** | | | | **$1,222,800** | | **$978,051** | | **$352,650** | **$0** | | | **$2,553,501** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | | TOTAL |
|---|---|---|---|---|---|
| NO. OF LOTS: | 322 | 342 | 122 | | 786 |
| GROSS AC. | 83 | 102 | 35 | | 220 |
| NET AC. | 81 | 102 | 33 | | 215 |

**D. STORM SEWER**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL |
| 18" RCP | LF | $56.00 | 3,828 | $214,368 | 4,340 | $243,040 | 1,050 | $58,800 | | | 9,218 | $516,208 |
| 21" RCP | LF | $57.00 | 0 | $0 | 1,150 | $65,550 | 210 | $11,970 | | | 1,360 | $77,520 |
| 24" RCP | LF | $77.00 | 504 | $38,808 | 1,130 | $87,010 | 690 | $53,130 | | | 2,324 | $178,948 |
| 2-24" RCP | LF | $144.00 | 403 | $58,032 | 0 | $0 | 0 | $0 | | | 403 | $58,032 |
| 27" RCP | LF | $82.00 | 361 | $29,602 | 880 | $72,160 | 380 | $31,160 | | | 1,621 | $132,922 |
| 30" RCP | LF | $90.00 | 0 | $0 | 950 | $85,500 | 490 | $44,100 | | | 1,440 | $129,600 |
| 36" RCP | LF | $134.00 | 716 | $95,944 | 780 | $104,520 | | $0 | | | 1,496 | $200,464 |
| 42" RCP | LF | $177.00 | 277 | $49,029 | 1,560 | $276,120 | | $0 | | | 1,837 | $325,149 |
| 48" RCP | LF | $215.00 | 938 | $201,670 | 370 | $79,550 | | $0 | | | 1,308 | $281,220 |
| 54" RCP | LF | $247.00 | 0 | $0 | 450 | $111,150 | | $0 | | | 450 | $111,150 |
| 5'X4' RCB | LF | $400.00 | 1,037 | $414,800 | 0 | $0 | | $0 | | | 1,037 | $414,800 |
| 5'X5' RCB | LF | $367.00 | 0 | $0 | 1,040 | $381,680 | | $0 | | | 1,040 | $381,680 |
| 6'X4' RCB | LF | $450.00 | 605 | $272,250 | 470 | $211,500 | | $0 | | | 1,075 | $483,750 |
| 10'X5' RCB | LF | $630.00 | 0 | $0 | 1,100 | $693,000 | | $0 | | | 1,100 | $693,000 |
| 36" CMP | LF | $134.00 | 64 | $8,576 | | $0 | | $0 | | | 64 | $8,576 |
| GRATE INLET TYPE G | EA | $5,600.00 | 3 | $16,800 | 0 | $0 | 0 | $0 | | | 3 | $16,800 |
| 3 GRATE COMBINATION INLET | EA | $8,000.00 | 4 | $32,000 | 0 | $0 | | $0 | | | 4 | $32,000 |
| 2'X2' DROP INLET | EA | $3,850.00 | 0 | $0 | 0 | $0 | | $0 | | | 0 | $0 |
| 3'X3' DROP INLET | EA | $3,000.00 | 0 | $0 | 2 | $6,000 | 1 | $3,000 | | | 3 | $9,000 |
| 8' COMBINATION INLET | EA | $7,460.00 | 0 | $0 | 0 | $0 | | $0 | | | 0 | $0 |
| 8' CURB INLET | EA | $5,300.00 | 35 | $185,500 | 0 | $0 | | $0 | | | 35 | $185,500 |
| 8' NON-STANDARD CURB INLET | EA | $5,500.00 | 2 | $11,000 | 0 | $0 | | $0 | | | 2 | $11,000 |
| 10' COMBINATION INLET | EA | $8,400.00 | 1 | $8,400 | 0 | $0 | | $0 | | | 1 | $8,400 |
| 10' CURB INLET | EA | $6,000.00 | 24 | $144,000 | 96 | $576,000 | 16 | $96,000 | | | 136 | $816,000 |
| 10' NON-STANDARD CURB INLET | EA | $6,092.35 | 1 | $6,092 | 96 | $584,866 | 16 | $97,478 | | | 113 | $688,436 |
| MANHOLE RISER | EA | $4,600.00 | 2 | $9,200 | 8 | $36,800 | | $0 | | | 10 | $46,000 |
| 4' STORM MANHOLE | EA | $6,750.00 | 4 | $27,000 | 14 | $94,500 | 4 | $27,000 | | | 22 | $148,500 |
| 5' STORM MANHOLE | EA | $7,200.00 | 3 | $21,600 | 2 | $14,400 | | $0 | | | 5 | $36,000 |
| 6' STORM MANHOLE | EA | $7,500.00 | 0 | $0 | 2 | $15,000 | | $0 | | | 2 | $15,000 |
| 7'X7' JUNCTION BOX | EA | $9,750.00 | 2 | $19,500 | 0 | $0 | | $0 | | | 2 | $19,500 |
| 8'X8' JUNCTION BOX | EA | $11,200.00 | 2 | $22,400 | 0 | $0 | | $0 | | | 2 | $22,400 |
| 42" RCP TYPE C HEADWALL | EA | $3,800.00 | 0 | $0 | 1 | $3,800 | | $0 | | | 1 | $3,800 |
| 48" RCP TYPE C HEADWALL | EA | $4,650.00 | 1 | $4,650 | 1 | $4,650 | | $0 | | | 2 | $9,300 |
| 54" RCP TYPE C HEADWALL | EA | $5,700.00 | 0 | $0 | 1 | $5,700 | | $0 | | | 1 | $5,700 |
| 6'x4' RCB TYPE C HEADWALL | EA | $8,000.00 | 1 | $8,000 | 0 | $0 | | $0 | | | 1 | $8,000 |
| 6'x4' RCB FW-0 TXDOT HEADWALL | EA | $11,000.00 | 1 | $11,000 | 1 | $11,000 | | $0 | | | 2 | $22,000 |
| 10'x5' RCB FW-0 TXDOT HEADWALL | EA | $15,000.00 | 0 | $0 | 1 | $15,000 | | $0 | | | 1 | $15,000 |
| PHASE 1 POND OUTFALL TURF REINFORCEMENT | EA | $3.00 | 100 | $300 | 0 | $0 | 0 | $0 | | | 100 | $300 |
| PHASE 1 POND OUTFALL WEIR | EA | $11,600.00 | 1 | $11,600 | 0 | $0 | 0 | $0 | | | 1 | $11,600 |
| PHASE 1 POND OUTFALL WEIR GABION MATTRESS | SY | $163.50 | 23 | $3,761 | 0 | $0 | 0 | $0 | | | 23 | $3,761 |
| TXDOT SET B-SW-0 HEADWALL | EA | $11,000.00 | 0 | $0 | 1 | $11,000 | | $0 | | | 1 | $11,000 |
| REMOVE 30" HEADWALL & CONNECT TO EXISTING | EA | $1,500.00 | 0 | $0 | 0 | $0 | 1 | $1,500 | | | 1 | $1,500 |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | | | | | | | | Phase 1 | Phase 2 | Phase 3 | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | *NO. OF LOTS:* | 322 | 342 | 122 | | 786 |
| | | | | | | | *GROSS AC.* | 83 | 102 | 35 | | 220 |
| | | | | | | | *NET AC.* | 81 | 102 | 33 | | 215 |
| REMOVE 54" HEADWALL & CONNECT TO EXISTING | EA | $1,500.00 | 0 | $0 | 1 | $1,500 | 0 | $0 | | | 1 | $1,500 |
| REMOVE 5'x5' HEADWALL & CONNECT TO EXISTING | EA | $1,500.00 | 0 | $0 | 1 | $1,500 | 0 | $0 | | | 1 | $1,500 |
| ASPHALT REMOVAL | SY | $19.50 | 300 | $5,850 | | $0 | | $0 | | | | $0 |
| TRENCH SAFETY | LF | $1.00 | 8,669 | $8,669 | 14,220 | $14,220 | 2,820 | $2,820 | | | 25,709 | $25,709 |
| TESTING (TV) | LF | $2.00 | 8,669 | $17,338 | 14,220 | $28,440 | 2,820 | $5,640 | | | 25,709 | $51,418 |
| | | | | | | | | | | | | |
| **TOTAL STORM SEWER** | | | | **$1,957,739** | | **$3,835,156** | | **$432,598** | | **$0** | | **$6,219,642** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | | TOTAL |
|---|---|---|---|---|---|
| NO. OF LOTS: | 322 | 342 | 122 | | 786 |
| GROSS AC. | 83 | 102 | 35 | | 220 |
| NET AC. | 81 | 102 | 33 | | 215 |

**E. PAVEMENT**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL |
| 7" REINF. CONCRETE STREET PAVEMENT | SY | $55.00 | 48,425 | $2,663,375 | 54,870 | $3,017,850 | 15,100 | $830,500 | | | 118,395 | $6,511,725 |
| 9" REINF. CONCRETE STREET PAVEMENT | SY | $65.00 | 2,660 | $172,900 | 0 | $0 | 0 | $0 | | | 2,660 | $172,900 |
| 7" REINF. ALLEY PAVEMENT | SY | $58.00 | 3,502 | $203,116 | 3,140 | $182,120 | 0 | $0 | | | 6,642 | $385,236 |
| 8" REIN. ALLEY PAVEMENT | SY | $60.00 | 1,943 | $116,580 | 1,400 | $84,000 | 675 | $40,500 | | | 4,018 | $241,080 |
| 6" LIME STABILIZED SUBGRADE PREPARATION | SY | $3.00 | 64,169 | $192,507 | 63,811 | $191,433 | 16,610 | $49,830 | | | 144,590 | $433,770 |
| 4' POLY BEHIND CURB | LF | $0.35 | 31,680 | $11,088 | 3,454 | $1,209 | 9,320 | $3,262 | | | 44,454 | $15,559 |
| HYDRATED LIME FOR STREET (37#/SY) | TON | $245.00 | 1,190 | $291,550 | 1,149 | $281,407 | 299 | $73,250 | | | 2,638 | $646,207 |
| PAVEMENT HEADER | LF | $12.00 | 174 | $2,088 | 290 | $3,480 | 30 | $360 | | | 494 | $5,928 |
| STAMPED CONCRETE PAVEMENT | SF | $43.37 | 2,000 | $86,736 | 600 | $26,021 | 0 | $0 | | | 2,600 | $112,757 |
| CONCRETE PAVERS INCLUDING CONCRETE BASE | SF | $26.00 | 0 | $0 | 3,400 | $88,400 | 0 | $0 | | | 3,400 | $88,400 |
| BARRICADE | EA | $1,500.00 | 4 | $6,000 | 10 | $15,000 | 1 | $1,500 | | | 15 | $22,500 |
| REMOVE BARRICADE & CONNECT TO EXISTING HEADER | EA | $500.00 | 0 | $0 | 3 | $1,500 | 6 | $3,000 | | | 9 | $4,500 |
| BARRIER FREE PEDESTRIAN RAMP | EA | $900.00 | 76 | $68,400 | 72 | $64,800 | 10 | $9,000 | | | 158 | $142,200 |
| STREET SIGN | EA | $605.00 | 14 | $8,470 | 16 | $9,680 | 5 | $3,025 | | | 35 | $21,175 |
| STOP SIGN | EA | $1,110.00 | 35 | $38,850 | 40 | $44,400 | 3 | $3,330 | | | 78 | $86,580 |
| STREET NAME SIGN | EA | $630.00 | 29 | $18,270 | 25 | $15,750 | 12 | $7,560 | | | 66 | $41,580 |
| 4" WHITE STRIPING | LS | $1.00 | 1,050 | $1,050 | 0 | $0 | 0 | $0 | | | 1,050 | $1,050 |
| **TOTAL PAVEMENT** | | | | **$3,880,980** | | **$4,027,049** | | **$1,025,117** | | **$0** | | **$8,933,146** |

**F. EROSION CONTROL**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL |
| INLET PROTECTION | EA | $200.00 | 69 | $13,800 | 98 | $19,600 | 17 | $3,400 | | | 184 | $36,800 |
| CURLEX (8' STREETS) | LF | $1.75 | 25,700 | $44,975 | 33,000 | $57,750 | 10,200 | $17,850 | | | 68,900 | $120,575 |
| CURLEX (4' ALLEYS) | LF | $1.50 | 5,300 | $7,950 | 500 | $750 | 0 | $0 | | | 5,800 | $8,700 |
| EROSION CONTROL MAINTENANCE | MOS | $5,000.00 | 15 | $75,000 | 15 | $75,000 | 12 | $60,000 | | | 42 | $210,000 |
| **TOTAL EROSION CONTROL** | | | | **$141,725** | | **$153,100** | | **$81,250** | | **$0** | | **$376,075** |

**G. MISCELLANEOUS & OTHER**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL |
| FINAL GEOTECHNICAL REPORT - STREETS AND ALLEYS | AC | $1,000.00 | 19.7 | $19,700 | 20.7 | $20,700 | 5.5 | $5,500 | | | 46 | $45,900 |
| GEOTECHICAL TESTING - STREET EXCAVATION | CY | $0.10 | 166,300 | $16,630 | 177,716 | $17,772 | 46,530 | $4,653 | | | 390,546 | $39,055 |
| GEOTECHICAL TESTING - UTILITIES | LF | $4.50 | 41,540 | $186,930 | 41,540 | $186,930 | 12,280 | $55,260 | | | 95,360 | $429,120 |
| GEOTECHICAL TESTING - PAVEMENT | SY | $0.50 | 64,169 | $32,085 | 63,811 | $31,906 | 16,610 | $8,305 | | | 144,590 | $72,295 |
| CITY INSPECTION (UTILITIES AND PAVING) | % | 3% | $ 8,951,821.10 | $268,555 | $ 10,821,433.31 | $324,643 | $ 2,369,289.70 | $71,079 | | | $ 22,142,544.11 | $664,276 |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
## DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
**January 24, 2023**

| | | | | | | | Phase 1 | Phase 2 | Phase 3 | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | *NO. OF LOTS:* | 322 | 342 | 122 | | 786 |
| | | | | | | *GROSS AC.* | 83 | 102 | 35 | | 220 |
| | | | | | | *NET AC.* | 81 | 102 | 33 | | 215 |
| BONDS | % | 1% | $ 8,951,821.10 | $89,518 | $ 10,821,433.31 | $108,214 | $ 2,369,289.70 | $23,693 | | $ 22,142,544.11 | $221,425 |
| | | | | | | | | | | | |
| **TOTAL MISCELLANEOUS & OTHER** | | | | **$613,417** | | **$690,164** | | **$168,490** | **$0** | | **$1,472,071** |

| **SUMMARY - DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA** | | ***Phase 1*** | | ***Phase 2*** | | ***Phase 3*** | | ***TOTAL*** |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| A. CLEARING & EXCAVATION | | $553,501 | | $584,898 | | $153,340 | $0 | $1,291,739 |
| B. WATER | | $1,890,302 | | $1,981,178 | | $558,925 | $0 | $4,430,405 |
| C. SEWER | | $1,222,800 | | $978,051 | | $352,650 | $0 | $2,553,501 |
| D. STORM SEWER | | $1,957,739 | | $3,835,156 | | $432,598 | $0 | $6,225,492 |
| E. PAVEMENT | | $3,880,980 | | $4,027,049 | | $1,025,117 | $0 | $8,933,146 |
| F. EROSION CONTROL | | $141,725 | | $153,100 | | $81,250 | $0 | $376,075 |
| G. MISCELLANEOUS & OTHER | | $613,417 | | $690,164 | | $168,490 | $0 | $1,472,071 |
| | | | | | | | | |
| SUB-TOTAL | | $10,260,464 | | $12,249,596 | | $2,772,369 | $0 | $25,282,429 |
| SURVEY, PLATTING, ENG., PERMITTING, & STAKING | | $700,000 | 10% | $1,224,960 | 10% | $277,237 | $0 | $2,202,197 |
| CONSTRUCTION MANAGEMENT | 0.25% | $25,651 | 4% | $489,984 | 4% | $110,895 | $0 | $626,530 |
| MISC CITY FEES (0.2%) | | $20,521 | | $24,499 | | $5,545 | $0 | $50,565 |
| MISCELLANEOUS & CONTINGENCY | 3% | $307,814 | 10% | $1,224,960 | 10% | $277,237 | $0 | $1,810,010 |
| | | | | | | | | |
| **TOTAL DIRECT PUBLIC IMPROVEMENTS COST** | | **$11,314,450** | | **$15,213,998** | | **$3,443,283** | **$0** | **$29,971,731** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|
| *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| *GROSS AC.* | 83 | 102 | 36 | 220 |
| *NET AC.* | 81 | 102 | 33 | 215 |

**A.1 CLEARING & EXCAVATION - LOUISIANA DRIVE**

| | | | TOTAL | | Phase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| CLEAR AND GRUBBING - LOUISIANA RIGHT OF WAY | 4.8 | AC | $2,500.00 | $12,000.00 | 41.0% | $4,916 | 43.5% | $5,221 | 15.5% | $1,863 |
| SAW CUT,REMOVE AND DISPOSE OF EXISTING PAVEMENT | 1650 | LF | $5.00 | $8,250.00 | 41.0% | $3,380 | 43.5% | $3,590 | 15.5% | $1,281 |
| ROADWAY EXCAVATION | 1 | LS | $25,000.00 | $25,000.00 | 41.0% | $10,242 | 43.5% | $10,878 | 15.5% | $3,880 |
| TESTING | 2095 | SY | $1.50 | $3,142.50 | 41.0% | $1,287 | 43.5% | $1,367 | 15.5% | $488 |
| **TOTAL CLEARING & EXCAVATION - LOUISIANA DRIVE** | | | | **$48,393** | | **$19,825** | | **$21,056** | | **$7,511** |

**A.2 CLEARING & EXCAVATION - DETENTION POND**

| | | | TOTAL | | Phhase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| CLEARING / GRUBBING | 10 | AC | $2,500.00 | $24,250.00 | 41.0% | $9,934 | 43.5% | $10,552 | 15.5% | $3,764 |
| DEMUCK EXISTING POND | 1 | LS | $142,350.00 | $142,350.00 | 41.0% | $58,316 | 43.5% | $61,939 | 15.5% | $22,095 |
| DETENTION POND EXCAVATION | 98000 | CY | $3.00 | $294,000.00 | 41.0% | $120,443 | 43.5% | $127,924 | 15.5% | $45,634 |
| DETENTION POND BERM EMBANKMENT | 20000 | CY | $4.00 | $80,000.00 | 41.0% | $32,774 | 43.5% | $34,809 | 15.5% | $12,417 |
| TESTING | 108000 | CY | $0.10 | $10,800.00 | 41.0% | $4,424 | 43.5% | $4,699 | 15.5% | $1,676 |
| **TOTAL CLEARING & EXCAVATION - DETENTION POND** | | | | **$551,400** | | **$225,892** | | **$239,922** | | **$85,586** |

**B. WATER**

| | | | TOTAL | | Phase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| PRESSURE REDUCING STATION INCLUDING PRV SCADA | 2 | EA | $160,000.00 | $320,000.00 | 41.0% | $131,094 | 43.5% | $139,237 | 15.5% | $49,669 |
| BONDS | $320,000 | % | 1.0% | $3,200.00 | 41.0% | $1,311 | 43.5% | $1,392 | 15.5% | $497 |
| INSPECTION FEE | $320,000 | % | 3.0% | $9,600.00 | 41.0% | $3,933 | 43.5% | $4,177 | 15.5% | $1,490 |
| **TOTAL WATER** | | | | **$332,800** | | **$136,338** | | **$144,806** | | **$51,656** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|
| *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| *GROSS AC.* | 83 | 102 | 35 | 220 |
| *NET AC.* | 81 | 102 | 33 | 215 |

**C1. SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT (BASE COST)**

| | TOTAL | | | | Phase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| 8" SDR-35 P.V.C. PIPE | 546 | LF | $34.00 | $18,564.00 | 41.0% | $7,605 | 43.5% | $8,077 | 15.5% | $2,881 |
| 10" SDR-35 P.V.C. PIPE | 926 | LF | $81.00 | $75,006.00 | 41.0% | $30,728 | 43.5% | $32,636 | 15.5% | $11,642 |
| 4' DIAMETER MANHOLE | 22 | EA | $5,900.00 | $129,800.00 | 41.0% | $53,175 | 43.5% | $56,478 | 15.5% | $20,147 |
| VACUUM TEST MANHOLES | 22 | EA | $135.00 | $2,970.00 | 41.0% | $1,217 | 43.5% | $1,292 | 15.5% | $461 |
| TRENCH SAFETY | 1472 | LF | $1.00 | $1,472.00 | 41.0% | $603 | 43.5% | $640 | 15.5% | $228 |
| TESTING (PRESSURE & TV) | 1472 | LF | $1.60 | $2,355.20 | 41.0% | $965 | 43.5% | $1,025 | 15.5% | $366 |
| TESTING (GEOTECH) | 1472 | LF | $2.40 | $3,532.80 | 41.0% | $1,447 | 43.5% | $1,537 | 15.5% | $548 |
| BONDS | $233,700 | % | 2.0% | $4,674.00 | 41.0% | $1,915 | 43.5% | $2,034 | 15.5% | $725 |
| INSPECTION FEE | $233,700 | % | 3.0% | $7,011.00 | 41.0% | $2,872 | 43.5% | $3,051 | 15.5% | $1,088 |
| **TOTAL SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT (BASE COST)** | | | | **$245,385** | | **$100,527** | | **$106,771** | | **$38,088** |

**C2. SEWER - OFFSITE SEWER - OVERSIZE COST (BASE COST)**

| | TOTAL | | | | Phase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| CLEAR AND GRUB | 11.3 | AC | $2,500.00 | $28,250.00 | 41.0% | $11,573 | 43.5% | $12,292 | 15.5% | $4,385 |
| SILT FENCE | 6700 | LF | $1.85 | $12,395.00 | 41.0% | $5,078 | 43.5% | $5,393 | 15.5% | $1,924 |
| SEEDING (OFFSITE SANITARY SEWER) | 11.3 | AC | $310.00 | $3,503.00 | 41.0% | $1,435 | 43.5% | $1,524 | 15.5% | $544 |
| 8" SDR-35 P.V.C. PIPE (ASHTON WOODS STUB) | 20 | LF | $50.00 | $1,000.00 | 41.0% | $410 | 43.5% | $435 | 15.5% | $155 |
| 10" SDR-35 P.V.C. PIPE | 0 | LF | $81.00 | $0.00 | 41.0% | $0 | 43.5% | $0 | 15.5% | $0 |
| 12" SDR-26 P.V.C. PIPE | 6516 | LF | $112.00 | $729,792.00 | 41.0% | $298,973 | 43.5% | $317,543 | 15.5% | $113,276 |
| 18" STEEL CASING | 120 | LF | $240.00 | $28,800.00 | 41.0% | $11,798 | 43.5% | $12,531 | 15.5% | $4,470 |
| 4' DIAMETER MANHOLE | 8 | EA | $5,900.00 | $47,200.00 | 41.0% | $19,336 | 43.5% | $20,537 | 15.5% | $7,326 |
| 4' DIAMETER MANHOLE (BOLTED AND SEALED FRAME) | 6 | EA | $8,800.00 | $52,800.00 | 41.0% | $21,631 | 43.5% | $22,974 | 15.5% | $8,195 |
| 4' DIAMETER MANHOLE (VENTED) | 3 | EA | $5,900.00 | $17,700.00 | 41.0% | $7,251 | 43.5% | $7,702 | 15.5% | $2,747 |
| 4' DIAMETER MANHOLE EXTERNAL DROP MH | 1 | EA | $9,500.00 | $9,500.00 | 41.0% | $3,892 | 43.5% | $4,134 | 15.5% | $1,475 |
| MANHOLE MARKERS | 18 | EA | $75.00 | $1,350.00 | 41.0% | $553 | 43.5% | $587 | 15.5% | $210 |
| VACUUM TEST MANHOLES | 18 | EA | $250.00 | $4,500.00 | 41.0% | $1,844 | 43.5% | $1,958 | 15.5% | $698 |
| TRENCH SAFETY | 6516 | LF | $5.00 | $32,580.00 | 41.0% | $13,347 | 43.5% | $14,176 | 15.5% | $5,057 |
| TESTING (PRESSURE & TV) | 6516 | LF | $2.00 | $13,032.00 | 41.0% | $5,339 | 43.5% | $5,670 | 15.5% | $2,023 |
| TESTING (GEOTECH) | 6516 | LF | $2.00 | $13,032.00 | 41.0% | $5,339 | 43.5% | $5,670 | 15.5% | $2,023 |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | | | | | | | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| | | | | | | *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| | | | | | | *GROSS AC.* | 83 | 102 | 35 | 220 |
| | | | | | | *NET AC.* | 81 | 102 | 33 | 215 |
| BONDS | $995,434 | % | 2.0% | $19,908.68 | 41.0% | $8,156 | 43.5% | $8,663 | 15.5% | $3,090 |
| INSPECTION FEE | $995,434 | % | 3.0% | $29,863.02 | 41.0% | $12,234 | 43.5% | $12,994 | 15.5% | $4,635 |
| **TOTAL OFFSITE SEWER - BASE COST** | | | | **$1,045,206** | | **$428,189** | | **$454,784** | | **$162,233** |
| **PRIVATE COST SHARE REIMBURSEMENT - ASHTON WOODS** | | | | **$118,410** | **41.0%** | **$48,509** | **43.5%** | **$51,522** | **15.5%** | **$18,379** |
| **TOTAL OFFSITE SEWER - BASE COST (NORTH SKY CELINA)** | | | | **$1,163,616** | | **$476,698** | | **$506,306** | | **$180,612** |

**D. STORM SEWER - DETENTION POND**

| | TOTAL | | | | Phase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| FLEX MAT | 1500 | SY | $130.00 | $195,000.00 | 41.0% | $79,885 | 43.5% | $84,847 | 15.5% | $30,267 |
| SHORE TRANSITION MAT | 72 | SY | $230.59 | $16,602.48 | 41.0% | $6,802 | 43.5% | $7,224 | 15.5% | $2,577 |
| MODIFY GABION MATTRESS | 100 | SY | $163.50 | $16,350.00 | 41.0% | $6,698 | 43.5% | $7,114 | 15.5% | $2,538 |
| ADD TURF REINFORCEMENT | 100 | SY | $3.00 | $300.00 | 41.0% | $123 | 43.5% | $131 | 15.5% | $47 |
| MODIFY DETENTION POND OUTFALL | 1 | LS | $100,000.00 | $100,000.00 | 41.0% | $40,967 | 43.5% | $43,511 | 15.5% | $15,522 |
| CONCRETE PILOT CHANNEL (POND) | 1640 | LF | $115.00 | $188,600.00 | 41.0% | $77,264 | 43.5% | $82,063 | 15.5% | $29,274 |
| BONDS | $516,852 | % | 1.0% | $5,168.52 | 41.0% | $2,117 | 43.5% | $2,249 | 15.5% | $802 |
| INSPECTION FEE | $516,852 | % | 3.0% | $15,505.57 | 41.0% | $6,352 | 43.5% | $6,747 | 15.5% | $2,407 |
| **TOTAL STORM SEWER - DETENTION POND** | | | | **$537,527** | | **$220,208** | | **$233,886** | | **$83,433** |

**E.1. PAVEMENT - LOUISIANA DRIVE TURN LANES**

| | TOTAL | | | | Phase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| SAWCUT, REMOVE, AND MILL 1" MIN. AC PAVING | 1650 | LF | $18.60 | $30,690.00 | 41.0% | $12,573 | 43.5% | $13,354 | 15.5% | $4,764 |
| ROADWAY EXCAVATION | 1 | LS | $25,000.00 | $25,000.00 | 41.0% | $10,242 | 43.5% | $10,878 | 15.5% | $3,880 |
| SUBGRADE PREP | 2095 | SY | $4.86 | $10,181.70 | 41.0% | $4,171 | 43.5% | $4,430 | 15.5% | $1,580 |
| 2" HOT MIX ASPHALTIC CONCRETE SURFACE COURSE - TYPE C | 2095 | SY | $26.50 | $55,517.50 | 41.0% | $22,744 | 43.5% | $24,156 | 15.5% | $8,617 |
| 6" TYPE B ASPHALTIC SUBBASE | 2095 | SY | $55.60 | $116,482.00 | 41.0% | $47,719 | 43.5% | $50,683 | 15.5% | $18,080 |
| 10" FLEXIBLE BASE COMPACTED TO 95% | 2905 | SY | $28.50 | $82,792.50 | 41.0% | $33,918 | 43.5% | $36,024 | 15.5% | $12,851 |
| BAR DITCH GRADING | 1500 | LF | $10.00 | $15,000.00 | 41.0% | $6,145 | 43.5% | $6,527 | 15.5% | $2,328 |
| TXDOT SET P-PD HEADWALL AND SAFETY END TREATMENT | 2 | EA | $2,030.78 | $4,061.56 | 41.0% | $1,664 | 43.5% | $1,767 | 15.5% | $630 |
| PAVEMENT MARKINGS | 1 | LS | $6,500.00 | $6,500.00 | 41.0% | $2,663 | 43.5% | $2,828 | 15.5% | $1,009 |
| STOP SIGN | 1 | EA | $1,050.00 | $1,050.00 | 41.0% | $430 | 43.5% | $457 | 15.5% | $163 |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | | | | | | | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| | | | | | | *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| | | | | | | *GROSS AC.* | 83 | 102 | 35 | 220 |
| | | | | | | *NET AC.* | 81 | 102 | 33 | 215 |
| TRAFFIC CONTROL | 1 | LS | $8,000.00 | $8,000.00 | 41.0% | $3,277 | 43.5% | $3,481 | 15.5% | $1,242 |
| TESTING | 2095 | SY | $1.00 | $2,095.00 | 41.0% | $858 | 43.5% | $912 | 15.5% | $325 |
| BONDS | $357,370 | % | 1.0% | $3,573.70 | 41.0% | $1,464 | 43.5% | $1,555 | 15.5% | $555 |
| INSPECTION FEE | $357,370 | % | 3.0% | $10,721.11 | 41.0% | $4,392 | 43.5% | $4,665 | 15.5% | $1,664 |
| **TOTAL PAVEMENT - LOUISIANA DRIVE TURN LANES** | | | | **$371,665** | | **$152,260** | | **$161,717** | | **$57,688** |

**E.2. CELINA PARKWAY ESCROW**

| | TOTAL | | | | Phase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| CELINA PARKWAY ESCROW | 1 | LS | $500,000.00 | $500,000.00 | 41.0% | $204,835 | 43.5% | $217,557 | 15.5% | $77,608 |
| **TOTAL CELINA PARKWAY ESCROW** | | | | **$500,000** | | **$204,835** | | **$217,557** | | **$77,608** |

**F.1 EROSION CONTROL - LOUISIANA DRIVE**

| | TOTAL | | | | Phase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* |
| 8' CURLEX | 3,300 | LF | $1.75 | $5,775.00 | 41.0% | $2,366 | 43.5% | $2,513 | 15.5% | $896 |
| **TOTAL EROSION CONTROL** | | | | **$5,775** | | **$2,366** | | **$2,513** | | **$896** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA**

**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|
| *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| *GROSS AC.* | 83 | 102 | 36 | 220 |
| *NET AC.* | 81 | 102 | 33 | 215 |

**F.2 EROSION CONTROL - DETENTION POND**

| | *TOTAL* | | | | *Phase 1* | | *Phase 2* | | *Phase 3* | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* |
| HYDROSEED DISTURBED AREAS - DETENTION POND | 8 | AC | $275.00 | $2,200.00 | 41.0% | $901 | 43.5% | $957 | 15.5% | $341 |
| **TOTAL EROSION CONTROL - DETENTION POND** | | | | **$2,200** | | **$901** | | **$957** | | **$341** |

| **SUMMARY - MAJOR PUBLIC IMPROVEMENTS** | ***TOTAL*** | ***Phase 1*** | ***Phase 2*** | ***Phase 3*** |
|---|---|---|---|---|
| A.1 CLEARING & EXCAVATION - LOUISIANA DRIVE | $48,393 | $19,825 | $21,056 | $7,511 |
| A.2 CLEARING & EXCAVATION - DETENTION POND | $551,400 | $225,892 | $239,922 | $85,586 |
| B. WATER | $332,800 | $136,338 | $144,806 | $51,656 |
| C.1. SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT (BASE COST) | $245,385 | $100,527 | $106,771 | $38,088 |
| C.2. TOTAL OFFSITE SEWER - BASE COST (NORTH SKY CELINA) | $1,163,616 | $476,698 | $506,306 | $180,612 |
| D. STORM SEWER - DETENTION POND | $537,527 | $220,208 | $233,886 | $83,433 |
| E.1. PAVEMENT - LOUISIANA DRIVE TURN LANES | $371,665 | $152,260 | $161,717 | $57,688 |
| E.2. CELINA PARKWAY ESCROW | $500,000 | $204,835 | $217,557 | $77,608 |
| F.1 EROSION CONTROL - LOUISIANA DRIVE | $5,775 | $2,366 | $2,513 | $896 |
| F.2 EROSION CONTROL - DETENTION POND | $2,200 | $901 | $957 | $341 |
| SUB-TOTAL | $3,758,760 | $1,539,848 | $1,635,491 | $583,421 |
| SURVEY, PLATTING, ENG., PERMITTING, & STAKING (5.0%) | $187,938 | $76,992 | $81,775 | $29,171 |
| CONSTRUCTION MANAGEMENT (0.50%) | $18,794 | $7,699 | $8,177 | $2,917 |
| CITY FEES (0.2%) | $7,518 | $3,080 | $3,271 | $1,167 |
| MISCELLANEOUS & CONTINGENCY (5%) | $375,876 | $153,985 | $163,549 | $58,342 |
| **SUB-TOTAL MAJOR PUBLIC IMPROVEMENT COST** | **$4,348,885** | **$1,781,604** | **$1,892,263** | **$675,018** |

**NON-REIMBURSED CITY OFFSITE SEWER COST**

| | *TOTAL* | | | | *Phase 1* | | *Phase 2* | | *Phase 3* | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| NON-REIMBURSED CITY OFFSITE SEWER COST | 1 | LS | $183,380.78 | $183,380.78 | 41.0% | $75,125 | 43.5% | $79,792 | 15.5% | $28,464 |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | | | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|---|---|
| | | *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| | | *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| | | *GROSS AC.* | 83 | 102 | 36 | 220 |
| | | *NET AC.* | 81 | 102 | 33 | 215 |
| TOTAL NON-REIMBURSED CITY OFFSITE SEWER COST | $183,381 | $75,125 | $79,792 | | $28,464 | |

| | | | | | |
|---|---|---|---|---|---|
| TOTAL MAJOR PUBLIC IMPROVEMENT COST | $4,532,266 | $1,856,730 | $1,972,055 | | $703,482 |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|
| *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| *GROSS AC.* | 83 | 102 | 35 | 220 |
| *NET AC.* | 81 | 102 | 33 | 215 |

**C1. SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT**

| | *TOTAL* | | | | *Phase 1* | | *Phase 2* | | *Phase 3* | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| 18" P.V.C. PIPE ASTM F679 | 5092 | LF | $120.00 | $611,040.00 | 41.0% | $250,324 | 43.5% | $265,872 | 15.5% | $94,843 |
| 24" P.V.C. PIPE ASTM F679 | 1318 | LF | $350.00 | $461,300.00 | 41.0% | $188,980 | 43.5% | $200,718 | 15.5% | $71,601 |
| 24" CASING PIPE | 69 | LF | $350.00 | $24,150.00 | 41.0% | $9,894 | 43.5% | $10,508 | 15.5% | $3,748 |
| 5' DIAMETER MANHOLE | 2 | EA | $11,360.00 | $22,720.00 | 41.0% | $9,308 | 43.5% | $9,886 | 15.5% | $3,527 |
| 5' DIAMETER MANHOLE EXTERNAL DROP MH | 20 | EA | $15,800.00 | $316,000.00 | 41.0% | $129,455 | 43.5% | $137,496 | 15.5% | $49,048 |
| MANHOLE MARKERS | 12 | EA | $100.00 | $1,200.00 | 41.0% | $492 | 43.5% | $522 | 15.5% | $186 |
| VACUUM TEST MANHOLES | 22 | EA | $135.00 | $2,970.00 | 41.0% | $1,217 | 43.5% | $1,292 | 15.5% | $461 |
| TRENCH SAFETY | 6410 | LF | $1.00 | $6,410.00 | 41.0% | $2,628 | 43.5% | $2,789 | 15.5% | $995 |
| TESTING (PRESSURE & TV) | 6410 | LF | $1.60 | $10,256.00 | 41.0% | $4,202 | 43.5% | $4,463 | 15.5% | $1,592 |
| TESTING (GEOTECH) | 6410 | LF | $2.40 | $15,384.00 | 41.0% | $6,302 | 43.5% | $6,694 | 15.5% | $2,388 |
| INSPECTION FEE (3.0%) | $1,471,430 | % | 3.0% | $44,142.90 | 41.0% | $18,084 | 43.5% | $19,207 | 15.5% | $6,852 |
| MAINTENANCE BOND (2.5%) | $1,471,430 | % | 2.5% | $36,785.75 | 41.0% | $15,070 | 43.5% | $16,006 | 15.5% | $5,710 |
| TOTAL SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT (BASE COST) | 1 | LS | ($245,385.00) | ($245,385.00) | 41.0% | ($100,526.68) | 43.5% | ($106,770.57) | 15.5% | ($38,087.75) |
| **TOTAL CITY REIMBURSEMENT - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT** | | | | **$1,306,974** | | **$535,427** | | **$568,683** | | **$202,864** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|
| *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| *GROSS AC.* | 83 | 102 | 35 | 220 |
| *NET AC.* | 81 | 102 | 33 | 215 |

**C2. SEWER - STUBS TO ADJACENT PROPERTY**

| | *TOTAL* | | | | *Phase 1* | | *Phase 2* | | *Phase 3* | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| 8" P.V.C. PIPE SDR 26 (Stub to Watermark) | 160 | LF | $40.00 | $6,400.00 | 41.0% | $2,622 | 43.5% | $2,785 | 15.5% | $993 |
| 12" P.V.C. PIPE SDR 26 (Stub to Area 10) | 20 | LF | $112.00 | $2,240.00 | 41.0% | $918 | 43.5% | $975 | 15.5% | $348 |
| 18" P.V.C. PIPE ASTM F679 (Stub to Owensby) | 88 | LF | $150.00 | $13,200.00 | 41.0% | $5,408 | 43.5% | $5,744 | 15.5% | $2,049 |
| 4' DIAMETER MANHOLE | 1 | EA | $5,900.00 | $5,900.00 | 41.0% | $2,417 | 43.5% | $2,567 | 15.5% | $916 |
| VACUUM TEST MANHOLES | 1 | EA | $250.00 | $250.00 | 41.0% | $102 | 43.5% | $109 | 15.5% | $39 |
| TRENCH SAFETY | 268 | LF | $0.65 | $174.20 | 41.0% | $71 | 43.5% | $76 | 15.5% | $27 |
| TESTING (PRESSURE & TV) | 268 | LF | $2.75 | $737.00 | 41.0% | $302 | 43.5% | $321 | 15.5% | $114 |
| TESTING (GEOTECH) | 268 | LF | $2.40 | $643.20 | 41.0% | $263 | 43.5% | $280 | 15.5% | $100 |
| INSPECTION FEE (3.0%) | $29,544 | % | 3.0% | $886.33 | 41.0% | $363 | 43.5% | $386 | 15.5% | $138 |
| MAINTENANCE BOND (2.5%) | $29,544 | % | 2.5% | $738.61 | 41.0% | $303 | 43.5% | $321 | 15.5% | $115 |
| **TOTAL SEWER - STUBS TO ADJACENT PROPERTY** | | | | **$31,169** | | **$12,769** | | **$13,562** | | **$4,838** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|
| *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| *GROSS AC.* | 83 | 102 | 35 | 220 |
| *NET AC.* | 81 | 102 | 33 | 215 |

**C.3 SEWER - OFFSITE SEWER - OVERSIZE COST**

| | *TOTAL* | | | | *Phase 1* | | *Phase 2* | | *Phase 3* | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| CLEAR AND GRUB | 11.3 | AC | $2,500.00 | $28,250.00 | 41.0% | $11,573 | 43.5% | $12,292 | 15.5% | $4,385 |
| SILT FENCE | 13100 | LF | $1.75 | $22,925.00 | 41.0% | $9,392 | 43.5% | $9,975 | 15.5% | $3,558 |
| SEEDING (OFFSITE SANITARY SEWER) | 11.3 | AC | $310.00 | $3,503.00 | 41.0% | $1,435 | 43.5% | $1,524 | 15.5% | $544 |
| 24" P.V.C. PIPE ASTM F679 | 4317 | LF | $290.00 | $1,251,930.00 | 41.0% | $512,877 | 43.5% | $544,733 | 15.5% | $194,320 |
| 27" P.V.C. PIPE ASTM F679 | 2199 | LF | $367.00 | $807,033.00 | 41.0% | $330,617 | 43.5% | $351,152 | 15.5% | $125,265 |
| 30" STEEL CASING | 70 | LF | $300.00 | $21,000.00 | 41.0% | $8,603 | 43.5% | $9,137 | 15.5% | $3,260 |
| 36" STEEL CASING | 170 | LF | $375.00 | $63,750.00 | 41.0% | $26,116 | 43.5% | $27,739 | 15.5% | $9,895 |
| 42" STEEL CASING | 134 | LF | $415.00 | $55,610.00 | 41.0% | $22,782 | 43.5% | $24,197 | 15.5% | $8,632 |
| 5' DIAMETER MANHOLE | 8 | EA | $11,360.00 | $90,880.00 | 41.0% | $37,231 | 43.5% | $39,543 | 15.5% | $14,106 |
| 5' DIAMETER MANHOLE EXTERNAL DROP MH (BOLTED) | 1 | EA | $18,200.00 | $18,200.00 | 41.0% | $7,456 | 43.5% | $7,919 | 15.5% | $2,825 |
| 5' DIAMETER MANHOLE (BOLTED AND SEALED FRAME) | 6 | EA | $16,900.00 | $101,400.00 | 41.0% | $41,540 | 43.5% | $44,121 | 15.5% | $15,739 |
| 5' DIAMETER MANHOLE (VENTED) | 3 | EA | $11,360.00 | $34,080.00 | 41.0% | $13,962 | 43.5% | $14,829 | 15.5% | $5,290 |
| MANHOLE MARKERS | 18 | EA | $75.00 | $1,350.00 | 41.0% | $553 | 43.5% | $587 | 15.5% | $210 |
| VACUUM TEST MANHOLES | 18 | EA | $250.00 | $4,500.00 | 41.0% | $1,844 | 43.5% | $1,958 | 15.5% | $698 |
| TRENCH SAFETY | 6516 | LF | $0.65 | $4,235.40 | 41.0% | $1,735 | 43.5% | $1,843 | 15.5% | $657 |
| TESTING (PRESSURE & TV) | 6516 | LF | $2.75 | $17,919.00 | 41.0% | $7,341 | 43.5% | $7,797 | 15.5% | $2,781 |
| TESTING (GEOTECH) | 6516 | LF | $2.00 | $13,032.00 | 41.0% | $5,339 | 43.5% | $5,670 | 15.5% | $2,023 |
| INSPECTION FEE (3.0%) | $2,539,597 | % | 3.0% | $76,187.92 | 41.0% | $31,212 | 43.5% | $33,150 | 15.5% | $11,826 |
| MAINTENANCE BOND (1.1%) | $2,539,597 | % | 1.1% | $27,935.57 | 41.0% | $11,444 | 43.5% | $12,155 | 15.5% | $4,336 |
| PAYMENT AND PERFORMANCE BOND (1.1%) | $2,539,597 | % | 1.1% | $27,935.57 | 41.0% | $11,444 | 43.5% | $12,155 | 15.5% | $4,336 |
| TOTAL OFFSITE SEWER BASE COST | 1 | LS | ($1,045,205.70) | ($1,045,205.70) | 41.0% | ($428,188.59) | 43.5% | ($454,784.16) | 15.5% | ($162,232.95) |
| **TOTAL SEWER - OFFSITE SEWER - OVERSIZE COST** | | | | **$1,626,451** | | **$666,307** | | **$707,692** | | **$252,452** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|
| *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| *GROSS AC.* | 83 | 102 | 35 | 220 |
| *NET AC.* | 81 | 102 | 33 | 215 |

**C.4 SEWER - OFFSITE SEWER NODE 4 TO 5 (BASE COST)**

| | | | TOTAL | | Phase 1 | | Phase 2 | | Phase 3 | |
|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *QUANTITY* | *UNIT* | *UNIT PRICE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* | *SHARE* | *TOTAL* |
| CLEAR AND GRUB | 3.8 | AC | $2,500.00 | $9,500.00 | 41.0% | $3,892 | 43.5% | $4,134 | 15.5% | $1,475 |
| SILT FENCE | 4400 | LF | $1.75 | $7,700.00 | 41.0% | $3,154 | 43.5% | $3,350 | 15.5% | $1,195 |
| SEEDING (OFFSITE SANITARY SEWER) | 3.8 | AC | $310.00 | $1,178.00 | 41.0% | $483 | 43.5% | $513 | 15.5% | $183 |
| 8" SDR-35 P.V.C. PIPE (ASHTON WOODS STUB) | 0 | LF | $50.00 | $0.00 | 41.0% | $0 | 43.5% | $0 | 15.5% | $0 |
| 10" SDR-35 P.V.C. PIPE | 0 | LF | $81.00 | $0.00 | 41.0% | $0 | 43.5% | $0 | 15.5% | $0 |
| 12" SDR-26 P.V.C. PIPE | 2199 | LF | $112.00 | $246,288.00 | 41.0% | $100,897 | 43.5% | $107,163 | 15.5% | $38,228 |
| 18" STEEL CASING | 120 | LF | $240.00 | $28,800.00 | 41.0% | $11,798 | 43.5% | $12,531 | 15.5% | $4,470 |
| 4' DIAMETER MANHOLE | 0 | EA | $5,900.00 | $0.00 | 41.0% | $0 | 43.5% | $0 | 15.5% | $0 |
| 4' DIAMETER MANHOLE (BOLTED AND SEALED FRAME) | 4 | EA | $8,800.00 | $35,200.00 | 41.0% | $14,420 | 43.5% | $15,316 | 15.5% | $5,464 |
| 4' DIAMETER MANHOLE (VENTED) | 2 | EA | $5,900.00 | $11,800.00 | 41.0% | $4,834 | 43.5% | $5,134 | 15.5% | $1,832 |
| 4' DIAMETER MANHOLE EXTERNAL DROP MH | 0 | EA | $9,500.00 | $0.00 | 41.0% | $0 | 43.5% | $0 | 15.5% | $0 |
| MANHOLE MARKERS | 6 | EA | $75.00 | $450.00 | 41.0% | $184 | 43.5% | $196 | 15.5% | $70 |
| VACUUM TEST MANHOLES | 6 | EA | $250.00 | $1,500.00 | 41.0% | $615 | 43.5% | $653 | 15.5% | $233 |
| TRENCH SAFETY | 2199 | LF | $5.00 | $10,995.00 | 41.0% | $4,504 | 43.5% | $4,784 | 15.5% | $1,707 |
| TESTING (PRESSURE & TV) | 2199 | LF | $2.00 | $4,398.00 | 41.0% | $1,802 | 43.5% | $1,914 | 15.5% | $683 |
| TESTING (GEOTECH) | 2199 | LF | $2.00 | $4,398.00 | 41.0% | $1,802 | 43.5% | $1,914 | 15.5% | $683 |
| INSPECTION FEE (3.0%) | $362,207 | % | 3.0% | $10,866.21 | 41.0% | $4,452 | 43.5% | $4,728 | 15.5% | $1,687 |
| MAINTENANCE BOND (2.0%) | $362,207 | % | 2.0% | $7,244.14 | 41.0% | $2,968 | 43.5% | $3,152 | 15.5% | $1,124 |
| **TOTAL SEWER - OFFSITE SEWER NODE 4 TO 5 (BASE COST)** | | | | **$380,317** | | **$155,804** | | **$165,482** | | **$59,031** |
| **Ashton Wood Share (Per Cost Share Agreement)** | | | **31.13%** | **$118,410** | | **$48,509** | | **$51,522** | | **$18,379** |

| **SUMMARY - ELIGIBLE REIMBURSED PUBLIC IMPROVEMENTS PER DA** | *TOTAL* | *Phase 1* | *Phase 2* | *Phase 3* |
|---|---|---|---|---|
| C.1 SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT | $1,306,974 | $535,427 | $568,683 | $202,864 |
| C.2 SEWER - STUBS TO ADJACENT PROPERTY | $31,169 | $12,769 | $13,562 | $4,838 |
| C.3 SEWER - OFFSITE SEWER - OVERSIZE COST | $1,626,451 | $666,307 | $707,692 | $252,452 |
| SUB-TOTAL | $2,964,594 | $1,214,503 | $1,289,938 | $460,153 |
| SURVEY, PLATTING, ENG., PERMITTING, & STAKING (5.18%) | $153,566 | $62,911 | $66,819 | $23,836 |
| CITY FEES (0.2%) | $5,929 | $2,429 | $2,580 | $920 |
| MISCELLANEOUS & CONTINGENCY (2%) | $59,292 | $24,290 | $25,799 | $9,203 |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | | | Phase 1 | Phase 2 | Phase 3 | TOTAL |
|---|---|---|---|---|---|---|
| | | *NO. OF LOTS:* | 322 | 342 | 122 | 786 |
| | | *PRORATED SHARE BY NUMBER OF LOTS:* | 41.0% | 43.5% | 15.5% | 100% |
| | | *GROSS AC.* | 83 | 102 | 35 | 220 |
| | | *NET AC.* | 81 | 102 | 33 | 215 |
| **TOTAL ELIGIBLE REIMBURSED PUBLIC IMPROVEMENTS PER DA** | **$3,183,381** | **$1,304,133** | **$1,385,135** | | **$494,113** | |
| **CITY CAP PER DEVELOPER AGREEMENT** | **$3,000,000** | 41% **$1,229,008** | 44% **$1,305,344** | | 16% **$465,649** | |
| **CITY NONREIMBURSED PUBLIC IMPROVEMENTS (PUBLIC - MAJOR)** | **$183,381** | **$75,125** | **$79,792** | | **$28,464** | |

| **SUMMARY - REIMBURSED PUBLIC IMPROVEMENTS (PRIVATE AGREEMENT)** | ***TOTAL*** | ***Phase 1*** | ***Phase 2*** | ***Phase 3*** |
|---|---|---|---|---|
| C.4 SEWER - OFFSITE BASE SEWER - ASHTON WOODS COST SHARE REIMBURSEMENT | $118,410 | $48,509 | $51,522 | $18,379 |
| SUB-TOTAL | $118,410 | $48,509 | $51,522 | $18,379 |
| SURVEY, PLATTING, ENG., PERMITTING, & STAKING (5.18%) | $6,134 | $2,513 | $2,669 | $952 |
| CITY FEES (0.2%) | $237 | $97 | $103 | $37 |
| MISCELLANEOUS & CONTINGENCY (2%) | $2,368 | $970 | $1,030 | $368 |
| **TOTAL REIMBURSED PUBLIC IMPROVEMENT COST (PRIVATE AGREEMENT)** | **$127,149** | **$52,089** | **$55,324** | **$19,736** |
| **TOTAL REIMBURSED PUBLIC IMPROVEMENT COST (DA & PRIVATE AGREEMENT)** | **$3,127,149** | **$1,281,097** | **$1,360,668** | **$485,384** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**PRIVATE IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | | TOTAL |
|---|---|---|---|---|---|
| *NO. OF LOTS:* | 322 | 342 | 122 | | 786 |
| *GROSS AC.* | 83.2 | 101.9 | 35.0 | | 220 |
| *NET AC.* | 80.5 | 101.9 | 32.8 | | 215 |

**A. CLEARING & EXCAVATION**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *UNIT* | *UNIT PRICE* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* |
| CLEARING / GRUBBING | AC | $2,500.00 | 61 | $152,000 | 81 | $203,000 | 27 | $68,250 | | | 169 | $423,250 |
| CONSTRUCTION ENTRANCE | EA | $2,500.00 | 1 | $2,500 | 1 | $2,500 | 1 | $2,500 | | | 3 | $7,500 |
| LOT / BLOCK EXCAVATION | CY | $3.00 | 58,500 | $175,500 | 59,906 | $179,718 | 21,690 | $65,070 | | | 140,096 | $420,288 |
| GRADE TO DRAIN EXCAVATION | CY | $3.00 | 34,300 | $102,900 | 0 | $0 | 0 | $0 | | | 34,300 | $102,900 |
| ROUGH LOT GRADING | EA | $1,000.00 | 322 | $322,000 | 342 | $342,000 | 122 | $122,000 | | | 786 | $786,000 |
| FINAL LOT GRADING | EA | $500.00 | 322 | $161,000 | 342 | $171,000 | 122 | $61,000 | | | 786 | $393,000 |
| FINISH GRADE HOA LOTS | LS | $1,500.00 | 1 | $1,500 | 1 | $1,500 | 0.5 | $750 | | | 3 | $3,750 |
| MOISTURE CONDITION 7' DEEP | LOT | $1,500.00 | 31 | $46,500 | 34 | $51,000 | 12 | $18,000 | | | 77 | $115,500 |
| MOISTURE CONDITIONED 10' DEEP | LOT | $2,000.00 | 291 | $582,000 | 307 | $614,000 | 108 | $216,000 | | | 706 | $1,412,000 |
| TESTING | CY | $0.10 | 92,800 | $9,280 | 59,906 | $5,991 | 21,690 | $2,169 | | | 174,396 | $17,440 |
| **TOTAL CLEARING & EXCAVATION** | | | | **$1,555,180** | | **$1,570,709** | | **$555,739** | | **$0** | | **$3,681,628** |

**B. RETAINING WALLS**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *DESCRIPTION* | *UNIT* | *UNIT PRICE* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* | *QUANTITY* | *TOTAL* |
| 1 FOOT WALL | LF | $35.00 | 1,325 | $46,375 | 0 | $0 | 0 | $0 | | | 1,325 | $46,375 |
| 2 FOOT WALL | LF | $45.00 | 2,005 | $90,225 | 4,140 | $186,300 | 280 | $12,600 | | | 6,425 | $289,125 |
| 3 FOOT WALL | LF | $62.00 | 1,600 | $99,200 | 1,370 | $84,940 | 510 | $31,620 | | | 3,480 | $215,760 |
| 4 FOOT WALL | LF | $92.00 | 610 | $56,120 | 1,220 | $112,240 | 200 | $18,400 | | | 2,030 | $186,760 |
| 5 FOOT WALL | LF | $115.00 | 250 | $28,750 | 170 | $19,550 | | $0 | | | 420 | $48,300 |
| 6 FOOT WALL | LF | $245.00 | 175 | $42,875 | 220 | $53,900 | | $0 | | | 395 | $96,775 |
| 9 FOOT WALL | LF | $400.00 | 175 | $70,000 | 220 | $88,000 | 550 | $220,000 | | | 945 | $378,000 |
| INSPECTION FEE | % | 3.0% | 363,545 | $10,906 | 456,930 | $13,708 | 62,620 | $1,879 | | | 883,095 | $26,493 |
| **TOTAL RETAINING WALLS** | | | | **$444,451** | | **$558,638** | | **$284,499** | | **$0** | | **$1,287,588** |

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**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY**
**NORTH SKY CELINA PID - PHASES 1, 2, & 3**
**PRIVATE IMPROVEMENTS - CITY OF CELINA**
**January 24, 2023**

| | Phase 1 | Phase 2 | Phase 3 | | TOTAL |
|---|---|---|---|---|---|
| NO. OF LOTS: | 322 | 342 | 122 | | 786 |
| GROSS AC. | 83.2 | 101.9 | 35.0 | | 220 |
| NET AC. | 80.5 | 101.9 | 32.8 | | 215 |

**C. EROSION CONTROL**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL |
| SILT FENCE (PERIMETER & CREEK PROTECTION) | LF | $1.75 | 9,000 | $15,750 | 1,650 | $2,888 | 4,290 | $7,508 | | $0 | 14,940 | $26,145 |
| HYDROSEED DISTURBED AREAS - LOTS | AC | $275.00 | 61 | $16,720 | 81 | $22,330 | 27 | $7,508 | | $0 | 169 | $46,558 |
| MISC. EROSION CONTROL INSPECTION & MAINTENANCE | LOT | $150.00 | 322 | $48,300 | 342 | $51,300 | 122 | $18,300 | | $0 | 786 | $117,900 |
| **TOTAL EROSION CONTROL** | | | | **$80,770** | | **$76,518** | | **$33,315** | | **$0** | | **$190,603** |

**D. AMENITIES, LANDSCAPE, & SCREENING**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL |
| PHASE 1 LANDSCAPE / HARDSCAPE | LS | $2,050,000 | 1 | $2,050,000 | 0 | $0 | 0 | $0 | | | 1 | $2,050,000 |
| PHASE 2 LANDSCAPE / HARDSCAPE | LS | $1,160,250 | 0 | $0 | 1 | $1,160,250 | 0 | $0 | | | 1 | $1,160,250 |
| PHASE 3 LANDSCAPE / HARDSCAPE | LS | $1,454,250 | 0 | $0 | 0 | $0 | 1 | $1,454,250 | | | 1 | $1,454,250 |
| AMENITY CENTER | LS | $2,100,000 | 1 | $2,100,000 | 0 | $0 | 0 | $0 | | | 1 | $2,100,000 |
| **TOTAL AMENITIES, LANDSCAPE, & SCREENING** | | | | **$4,150,000** | | **$1,160,250** | | **$1,454,250** | | **$0** | | **$6,764,500** |

**E. FRANCHISE UTILITIES**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL |
| GAS (ATMOS) | EA | $0.00 | 322 | $0 | 342 | $0 | 122 | $0 | | | 786 | $0 |
| ELECTRIC (GCEC) | EA | $0.00 | 322 | $0 | 342 | $0 | 122 | $0 | | | 786 | $0 |
| STREET LIGHTS (FURNISHED BY GCEC) | EA | $0.00 | 322 | $0 | 342 | $0 | 122 | $0 | | | 786 | $0 |
| ELECTRIC GAS CROSSINGS PRIOR TO PAVING | EA | $300.00 | 322 | $96,600 | 342 | $102,600 | 122 | $36,600 | | | 786 | $235,800 |
| **TOTAL MISCELLANEOUS & OTHER** | | | | **$96,600** | | **$102,600** | | **$36,600** | | **$0** | | **$235,800** |

**F. MISCELLANEOUS & OTHER**

| | | | Phase 1 | | Phase 2 | | Phase 3 | | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DESCRIPTION | UNIT | UNIT PRICE | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL | QUANTITY | TOTAL |
| FINAL GEOTECHNICAL REPORT - LOTS | LOT | $250.00 | 322 | $80,500 | 342 | $85,500 | 122 | $30,500 | 0 | $0 | 786 | $196,500 |
| **TOTAL MISCELLANEOUS & OTHER** | | | | **$80,500** | | **$85,500** | | **$30,500** | | **$0** | | **$196,500** |

Kimley»Horn

*RE: Engineer's Report*
*North Sky Celina*
*Celina, Texas*

**Introduction:**

North Sky Celina Phase 2 (Improvement Area #2) is a proposed single-family development including approximately 136.864 contiguous acres and approximately 467 single-family homes located west of Louisiana Drive (Business 289) in Celina, Texas as depicted on Exhibit A.

This Engineer's report includes supporting documentation for the issuance of bonds by the City for IA#2.

**Development Costs:**

An Engineers' opinion of probable cost (EOPC) has been prepared for all on-site public and private infrastructure within IA#2 as shown in Exhibit B.

**Development Improvements:**

Direct Improvements for Phase 2 (Improvement Area #2) are depicted in Exhibit C through G.

**Development Schedule:**

Design Stage
The Development Agreement containing the Conceptual Site Plan for the development has been approved by the City of Celina.

The Drainage Study has been approved by the City of Celina.

North Sky Celina Phase 2 Construction Plans, City project number 24-003098, were approved by the City of Celina in May 2025.

Construction Stage
Construction for North Sky Celina Phase 2 began in March 2025. Final acceptance is anticipated in the 2nd Quarter of 2026.

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST**
**NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**May 13, 2026**

Kimley»Horn

| | |
|---|---|
| TOTAL AREA | 136.82 AC |
| ROW AREA | 25.49 AC |
| # OF LOTS | 467 |

**A. CLEARING & EXCAVATION**

| DESCRIPTION | UNIT | UNIT PRICE | PID QUANTITY | PRIVATE QUANTITY | PID TOTAL | PRIVATE TOTAL |
|---|---|---|---|---|---|---|
| CLEARING & GRUBBING (EXCLUDING TRASH) | AC | $600.00 | - | 117 | $ - | $ 70,260.00 |
| CLEARING & GRUBBING DETENTION POND AREA (EXCLUDING TRASH) | AC | $953.00 | 11.90 | | $ 10,150.70 | $ - |
| ONSITE CUT | CY | $2.68 | - | 286,900 | $ - | $ 768,624.00 |
| ONSITE CUT (RIGHT-OF-WAY) | CY | $2.68 | 22,200 | | $ 59,496.00 | $ - |
| MC STREETS & ALLEYS 5' DEEP | SY | $3.40 | 86,081 | | $ 292,675.40 | $ - |
| MC ZONE 1 PADS 7' DEEP FROM FP GRADE | EA | $3,050.00 | - | 92 | $ - | $ 280,600.00 |
| MC ZONE PADS 10' DEEP FROM FP GRADE | EA | $3,050.00 | - | 352 | $ - | $ 1,073,600.00 |
| MC ZONE PADS 10' DEEP FROM FP GRADE PER EXHIBIT | EA | $2,400.00 | - | 20 | $ - | $ 48,000.00 |
| INSTALL 6 MIL POLY ON ALL LOTS | EA | $535.00 | - | 464 | $ - | $ 248,240.00 |
| ROUGH GRADING OF HOA LOTS TO +/- 0.3' | SY | $0.27 | - | 109,869 | $ - | $ 29,664.63 |
| ROUGH LOT BENCHING | EA | $250.00 | - | 444 | $ - | $ 111,000.00 |
| FINAL LOT BENCHING +/- 0.3' (EXCLUDES HAULING EXCESS MATERIAL ONSITE) | EA | $250.00 | - | 464 | $ - | $ 116,000.00 |
| FINAL GRADING OF HOA LOTS TO +/- 0.3' (EXCLUDES HAULING EXCESS MATERIAL ONSITE) | SY | $0.27 | - | 109,869 | $ - | $ 29,664.63 |
| INSTALL CONSTRUCTION ENTRANCE AT CELINA PKWY | EA | $3,500.00 | - | 1 | $ - | $ 3,500.00 |
| INSTALL REINFORCED SILT FENCE (MAINT INCL DURING FCS SCOPE ONLY) | LF | $2.00 | - | 1,040 | $ - | $ 2,080.00 |
| CO 1 - PROVIDE, INSTALL & REMOVAL OF 20'X24'X12" OAK TIMBER MAT AIR BRIDGE | LS | $23,300.00 | - | 1 | $ - | $ 23,300.00 |
| CO 2 - LOAD, HAUL & DISPOSE OF TIRES | LS | $2,850.00 | - | 1 | $ - | $ 2,850.00 |
| CO 2 - HAUL OFF EXISTING TRASH | LD | $1,500.00 | - | 14 | $ - | $ 21,000.00 |
| CO 2 - HAUL OFF EXISTING CONCRETE | LD | $275.00 | - | 56 | $ - | $ 15,400.00 |
| CO 2 - INSTALL ADDITIONAL CONSTRUCTION ENTRANCE AT SANTOLINA WY | EA | $3,500.00 | - | 1 | $ - | $ 3,500.00 |
| CO 3 - INSTALL ADDITIONAL SILT FENCE | LF | $2.00 | - | 1,560 | $ - | $ 3,120.00 |
| CO 4 - MC AMENITY CENTER 15' DEEP FROM ELE. 654.0 | LS | $32,000.00 | - | 1 | $ - | $ 32,000.00 |
| CO 4 - INSTALL 10 MIL POLY ON AMENITY CENTER 12" BELOW THE MASS GRADING COUNTOURS | LS | $3,150.00 | - | 1 | $ - | $ 3,150.00 |
| CO 5 - 6X6X1.1 WATER PUMP AND 4" POLY LINE | MO | $11,690.00 | - | 3 | $ - | $ 35,070.00 |
| CO 6 - LABOR | HR | $55.00 | - | 106 | $ - | $ 5,830.00 |
| CO 6 - SKID STEER | HR | $100.00 | - | 20 | $ - | $ 2,000.00 |
| CO 6 - MATERIAL | LS | $1,500.00 | - | 1 | $ - | $ 1,500.00 |
| CO 7 - INSTALL ADDITIONAL SILT FENCE BEYOND CONTRACT AMOUNT | LF | $2.00 | - | 1,500 | $ - | $ 3,000.00 |
| CO 8 - RE-INSTALL 6 MIL POLY | EA | $535.00 | - | 42 | $ - | $ 22,470.00 |
| CO 8 - RE-ROUGH LOT BENCHING | EA | $250.00 | - | 42 | $ - | $ 10,500.00 |
| CO 8 - RE-INSTALL 10 MIL POLY ON AMENITY CENTER 12" BE;PW THE MASS GRADING CONTOURS | LS | $3,150.00 | - | 1 | $ - | $ 3,150.00 |
| CO 8 - EXCAVATE STOCKPILE AND HAUL TO PH 3 | CY | $2.68 | - | 32,050 | $ - | $ 85,894.00 |
| **TOTAL CLEARING & EXCAVATION** | | | | | **$382,322** | **$3,055,597** |

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST**
**NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**May 13, 2026**

Kimley»Horn

| | |
|---|---|
| TOTAL AREA | 136.82 AC |
| ROW AREA | 25.49 AC |
| # OF LOTS | 467 |

**B. WATER**

| DESCRIPTION | UNIT | UNIT PRICE | KIK | | | |
|---|---|---|---|---|---|---|
| | | | PID QUANTITY | PRIVATE QUANTITY | PID TOTAL | PRIVATE TOTAL |
| 6" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES) | LF | $45.65 | 16,737 | | $ 764,044.05 | $ - |
| 12" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES) | LF | $77.40 | 5,722 | | $ 442,882.80 | $ - |
| 16" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES) | LF | $647.35 | 27 | | $ 17,478.45 | $ - |
| 16" CASING PIPE | LF | $142.75 | 209 | | $ 29,834.75 | $ - |
| 16" CASING PIPE | LF | $191.45 | - | | $ - | $ - |
| 6" GATE VALVE & BOX | EA | $2,217.00 | 63 | | $ 139,671.00 | $ - |
| 12" GATE VALVE & BOX | EA | $3,920.00 | 19 | | $ 74,480.00 | $ - |
| 16" GATE VALVE & BOX | EA | $18,305.00 | 2 | | $ 36,610.00 | $ - |
| FIRE HYDRANT ASSEMBLY | EA | $6,923.00 | 48 | | $ 332,304.00 | $ - |
| POST HYDRANT | EA | $3,447.00 | 1 | | $ 3,447.00 | $ - |
| 1" WATER SERVICE | EA | $996.00 | 466 | | $ 464,136.00 | $ - |
| 1" WATER SERVICE (ON EXISTING WATERLINE) | EA | $1,043.00 | 1 | | $ 1,043.00 | $ - |
| 1" IRRIGATION SERVICE | EA | $1,000.00 | - | | $ - | $ - |
| 2" IRRIGATION SERVICE | EA | $1,969.00 | 7 | | $ 13,783.00 | $ - |
| 4" IRRIGATION SLEEVES | LF | $16.50 | 666 | | $ 11,100.00 | $ - |
| WATER LINE DISINFECTION AND TESTING | LF | $2.00 | 22,466 | | $ 44,972.00 | $ - |
| TRENCH SAFETY | LF | $0.05 | 22,466 | | $ 1,124.30 | $ - |
| 2" DOMESTIC SERVICE | EA | $2,671.00 | 1 | | $ 2,671.00 | $ - |
| 20" CASING PIPE | LF | $236.00 | 210 | | $ 49,560.00 | $ - |
| 16" CASING PIPE | LF | $182.00 | - | | $ - | $ - |
| 2" IRRIGATION SERVICE ON 12" WATERLINE | EA | $2,833.00 | 5 | | $ 14,165.00 | $ - |
| **TOTAL WATER** | | | | | **$2,443,926** | **$0** |

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST**
**NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**May 13, 2026**

Kimley»Horn

| | |
|---|---|
| TOTAL AREA | 136.82 AC |
| ROW AREA | 25.49 AC |
| # OF LOTS | 467 |

**C. SEWER**

| DESCRIPTION | UNIT | UNIT PRICE | KIK | | | |
|---|---|---|---|---|---|---|
| | | | PID QUANTITY | PRIVATE QUANTITY | PID TOTAL | PRIVATE TOTAL |
| 6" SDR-35 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS | LF | $45.10 | 16,555 | | $ 746,630.50 | $ - |
| 8" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS | LF | $51.20 | 271 | | $ 13,875.20 | $ - |
| 12" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS | LF | $69.90 | - | | $ - | $ - |
| 12" SDR-26 P.V.C. CASING PIPE | LF | $94.45 | 380 | | $ 35,891.00 | $ - |
| 4" SERVICE LINES | EA | $1,176.00 | 411 | | $ 484,158.00 | $ - |
| 4" SERVICE LINES (ON EXISTING LINE) | EA | $1,216.00 | 44 | | $ 53,504.00 | $ - |
| 4' DIAMETER MANHOLE | EA | $7,293.00 | 43 | | $ 313,599.00 | $ - |
| 5' DIAMETER MANHOLE | EA | $9,588.00 | 2 | | $ 19,176.00 | $ - |
| 5' DIAMETER MANHOLE WITH EXTERNAL DROP | EA | $13,046.00 | 2 | | $ 26,092.00 | $ - |
| 5' DIAMETER MANHOLE WITH BOLTED LID | EA | $12,645.00 | - | | $ - | $ - |
| 5' DIAMETER VENTED MANHOLE WITH BOLTED LID | EA | $17,570.00 | - | | $ - | $ - |
| ADJUST EXISTING MANHOLE RIM (RAISE) | EA | $550.00 | 11 | | $ 6,050.00 | $ - |
| ADJUST EXISTING MANHOLE RIM (LOWER) | EA | $800.00 | 10 | | $ 8,000.00 | $ - |
| CONNECT TO EXISTING MANHOLE WITH INTERNAL DROP | EA | $1,315.00 | 1 | | $ 1,315.00 | $ - |
| CONNECT TO EXISTING MANHOLE BY CORE | EA | $1,400.00 | 1 | | $ 1,400.00 | $ - |
| TRENCH SAFETY | LF | $0.20 | 16,826 | | $ 3,365.20 | $ - |
| SEWER LINE T.V. AND TESTING | LF | $3.25 | 16,859 | | $ 54,791.75 | $ - |
| SEWER MANHOLE VACUUM TESTING | EA | $160.00 | 70 | | $ 11,200.00 | $ - |
| 6" SANITARY SEWER SERVICE (AMENITY CENTER) | EA | $2,133.00 | 1 | | $ 2,133.00 | $ - |
| REMOVE - 45 LF EXISTING 8" & PLUG MANHOLE | EA | $950.00 | 1 | | $ 950.00 | $ - |
| 4" SERVICE LINES (ON EXISTING 16" LINE) | EA | $1,676.00 | 13 | | $ 24,388.00 | $ - |
| REMOVE AND REINSTALL 8" SANITARY SEWER MAIN DUE TO EXISTING MANHOLE NOT IN CORRECT LOCATION PER APPROVED PLANS | EA | $51.87 | 100 | | $ 5,187.00 | $ - |
| REMOVE AND REINSTALL 4" SANITARY SEWER SERVICE DUE TO EXISTING MANHOLE NOT IN CORRECT LOCATION PER APPROVED PLANS | EA | $1,355.00 | 3 | | $ 4,065.00 | $ - |
| **TOTAL SEWER** | | | | | **$1,815,771** | **$0** |

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST**
**NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**May 13, 2026**

Kimley»Horn

| | |
|---|---|
| TOTAL AREA | 136.82 AC |
| ROW AREA | 25.49 AC |
| # OF LOTS | 467 |

**D. STORM SEWER**

| DESCRIPTION | UNIT | UNIT PRICE | KIK | | | |
|---|---|---|---|---|---|---|
| | | | PID QUANTITY | PRIVATE QUANTITY | PID TOTAL | PRIVATE TOTAL |
| 18" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $62.05 | 4,619 | | $ 286,608.95 | $ - |
| 21" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $66.00 | 246 | | $ 16,236.00 | $ - |
| 24" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $78.15 | 1,567 | | $ 122,461.05 | $ - |
| 27" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $91.75 | 695 | | $ 63,766.25 | $ - |
| 30" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $98.10 | 1,166 | | $ 114,580.60 | $ - |
| 36" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $130.75 | 2,069 | | $ 270,521.75 | $ - |
| 42" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $166.45 | 559 | | $ 99,217.05 | $ - |
| 48" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $205.55 | 107 | | $ 21,993.85 | $ - |
| 4'X3' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $256.35 | 378 | | $ 96,867.60 | $ - |
| 6'X3' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $381.30 | - | | $ - | $ - |
| 6'X4' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $405.60 | 1,231 | | $ 502,966.60 | $ - |
| 7'X3' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $457.85 | 52 | | $ 23,808.20 | $ - |
| 8'X4' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $545.30 | 953 | | $ 536,029.90 | $ - |
| 10'X5' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS) | LF | $814.20 | 411 | | $ 334,636.20 | $ - |
| 1 - GRATE INLET TYPE G | EA | $2,350.00 | 5 | | $ 11,750.00 | $ - |
| 3-GRATE COMBINATION INLET | EA | $2,600.00 | 4 | | $ 10,400.00 | $ - |
| LARGE DEBRIS SEPARATOR | EA | $21,950.00 | 5 | | $ 109,750.00 | $ - |
| 4'X4' JUNCTION BOX (STORMWATER MANHOLE) | EA | $4,050.00 | 14 | | $ 56,700.00 | $ - |
| 5'X5' JUNCTION BOX (STORMWATER MANHOLE) | EA | $5,250.00 | 4 | | $ 21,000.00 | $ - |
| 7'X7' JUNCTION BOX | EA | $0.00 | - | | $ - | $ - |
| CONNECT TO EXISTING 18" (SD-Y, SD-Z) | EA | $1,250.00 | 2 | | $ 2,500.00 | $ - |
| REMOVE HEADWALL AND CONNECT TO EXISTING 48" RCP (LINE SD-J) | EA | $1,500.00 | 1 | | $ 1,500.00 | $ - |
| REMOVE HEADWALL AND CONNECT TO EXISTING 6'X4' RCB (LINE SD-A) | EA | $2,000.00 | 1 | | $ 2,000.00 | $ - |
| 10' STANDARD CURB INLET | EA | $5,900.00 | 82 | | $ 483,800.00 | $ - |
| 10' NON-STANDARD CURB INLET | EA | $7,000.00 | 2 | | $ 14,000.00 | $ - |
| 15' STANDARD CURB INLET | EA | $10,070.00 | 2 | | $ 20,140.00 | $ - |
| MANHOLE-1-02 TYPE 1-C RISER | EA | $2,625.00 | 5 | | $ 13,125.00 | $ - |
| 36" TYPE C HEADWALL AT 4:1 SLOPE | EA | $3,725.00 | 1 | | $ 3,725.00 | $ - |
| 48" TYPE E HEADWALL AT 4:1 SLOPE | EA | $5,600.00 | 1 | | $ 5,600.00 | $ - |
| 6'X4' RCB SW-0 TXDOT HEADWALL | EA | $8,310.00 | 1 | | $ 8,310.00 | $ - |
| 7'X3' RCB SW-0 TXDOT HEADWALL | EA | $9,150.00 | 1 | | $ 9,150.00 | $ - |
| 10'X5' RCB SW-0 TXDOT HEADWALL | EA | $13,752.00 | 1 | | $ 13,752.00 | $ - |
| GABION MATTRESS | SY | $155.00 | 353 | | $ 54,715.00 | $ - |
| POND OUTFALL WEIR WALL | LS | $0.00 | - | | $ - | $ - |
| POND OUTFALL OVERFLOW CONCRETE (6" 4000 PSI CONCRETE WITH #4 BARS AT 18" ON CENTERS) | SY | $0.00 | - | | $ - | $ - |
| TRENCH SAFETY | LF | $0.20 | 14,034 | | $ 2,806.80 | $ - |
| TESTING (TV) | LF | $3.25 | 14,034 | | $ 45,610.50 | $ - |
| 2-YEAR MAINTENANCE BOND (FOR ALL UTILITIES) | LS | $78,000.00 | 1 | - | $ 78,000.00 | $ - |
| **TOTAL STORM SEWER** | | | | | **$3,457,569** | **$0** |

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST**
**NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**May 13, 2026**

Kimley»Horn

| | |
|---|---|
| TOTAL AREA | 136.82 AC |
| ROW AREA | 25.49 AC |
| # OF LOTS | 467 |

**E. PAVEMENT**

| DESCRIPTION | UNIT | UNIT PRICE | RPMx PID QUANTITY | RPMx PRIVATE QUANTITY | PID TOTAL | PRIVATE TOTAL |
|---|---|---|---|---|---|---|
| 7" CONCRETE PAVEMENT (29' B-B) | SY | $49.00 | 67,052 | | $ 3,285,548.00 | $ - |
| 7" CONCRETE PAVEMENT (25' B-B) | SY | $49.00 | 1,713 | | $ 83,937.00 | $ - |
| 7" ALLEY PAVEMENT (12' E-E) | SY | $54.00 | 2,969 | | $ 160,326.00 | $ - |
| 7" ALLEY PAVEMENT (24' E-E) | SY | $54.00 | 2,271 | | $ 122,634.00 | $ - |
| 7" CONCRETE ROUNDABOUT | SY | $49.00 | 1,198 | | $ 58,702.00 | $ - |
| ROUNABOUT TRUCK APRON (STAMPED CONCRETE) | SY | $185.00 | 414 | | $ 76,590.00 | $ - |
| 6" LIME SUBGRADE (2' BOC) | SY | $3.35 | 86,081 | | $ 288,371.35 | $ - |
| LIME MATERIAL (57 LBS/SY) | TON | $310.00 | 1,593 | | $ 493,830.00 | $ - |
| 4' MOISTURE BARRIER AT BACK OF CURB | SY | $1.25 | 24,352 | | $ 30,440.00 | $ - |
| PAVEMENT HEADER | LF | $20.00 | 116 | | $ 2,320.00 | $ - |
| SAWCUT & REMOVE CURB | LF | $35.00 | 145 | | $ 5,075.00 | $ - |
| STAMPED CONCRETE PAVEMENT | SY | $175.00 | 235 | | $ 41,125.00 | $ - |
| R2-1-30 (24"X30") SIGN | EA | $1,600.00 | 1 | | $ 1,600.00 | $ - |
| YIELD SIGN (ROUNDABOUT) | EA | $2,100.00 | 4 | | $ 8,400.00 | $ - |
| STOP SIGN | EA | $2,600.00 | 36 | | $ 93,600.00 | $ - |
| STREET NAME SIGN | EA | $2,500.00 | 38 | | $ 95,000.00 | $ - |
| DIRECTIONAL BARRIER FREE RAMP | EA | $2,250.00 | 10 | | $ 22,500.00 | $ - |
| PERPENDICULAR BARRIER FREE RAMP | EA | $2,250.00 | 4 | | $ 9,000.00 | $ - |
| STANDARD CELINA BARRIER FREE RAMP | EA | $2,150.00 | 63 | | $ 135,450.00 | $ - |
| PAYMENT & PERFORMANCE BONDS | LS | $50,000.00 | 1 | | $ 50,000.00 | $ - |
| 2-YR MAINTENANCE BOND | LS | $10,000.00 | 1 | | $ 10,000.00 | $ - |
| 5' SIDEWALK (4") | LF | $33.00 | 6,756 | | $ 222,948.00 | $ - |
| 6' SIDEWALK (4") | LF | $39.60 | 2,546 | | $ 100,821.60 | $ - |
| 8' SIDEWALK (6") | LF | $57.00 | 1,754 | | $ 99,978.00 | $ - |
| 10' SIDEWALK (6") | LF | $71.25 | 1,366 | | $ 97,327.50 | $ - |
| PAYMENT & PERFORMANCE BONDS - ALT | LS | $9,000.00 | 1 | - | $ 9,000.00 | $ - |
| 2-YR MAINTENANCE BOND - ALT | LS | $1,600.00 | 1 | - | $ 1,600.00 | $ - |
| 6" LIME SUBGRADE | SY | $6.70 | (86,081) | | $ (576,742.70) | $ - |
| 6" LIME SUBGRADE (DUAL APP) | SY | $10.00 | 86,081 | | $ 860,810.00 | $ - |
| BOND INCREASE | SY | $5,600.00 | 1 | - | $ 5,600.00 | $ - |
| **TOTAL PAVEMENT** | | | | | **$5,895,791** | **$0** |

**F. EROSION CONTROL**

| DESCRIPTION | UNIT | UNIT PRICE | PID QUANTITY | PRIVATE QUANTITY | PID TOTAL | PRIVATE TOTAL |
|---|---|---|---|---|---|---|
| CONSTRUCTION ENTRANCE | EA | $2,350.00 | 1.00 | - | $ 2,350.00 | $ - |
| SILT FENCE - WIRE BACK STEEL POSTS | LF | $1.65 | - | 11,078 | $ - | $ 18,278.70 |
| 4" CURLEX BOC W/ SEED | LF | $0.75 | 45,870.00 | - | $ 34,402.50 | $ - |
| CURB INLET PROTECTION - 2 PANEL | EA | $110.60 | 86.00 | - | $ 9,511.60 | $ - |
| ALLEY INLET PROTECTION - 2 PANEL | EA | $95.00 | 3.00 | - | $ 285.00 | $ - |
| GRATE INLET PROTECTION - SILT FENCE | EA | $75.00 | 4.00 | - | $ 300.00 | $ - |
| SWPPP NOI/NOT SET UP | LS | $1,600.00 | - | 1 | $ - | $ 1,600.00 |
| SWPPP WEEKLY INSPECTIONS | MOS | $380.00 | - | 12 | $ - | $ 4,560.00 |
| **TOTAL EROSION CONTROL** | | | | | **$46,849** | **$24,439** |

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST**
**NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B**
**DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA**
**May 13, 2026**

Kimley»Horn

| | |
|---|---|
| TOTAL AREA | 136.82 AC |
| ROW AREA | 25.49 AC |
| # OF LOTS | 467 |

**G. REGIONAL DETENTION DAM**

| DESCRIPTION | UNIT | UNIT PRICE | PID QUANTITY | PRIVATE QUANTITY | PID TOTAL | PRIVATE TOTAL |
|---|---|---|---|---|---|---|
| MOBILIZATION | LS | $8,000.00 | 1.00 | - | $ 8,000.00 | $ - |
| UNCLASSIFIED EXCAVATION | CY | $3.00 | 1,300.00 | - | $ 3,900.00 | $ - |
| IMPORT DIRT FROM ACROSS EASEMENT (OFFROAD EQUIPMENT) | CY | $4.00 | 6,000.00 | - | $ 24,000.00 | $ - |
| PROCESS & COMPACT IMPORT | CY | $2.00 | 6,000.00 | - | $ 12,000.00 | $ - |
| GRADE POND & DAM | LS | $2,000.00 | 1.00 | - | $ 2,000.00 | $ - |
| DEMO & HAUL OF FLEXAMAT | SY | $40.00 | 843.00 | - | $ 33,720.00 | $ - |
| DEMO & HAUL OFF ALL OUTFALL | LS | $5,000.00 | 1.00 | - | $ 5,000.00 | $ - |
| GABION MATTRESS 12" DEPTH | SY | $195.00 | 666.00 | - | $ 129,870.00 | $ - |
| GABION MATTRESS 36" DEPTH | SY | $375.00 | 71.00 | - | $ 26,625.00 | $ - |
| RIP RAP 12" DEPTH | SY | $185.00 | 222.00 | - | $ 41,070.00 | $ - |
| WESTERN EXCELSIOR PP5-XTREME | SY | $105.00 | 2,100.00 | - | $ 220,500.00 | $ - |
| **TOTAL EROSION CONTROL** | | | | | **$506,685** | **$0** |

**H. MISCELLANEOUS & OTHER**

| DESCRIPTION | UNIT | UNIT PRICE | PID QUANTITY | PRIVATE QUANTITY | PID TOTAL | PRIVATE TOTAL |
|---|---|---|---|---|---|---|
| FINAL GEOTECHNICAL REPORT - STREETS AND ALLEYS | AC | $1,053.65 | 25.5 | 104.5 | $ 26,873.08 | $ 110,126.92 |
| GEOTECHICAL TESTING - STREET EXCAVATION | LS | $1,339.94 | 26 | 104.5 | $ 34,158.43 | $ 140,023.57 |
| GEOTECHICAL TESTING - UTILITIES | LS | $104,709.00 | 1 | - | $ 104,709.00 | $ - |
| GEOTECHICAL TESTING - PAVEMENT | LS | $75,190.00 | 1 | - | $ 75,190.00 | $ - |
| CITY INSPECTION (UTILITIES AND PAVING) | LS | $ 296,091.00 | 1 | - | $ 296,091.00 | $ - |
| LEGAL FEES | LS | $ 170,000.00 | 1 | - | $ 170,000.00 | $ - |
| **TOTAL MISCELLANEOUS & OTHER** | | | | | **$707,032** | **$250,150** |

| SUMMARY - DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA | | PID TOTAL | PRIVATE TOTAL |
|---|---|---|---|
| A. CLEARING & EXCAVATION | | $ 362,322.10 | $ 3,055,567.26 |
| B. WATER | | $ 2,443,926.35 | $ - |
| C. SEWER | | $ 1,815,770.65 | $ - |
| D. STORM SEWER | | $ 3,457,568.50 | $ - |
| E. PAVEMENT | | $ 5,895,790.75 | $ - |
| F. EROSION CONTROL | | $ 46,649.10 | $ 24,438.70 |
| G. REGIONAL DETENTION DAM | | $ 506,685.00 | $ - |
| H. MISCELLANEOUS & OTHER | | $ 707,031.51 | $ 250,150.49 |
| SUB-TOTAL | | $ 15,235,943.96 | $3,330,156 |
| SURVEY, PLATTING, ENG., PERMITTING, & STAKING | 10.0% | $ 1,523,594.40 | $333,016 |
| CONSTRUCTION MANAGEMENT | 0.25% | $ 38,089.86 | $8,325 |
| MISC CITY FEES (IMPACT, CITY REVIEW, TREE MITIGATION) | | $ 107,424.40 | $2,540 |
| MISCELLANEOUS & CONTINGENCY | 3% | $ 457,078.32 | $99,995 |
| **TOTAL DIRECT PUBLIC IMPROVEMENTS COST** | | **$17,362,131** | **$3,773,942** |

**APPENDIX C-1**
**LEGAL DESCRIPTION – PID**

**Legal Description - PID**

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No. 357, and the G. A. Wilson Survey, Abstract No. 1072, Collin County, Texas being a 153.177 Acre Tract to John T. Rasor as recorded in Volume 4327, Page 2386 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being at the northeast corner of said German Emigration Survey, said iron rod also being in the centerline of Spur 483 (Business 289), said iron rod also being at the southeast corner of a 59.555 Acre tract as recorded in Volume 2199, Page 592, D.R.,C.C.T.;
THENCE South 00 degrees 09 minutes 43 seconds East following the center line of said Spur 483 a distance of 1626.11 feet to a 1/2 inch iron rod set for corner;
THENCE South 89 degrees 37 minutes 15 seconds West following the general course of a wire fence a distance of 4074.68 feet to a bolt found in the top of a 12 inch dia. wood fence corner post;
THENCE North 00 degrees 11 minutes 22 seconds East following the general course of a wire fence a distance of 1653.08 feet to a 1/4 inch iron rod found for corner;
THENCE DUE EAST the general course of a wire fence a distance of 4064.53 feet to the POINT OF BEGINNING and containing 6,672,397 square feet or 153.177 acres of land.

BEING a 66.862 acre tract of land situated in the George A. Wilson Survey, Abstract No. 1072, and the MEP and PRR Co. Survey, Abstract No. 654, in Collin County, Texas, and being part of a 115.71 tract of land conveyed to Willie Douglas Moore, Trustee of the Willie Douglas Moore Revocable Trust and recorded in Collin County Clerk No. 20160526000647060 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a Bolt found for corner in a fence post at the northwest corner of a 35' access easement as recorded in Collin County Document No. 94-0073233 and in Collin County Document No. 99-0002867 of the Official Public Records of Collin County, Texas and said Bolt being the southwest corner of a called 153.177 acre tract of land as conveyed to Chi Chu Chan, Tsun Huei Chan, and Paul Chan and recorded in Volume 5404, Page 5581 of the Deed Records of Collin County, Texas;

THENCE S 00°36'40" E a distance of 70.00' to a capped 1/2" iron rod stamped "4613" set for the southeast corner;

THENCE S 89°29'14" W across the called 115.71 acre tract of land a distance of 1479.14' to a capped 1/2" iron rod stamped "4613" set for corner in the east line of a called 174.64 acre tract of land as conveyed to Ownsby 1880 Farms, LTD. and recorded in Volume 4332, Page 1047 of the Deed records of Collin County Texas;

THENCE N 13°30'40" W a distance of 195.48' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 89°38'20" W a distance of 152.20' to a 1" Pipe found for the southeast corner of a called 161.190 acre tract of land as conveyed to Dynavest Joint Venture in Volume 288, Page 125 of the Deed Records of Collin County, Texas;

THENCE N 02°06'19" W a distance of 1548.42' to a capped 1/2" iron rod stamped "4613" set for the southwest corner of a called 155.26 acre tract of land as conveyed to LMR Holdings, LTD and recorded in Collin County Clerk No. 20090213000158800 of Official Public Records of Collin County, Texas;

THENCE S 89°59'40" E a distance of 1734.20' to a capped 1/2" iron rod stamped "4613" set for the northwest corner of the called 153.177 acre tract of land;

THENCE S 00°02'20" W a distance of 1688.08' to the POINT OF BEGINNING and containing 2,912,529 Square Feet or 66.862 acres of land.

**APPENDIX C-2**
**LEGAL DESCRIPTION – IMPROVEMENT AREA #1**

**PROPERTY METES AND BOUNDS DESCRIPTION**

IMPROVEMENT AREA #1
LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, and being part of a 153.177 acre tract of land as conveyed to CCD-North Sky, LLC in County Clerk No. 20210325000596630 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the centerline of Spur 483 (Business 289) at a Mag Nail found for corner, and said Mag Nail being at the northeast corner of said German Emigration Survey, and said Mag Nail also being at the southeast corner of a 57.555 acre tract as recorded in County Clerk No. 20190208000135760 of the Official Public Records of Collin County, Texas;

THENCE South 0 degrees 18 minutes 44 seconds East following the center line of said Spur 483 a distance of 1626.11' to a Mag Nail found for corner;

THENCE S 89°28'14" W with the southline of the called 153.177 acre tract of land a distance of 2029.92' to a 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of the hereto described tract;

THENCE N 00°31'46" W a distance of 115.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 45°31'46" W a distance of 21.21' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°28'14" W a distance of 92.17' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 00°31'46" W a distance of 113.95' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 09°19'26" E a distance of 53.74' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 601.90' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left with an arc length of 113.14', with a radius of 375.00', with a chord bearing of N 62°58'14" W, with a chord length of 112.72', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 61°02'30" W a distance of 13.75' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 20.92' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 21.24' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 30°32'13" W a distance of 14.14' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 220.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 59°27'47" W a distance of 14.14' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 19.10' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 19.10' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 30°14'08" W a distance of 14.22' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 24.24', with a radius of 425.00', with a chord bearing of N 72°37'47" W, with a chord length of 24.24', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 19°00'15" E a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 20.28', with a radius of 375.00', with a chord bearing of S 72°32'42" E, with a chord length of 20.27', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 59°48'11" E a distance of 14.06' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 57.91' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 120.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 195.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 09°30'27" E a distance of 65.24' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 00°09'01" W a distance of 222.85' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the north line of said 153.177 acre tract of land;

THENCE N 89°50'58" E a distance of 2438.29' to the POINT OF BEGINNING and containing 3,624,995 Square Feet or 83.218 acres of land.

TRACT 2: (Easement Estate)

Non-exclusive easement rights created by that certain easement for right-of-way filed 05/05/1958, recorded in Volume 539, Page 86, and by easement for right-of-way filed 03/19/1990, recorded in Volume 3235, Page 921, Deed Records, Collin County, Texas.

**APPENDIX C-3**
**LEGAL DESCRIPTION – MAJOR IMPROVEMENT AREA**

**PROPERTY METES AND BOUNDS DESCRIPTION**

MAJOR IMPROVEMENT AREA
LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, the George A. Wilson Survey, Abstract No. 1072, and the MEP and PRR Co. Survey, Abstract No. 654, in Collin County, Texas, and being part of Tract 2, a 66.862 tract of land, and Tract 1, a 153.177 acre tract of land as conveyed to CCD-North Sky, LLC in County Clerk No. 20210325000596630 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a Bolt found for corner in a fence post at the northwest corner of a 35' access easement as recorded in Collin County Document No. 94-0073233 and in Collin County Document No. 99-0002867 of the Official Public Records of Collin County, Texas and said Bolt being the southwest corner of said Tract 1, the called 153.177-acre tract of land;

THENCE S 00°36'40" E a distance of 70.00' to a capped 1/2" iron rod stamped "4613" found for the southeast corner said Tract 2, the called 66.862 tract of land;

THENCE S 89°29'14" W a distance of 1479.14' to a capped 1/2" iron rod stamped "4613" found for corner in the east line of a called 174.64-acre tract of land as conveyed to Ownsby 1880 Farms, LTD. and recorded in Volume 4332, Page 1047 of the Deed records of Collin County Texas;

THENCE N 13°30'40" W a distance of 195.48' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 89°38'20" W a distance of 152.20' to a 1" Pipe found for the southeast corner of a called 161.190 acre tract of land as conveyed to Dynavest Joint Venture in Volume 2288, Page 125 of the Deed Records of Collin County, Texas;

THENCE N 02°06'19" W a distance of 1548.42' to a wood corner post found for the southwest corner of a called 155.26 acre tract of land as conveyed to LMR Holdings, LTD. and recorded in Collin County Clerk No. 20090213000158800 of Official Public Records of Collin County, Texas;

THENCE S 89°59'40" E a distance of 1734.20' to a 1/2" iron rod found for the northwest corner of the called 153.177 acre tract of land;

THENCE N 89°50'58" E a distance of 1626.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°09'01" E a distance of 222.85' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 09°30'27" W a distance of 65.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 195.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 120.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 57.91' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 59°48'11" W a distance of 14.06' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 20.28', with a radius of 375.00', with a chord bearing of N 72°32'42" W, with a chord length of 20.27', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 19°00'15" W a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 24.24', with a radius of 425.00', with a chord bearing of S 72°37'47" E, with a chord length of 24.24', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 30°14'08" E a distance of 14.22' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 19.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 19.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 59°27'47" E a distance of 14.14' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 220.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 30°32'13" E a distance of 14.14' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 21.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 20.92' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 61°02'30" E a distance of 13.75' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 113.14', with a radius of 375.00', with a chord bearing of S 62°58'14" E, with a chord length of 112.72', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 601.90' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 09°19'26" W a distance of 53.74' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°31'46" E a distance of 113.95' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 89°28'14" E a distance of 92.17' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 45°31'46" E a distance of 21.21' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°31'46" E a distance of 115.00' to a capped 1/2" iron rod stamped "4613" set for corner set in the south line of the said 153.177 acre tract of land;

THENCE S 89°28'14" W a distance of 2044.76' to the POINT OF BEGINNING and containing 5,961,814 Square Feet or 136.864 acres of land.

TRACT 2: (Easement Estate)

Non-exclusive easement rights created by that certain easement for right-of-way filed 05/05/1958, recorded in Volume 539, Page 86, and by easement for right-of-way filed 03/19/1990, recorded in Volume 3235, Page 921, Deed Records, Collin County, Texas.

APPENDIX C-4
LEGAL DESCRIPTION – IMPROVEMENT AREA #2

LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, the George A. Wilson Survey, Abstract No. 1072, and the MEP and PRR Co. Survey, Abstract No. 654, in Collin County, Texas, and being part of Tract 2, a 66.862 tract of land, and Tract 1, a 153.177 acre tract of land as conveyed to CCD-North Sky, LLC in County Clerk No. 20210325000596630 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a Bolt found for corner in a fence post at the northwest corner of a 35' access easement as recorded in Collin County Document No. 94-0073233 and in Collin County Document No. 99-0002867 of the Official Public Records of Collin County, Texas and said Bolt being the southwest corner of said Tract 1, the called 153.177-acre tract of land;

THENCE S 00°36'40" E a distance of 70.00' to a capped 1/2" iron rod stamped "4613" found for the southeast corner said Tract 2, the called 66.862 tract of land;

THENCE S 89°29'14" W a distance of 1479.14' to a capped 1/2" iron rod stamped "4613" found for corner in the east line of a called 174.64-acre tract of land as conveyed to Ownsby 1880 Farms, LTD. and recorded in Volume 4332, Page 1047 of the Deed records of Collin County Texas;

THENCE N 13°30'40" W a distance of 195.48' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 89°38'20" W a distance of 152.20' to a 1" Pipe found for the southeast corner of a called 161.190 acre tract of land as conveyed to Dynavest Joint Venture in Volume 2288, Page 125 of the Deed Records of Collin County, Texas;

THENCE N 02°06'19" W a distance of 1548.42' to a wood corner post found for the southwest corner of a called 155.26 acre tract of land as conveyed to LMR Holdings, LTD. and recorded in Collin County Clerk No. 20090213000158800 of Official Public Records of Collin County, Texas;

THENCE S 89°59'40" E a distance of 1734.20' to a 1/2" iron rod found for the northwest corner of the called 153.177 acre tract of land;

THENCE N 89°50'58" E a distance of 1626.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°09'01" E a distance of 222.85' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 09°30'27" W a distance of 65.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 195.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 120.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 57.91' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 59°48'11" W a distance of 14.06' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 20.28', with a radius of 375.00', with a chord bearing of N 72°32'42" W, with a chord length of 20.27', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 19°00'15" W a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 24.24', with a radius of 425.00', with a chord bearing of S 72°37'47" E, with a chord length of 24.24', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 30°14'08" E a distance of 14.22' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 19.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 19.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 59°27'47" E a distance of 14.14' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 220.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 30°32'13" E a distance of 14.14' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 21.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 20.92' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 61°02'30" E a distance of 13.75' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 113.14', with a radius of 375.00', with a chord bearing of S 62°58'14" E, with a chord length of 112.72', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 601.90' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 09°19'26" W a distance of 53.74' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°31'46" E a distance of 113.95' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 89°28'14" E a distance of 92.17' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 45°31'46" E a distance of 21.21' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°31'46" E a distance of 115.00' to a capped 1/2" iron rod stamped "4613" set for corner set in the south line of the said 153.177 acre tract of land;

THENCE S 89°28'14" W a distance of 2044.76' to the POINT OF BEGINNING and containing 5,961,814 Square Feet or 136.864 acres of land.

TRACT 2: (Easement Estate)

Non-exclusive easement rights created by that certain easement for right-of-way filed 05/05/1958, recorded in Volume 539, Page 86, and by easement for right-of-way filed 03/19/1990, recorded in Volume 3235, Page 921, Deed Records, Collin County, Texas.

**APPENDIX D**
**DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS**

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

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

_____
STREET ADDRESS

**LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of 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 ***North Sky 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.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas][4]

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

**APPENDIX F**
**ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS**

## Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of three Lot Types.

**"Lot Type 1"** means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 65 feet, as provided by the development standards shown in the Development Agreement.

**"Lot Type 2"** means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 55 feet, as provided by the development standards shown in the Development Agreement.

**"Lot Type 3"** means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet, as provided by the development standards shown in the Development Agreement.

**A) Proposed Development**

Table F-1.1 shows the original proposed residential units to be developed within the PID.

**Table F-1.1**
**Proposed Development within the PID - Original**

| Description | Proposed Development | |
|---|---|---|
| Single-Family - 65 Ft | 234 | Units |
| Single-Family - 55 Ft | 326 | Units |
| Single-Family - 40 Ft | 226 | Units |
| **Total** | **786** | **Units** |

Table F-1.2 shows the revised proposed residential units to be developed within the PID.

**Table F-1.2**
**Proposed Development within the PID - Revised**

| Description | Proposed Development | |
|---|---|---|
| Single-Family - 65 Ft | 236 | Units |
| Single-Family - 55 Ft | 327 | Units |
| Single-Family - 40 Ft | 226 | Units |
| **Total** | **789** | **Units** |

Table F-2 shows the proposed residential units within Improvement Area #1.

**Table F-2**
**Proposed Development – Improvement Area #1**

| Description | Proposed Development | |
|---|---|---|
| Single-Family - 65 Ft | 109 | Units |
| Single-Family - 55 Ft | 102 | Units |
| Single-Family - 40 Ft | 111 | Units |
| **Total** | **322** | **Units** |

Table F-3.1 shows the original proposed residential units within the Major Improvement Area.

**Table F-3.1**
**Proposed Development –Major Improvement Area - Original**

| Description | Proposed Development | |
|---|---|---|
| Single-Family - 65 Ft | 125 | Units |
| Single-Family - 55 Ft | 224 | Units |
| Single-Family - 40 Ft | 115 | Units |
| **Total** | **464** | **Units** |

Table F-3.1 shows the revised proposed residential units within the Major Improvement Area.

**Table F-3.2**
**Proposed Development –Major Improvement Area - Revised**

| Description | Proposed Development | |
|---|---|---|
| Single-Family - 65 Ft | 127 | Units |
| Single-Family - 55 Ft | 225 | Units |
| Single-Family - 40 Ft | 115 | Units |
| **Total** | **467** | **Units** |

Table F-4 shows the proposed residential units within Improvement Area #2.

**Table F-4**
**Proposed Development – Improvement Area #2**

| Description | Proposed Development | |
|---|---|---|
| Single-Family - 65 Ft | 127 | Units |
| Single-Family - 55 Ft | 225 | Units |
| Single-Family - 40 Ft | 115 | Units |
| **Total** | **467** | **Units** |

**B) Calculation of Equivalent Units**

As explained under Section V.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects and the Major Improvement Area Projects to be financed with (i) the Improvement Area #1 Bonds and (ii) the Major Improvement Area Bonds, respectively, shall be allocated to the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property by spreading the entire respective Assessment across the Parcels within Improvement Area #1 and the Major Improvement Area based on the estimated Equivalent Units at the time the Improvement Area #1 Assessments and Major Improvement Area Assessments were levied.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Improvement Area #1 Assessed Property, Major Improvement Area Assessed Property, and the Improvement Area #2 Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 65 Ft, 55 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements; and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications (from Lot Type 1 (65 Ft Lots) representing the highest value to Lot Type 3 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-5. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (65 Ft Lots) to 1.0.

Table F-5.1 shows the Equivalent Unit factors used to allocate Assessments related to Improvement Area #1 and the Major improvement Area.

**Table F-5.1**
**Equivalent Unit Factors**

| Lot Type | Estimated Average Unit Value | Equivalent Unit Factor | |
|---|---|---|---|
| Lot Type 1 (65 Ft) | $510,000 | 1.00 | per dwelling unit |
| Lot Type 2 (55 Ft) | $450,000 | 0.88 | per dwelling unit |
| Lot Type 3 (40 Ft) | $375,000 | 0.74 | per dwelling unit |

Table F-5.2 shows the Improvement Area #2 Equivalent Unit factors used to allocate Assessments related to Improvement Area #2.

**Table F-5.2**
**Improvement Area #2 Equivalent Unit Factors**

| Lot Type | Estimated Average Unit Value | Equivalent Unit Factor | |
|---|---|---|---|
| Lot Type 1 (65 Ft) | $693,000 | 1.00 | per dwelling unit |
| Lot Type 2 (55 Ft) | $631,000 | 0.91 | per dwelling unit |
| Lot Type 3 (40 Ft) | $424,000 | 0.61 | per dwelling unit |

The total original estimated Equivalent Units for the Major Improvement Area are shown in Table F-6 as calculated based on the Equivalent Unit factors shown in Table F-5.1, estimated Lot Types and number of units estimated to be built within the Major Improvement Area at the time the Major Improvement Area Assessments were levied.

**Table F-6**
**Estimated Equivalent Units –Major Improvement Area - Original**

| Lot Type | Planned No. of units | Equivalent Unit Factor | Total Equivalent Units |
|---|---|---|---|
| Lot Type 1 (65 Ft) | 125 | 1.00 | 125.00 |
| Lot Type 2 (55 Ft) | 224 | 0.88 | 197.12 |
| Lot Type 3 (40 Ft) | 115 | 0.74 | 85.10 |
| **Total Equivalent Units** | **464** | | **407.22** |

The total estimated Equivalent Units for Improvement Area #1 are shown in Table F-7 as calculated based on the Equivalent Unit factors shown in Table F-5.1, estimated Lot Types and number of units estimated to be built within Improvement Area #1.

**Table F-7**
**Estimated Equivalent Units - Improvement Area #1**

| Lot Type | Planned No. of units | Equivalent Unit Factor | Total Equivalent Units |
|---|---|---|---|
| Lot Type 1 (65 Ft) | 109 | 1.00 | 109.00 |
| Lot Type 2 (55 Ft) | 102 | 0.88 | 89.76 |
| Lot Type 3 (40 Ft) | 111 | 0.74 | 82.14 |
| **Total Equivalent Units** | **322** | | **280.90** |

The total estimated Improvement Area #2 Equivalent Units are shown in Table F-8 as calculated based on the Improvement Area #2 Equivalent Unit factors shown in Table F-5.2, estimated Lot Types and number of units estimated to be built within Improvement Area #2.

**Table F-8**
**Estimated Equivalent Units - Improvement Area #2**

| Lot Type | Planned No. of units | Equivalent Unit Factor | Total Equivalent Units |
|---|---|---|---|
| Lot Type 1 (65 Ft) | 127 | 1.00 | 127.00 |
| Lot Type 2 (55 Ft) | 225 | 0.91 | 204.75 |
| Lot Type 3 (40 Ft) | 115 | 0.61 | 70.15 |
| **Total Equivalent Units** | **467** | | **401.90** |

**C) Allocation of Assessments to Lots within the Major Improvement Area**

As shown in Section IV of this Service and Assessment Plan, the total amount of the Major Improvement Area Bonds, which represents the total Assessment to be allocated on all Parcels within the Major Improvement Area, is $3,452,000. As shown in Table F-6, there was originally a total of 407.22 estimated Equivalent Units in the Major Improvement Area, resulting in an Assessment per Equivalent Unit of $8,476.99.

The Assessment per dwelling unit or acre is calculated as the product of (i) $8,476.99 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $8,476.99 (i.e. $8,476.99 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $7,459.75 (i.e. $8,476.99 x 0.88). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $6,272.97 (i.e. $8,476.99 x 0.74). Table F-8 sets forth the original Assessment per dwelling unit for each Lot Type in the Major Improvement Area.

**Table F-9**
**Assessment per Unit – Major Improvement Area - Original**

| Type | Planned No. of units | Assessment per Equivalent Unit | Equivalent Unit Factor | Assessment per unit | | Total Assessments |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 125 | $8,476.99 | 1.00 | $8,476.99 | per dwelling unit | $1,059,624 |
| Lot Type 2 (55 Ft) | 224 | $8,476.99 | 0.88 | $7,459.75 | per dwelling unit | $1,670,984 |
| Lot Type 3 (40 Ft) | 115 | $8,476.99 | 0.74 | $6,272.97 | per dwelling unit | $721,392 |
| **Total** | **464** | | | | | **$3,452,000** |

The total outstanding amount of the Major Improvement Area Assessments, after the payment of the Annual Installments due January 31, 2026, which represents the total Major Improvement Area Assessment to be allocated on all Parcels of Major Improvement Area Assessed Property, is $3,272,000. See Tables F-21, F-22 and F-23 for the outstanding Major Improvement Area Assessment allocable to the lots within Improvement Area #2. The outstanding Major Improvement Area Assessment is less than the outstanding Major Improvement Area Bonds due to the payment of the January 31, 2026 Annual Installment. The Annual Installments due January 31, 2026, will be used to pay debt service on the Major Improvement Area Bonds due in 2026.

The original projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-10.

**Table F-10**
**Projected Leverage – Major Improvement Area - Original**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Assessment per unit | Leverage (Lot Value) | Leverage (Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 125 | $80,000 | $510,000 | $8,476.99 | 9.44 | 60.16 |
| Lot Type 2 (55 Ft) | 224 | $66,000 | $450,000 | $7,459.75 | 8.85 | 60.32 |
| Lot Type 3 (40 Ft) | 115 | $49,400 | $375,000 | $6,272.97 | 7.88 | 59.78 |

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-11.

**Table F-11**
**Estimated Tax Rate Equivalent per Unit –Major Improvement Area - Original**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Projected Average Annual Installment per unit | Tax Rate Equivalent (per $100 Lot Value) | Tax Rate Equivalent (per $100 Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 125 | $80,000 | $510,000 | $815.12 | $1.019 | $0.160 |
| Lot Type 2 (55Ft) | 224 | $66,000 | $450,000 | $717.30 | $1.087 | $0.159 |
| Lot Type 3 (40 Ft) | 115 | $49,400 | $375,000 | $603.19 | $1.221 | $0.161 |

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as Appendix G-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

**D) Allocation of Assessments to Lots within Improvement Area #1 - Original**

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 Bonds and the obligation under the Improvement Area #1 Reimbursement Agreement, which represents the original total Assessment to be allocated on all Parcels within Improvement Area #1, is $12,765,000. As shown in Table F-7, there are a total of 280.90 estimated Equivalent Units in Improvement Area #1, resulting in an original Assessment per Equivalent Unit of $45,443.22.

The original Assessment per dwelling unit or acre is calculated as the product of (i) $45,443.22 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $45,443.22 (i.e. $45,443.22 x 1.00). The original Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $39,990.03 (i.e.

$45,443.22 x 0.88). The original Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $33,627.98 (i.e. $45,443.22 x 0.74). Table F-12 sets forth the original Assessment per dwelling unit for each Lot Type in Improvement Area #1.

**Table F-12**
**Assessment per Unit – Improvement Area #1 – Original**

| Type | Planned No. of units | Assessment per Equivalent Unit | Equivalent Unit Factor | Assessment per unit | | Total Assessments |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 109 | $45,443.22 | 1.00 | $45,443.22 | per dwelling unit | $4,953,311 |
| Lot Type 2 (55 Ft) | 102 | $45,443.22 | 0.88 | $39,990.03 | per dwelling unit | $4,078,983 |
| Lot Type 3 (40 Ft) | 111 | $45,443.22 | 0.74 | $33,627.98 | per dwelling unit | $3,732,706 |
| **Total** | **322** | | | | | **$12,765,000** |

The original projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-13.

**Table F-13**
**Projected Leverage – Improvement Area #1 - Original**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Assessment per unit | Leverage (Lot Value) | Leverage (Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 109 | $80,000 | $510,000 | $45,443.22 | 1.76 | 11.22 |
| Lot Type 2 (55 Ft) | 102 | $66,000 | $450,000 | $39,990.03 | 1.65 | 11.25 |
| Lot Type 3 (40 Ft) | 111 | $49,400 | $375,000 | $33,627.98 | 1.47 | 11.15 |

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-14.

**Table F-14**
**Estimated Tax Rate Equivalent Per Unit – Improvement Area #1 – Original**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Projected Average Annual Installment per unit | Tax Rate Equivalent (per $100 Lot Value) | Tax Rate Equivalent (per $100 Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 109 | $80,000 | $510,000 | $3,554.94 | $4.444 | $0.697 |
| Lot Type 2 (55Ft) | 102 | $66,000 | $450,000 | $3,128.35 | $4.740 | $0.695 |
| Lot Type 3 (40 Ft) | 111 | $49,400 | $375,000 | $2,630.66 | $5.325 | $0.702 |

**E) Allocation of Assessments to Lots within Improvement Area #1 - Outstanding**

The total outstanding amount of the Improvement Area #1 Assessments, after the payment of the Annual Installments due January 31, 2026, which represents the total Improvement Area #1 Assessment to be allocated on all Parcels of Improvement Area #1 Assessed Property, is $12,080,000. The outstanding Improvement Area #1 Assessment is less than the outstanding Improvement Area #1 Bonds due to the payment of the January 31, 2026 Annual Installment. The Annual Installments due January 31, 2026, will be used to pay debt service on the Improvement Area #1 Bonds due in 2026. As shown in Table F-7, there are a total of 280.90 estimated Equivalent Units in Improvement Area #1, resulting in an outstanding Assessment per Equivalent Unit of $43,004.63.

The outstanding Assessment per dwelling unit or acre is calculated as the product of (i) $43,004.63 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the outstanding Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $43,004.63 (i.e. $43,004.63 x 1.00). The outstanding Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $37,844.04 (i.e. $43,004.63 x 0.88). The outstanding Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $31,823.42 (i.e. $43,004.63 x 0.74). Table F-15 sets forth the outstanding Assessment per dwelling unit for each Lot Type in Improvement Area #1.

**Table F-15**
**Assessment per Unit – Improvement Area #1 - Outstanding**

| Type | Planned No. of units | Assessment per Equivalent Unit | Equivalent Unit Factor | Assessment per unit | | Total Assessments[1] |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 109 | $43,004.63 | 1.00 | $43,004.63 | per dwelling unit | $4,687,504 |
| Lot Type 2 (55 Ft) | 102 | $43,004.63 | 0.88 | $37,844.07 | per dwelling unit | $3,860,095 |
| Lot Type 3 (40 Ft) | 111 | $43,004.63 | 0.74 | $31,823.42 | per dwelling unit | $3,532,400 |
| **Total** | **322** | | | | | **$12,080,000** |

[1]Total Assessment takes reflects the outstanding Assessment based on the reduction in principal from a payment made on 9/1/2024.

The outstanding projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-16.

**Table F-16**
**Projected Leverage – Improvement Area #1 - Outstanding**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Assessment per unit | Leverage (Lot Value) | Leverage (Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 109 | $80,000 | $510,000 | $43,004.63 | 1.86 | 11.86 |
| Lot Type 2 (55 Ft) | 102 | $66,000 | $450,000 | $37,844.07 | 1.74 | 11.89 |
| Lot Type 3 (40 Ft) | 111 | $49,400 | $375,000 | $31,823.42 | 1.55 | 11.78 |

The outstanding projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-17.

**Table F-17**
**Estimated Tax Rate Equivalent per Unit – Improvement Area #1 - Outstanding**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Projected Average Annual Installment per unit | Tax Rate Equivalent (per $100 Lot Value) | Tax Rate Equivalent (per $100 Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 109 | $80,000 | $510,000 | $3,511.84 | $4.390 | $0.689 |
| Lot Type 2 (55Ft) | 102 | $66,000 | $450,000 | $3,090.42 | $4.682 | $0.687 |
| Lot Type 3 (40 Ft) | 111 | $49,400 | $375,000 | $2,598.13 | $5.259 | $0.693 |

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

**F) Allocation of Assessments to Lots within Improvement Area #2**

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #2 Bonds, which represents the total Assessment to be allocated on all Parcels within Improvement Area #2, is $16,071,000. As shown in Table F-8, there are a total of 401.90 estimated Improvement Area #2 Equivalent Units, resulting in an Assessment per Improvement Area #2 Equivalent Unit of $39,987.56.

The Assessment per dwelling unit or acre is calculated as the product of (i) $39,987.56 multiplied by (ii) the applicable Improvement Area #2 Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $39,987.56 (i.e. $39,987.56 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $36,388.68 (i.e. $39,987.56 x 0.91). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $24,392.41 (i.e. $39,987.56 x 0.61). Table F-18 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #2.

**Table F-18**
**Assessment Per Unit – Improvement Area #2**

| Type | Planned No. of units | Assessment per Equivalent Unit | Equivalent Unit Factor | Assessment per unit | | Total Assessments |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 127 | $39,987.56 | 1.00 | $39,987.56 | per dwelling unit | $5,078,420 |
| Lot Type 2 (55 Ft) | 225 | $39,987.56 | 0.91 | $36,388.68 | per dwelling unit | $8,187,453 |
| Lot Type 3 (40 Ft) | 115 | $39,987.56 | 0.61 | $24,392.41 | per dwelling unit | $2,805,127 |
| **Total** | **467** | | | | | **$16,071,000** |

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-19.

**Table F-19**
**Projected Leverage – Improvement Area #2**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Assessment per unit | Leverage (Lot Value) | Leverage (Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 127 | $149,500 | $693,000 | $39,987.56 | 3.74 | 17.33 |
| Lot Type 2 (55 Ft) | 225 | $126,500 | $631,000 | $36,388.68 | 3.48 | 17.34 |
| Lot Type 3 (40 Ft) | 115 | $92,000 | $424,000 | $24,392.41 | 3.77 | 17.38 |

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-20.

**Table F-20**
**Estimated Tax Rate Equivalent per Unit – Improvement Area #2**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Projected Average Annual Installment per unit | Tax Rate Equivalent (per $100 Lot Value) | Tax Rate Equivalent (per $100 Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 127 | $149,500 | $693,000 | $3,062.22 | $2.048 | $0.442 |
| Lot Type 2 (55Ft) | 225 | $126,500 | $631,000 | $2,786.62 | $2.203 | $0.442 |
| Lot Type 3 (40 Ft) | 115 | $92,000 | $424,000 | $1,867.95 | $2.030 | $0.441 |

**G) Total Assessments per Unit in Improvement Area #2**

The total Assessment per unit on parcels within Improvement Area #2 is calculated as the sum of the Assessment per unit for the Improvement Area #2 Improvements and the Major Improvement Area Projects allocated to the property within Improvement Area #2, which is coterminous with the Major Improvement Area. For example, the Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $47,966.10 (i.e. $7,978.54 + $39,987.56), the Assessment for a Lot Type 2 (55 Ft Lot) is $43,409.80 (i.e. $7,021.12 + $36,388.68), and the Assessment for a Lot Type 3 (40 Ft Lot) is $30,296.53 (i.e. $5,904.12 + $24,392.41). Table F-21 sets forth the total Assessment Per Unit for each Lot Type in Improvement Area #2.

**Table F-21**
**Total Assessment per Unit in Improvement Area #2**

| Description | Planned No. of Units | Allocable MIA Assessment | IA#2 Assessment per Unit | Assessment per Unit | | Total Assessments |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 127 | $7,978.54 | $39,987.56 | $47,966.10 | per dwelling unit | $6,091,695 |
| Lot Type 2 (55 Ft) | 225 | $7,021.12 | $36,388.68 | $43,409.80 | per dwelling unit | $9,767,204 |
| Lot Type 3 (40 Ft) | 115 | $5,904.12 | $24,392.41 | $30,296.53 | per dwelling unit | $3,484,101 |
| **Total** | **467** | | | | | **$19,343,000** |

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-22.

**Table F-22**
**Projected Leverage – Total Assessment per Unit in Improvement Area #2**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Assessment per unit | Leverage (Lot Value) | Leverage (Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 127 | $149,500 | $693,000 | $47,966.10 | 3.12 | 14.45 |
| Lot Type 2 (55 Ft) | 225 | $126,500 | $631,000 | $43,409.80 | 2.91 | 14.54 |
| Lot Type 3 (40 Ft) | 115 | $92,000 | $424,000 | $30,296.53 | 3.04 | 14.00 |

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-23.

**Table F-23**
**Estimated Tax Rate Equivalent per Total Assessment per Unit – Improvement Area #2**

| Description | Planned No. of units | Estimated Finished Lot Value per unit | Projected Home Value per unit | Projected Average Annual Installment per unit | Tax Rate Equivalent (per $100 Lot Value) | Tax Rate Equivalent (per $100 Home Value) |
|---|---|---|---|---|---|---|
| Lot Type 1 (65 Ft) | 127 | $149,500 | $693,000 | $3,871.62 | $2.590 | $0.559 |
| Lot Type 2 (55Ft) | 225 | $126,500 | $631,000 | $3,498.89 | $2.766 | $0.554 |
| Lot Type 3 (40 Ft) | 115 | $92,000 | $424,000 | $2,466.91 | $2.681 | $0.582 |

APPENDIX G-1
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

**Appendix G-1-1**
**Major Improvement Area Assessment Roll - Outstanding**

**Parcel** **See Roll Summary**
**Equivalent Units** **410.10**
**Assessment** **$3,272,000**

| Year[1] | Principal[2] | Interest[2] | Administrative Expenses[3] | Additional Interest | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|
| 9/1/27 | $65,000 | $190,998 | $49,122 | $16,360 | $0 | $321,479 |
| 9/1/28 | $67,000 | $193,829 | $55,204 | $16,035 | $0 | $332,068 |
| 9/1/29 | $69,000 | $190,563 | $56,308 | $15,700 | $0 | $331,571 |
| 9/1/30 | $72,000 | $187,199 | $57,434 | $15,355 | $0 | $331,988 |
| 9/1/31 | $75,000 | $183,689 | $58,583 | $14,995 | $0 | $332,267 |
| 9/1/32 | $78,000 | $179,095 | $59,755 | $14,620 | $0 | $331,470 |
| 9/1/33 | $82,000 | $174,318 | $60,950 | $14,230 | $0 | $331,497 |
| 9/1/34 | $87,000 | $169,295 | $62,169 | $13,820 | $0 | $332,284 |
| 9/1/35 | $91,000 | $163,966 | $63,412 | $13,385 | $0 | $331,763 |
| 9/1/36 | $96,000 | $158,393 | $64,680 | $12,930 | $0 | $332,003 |
| 9/1/37 | $101,000 | $152,513 | $65,974 | $12,450 | $0 | $331,936 |
| 9/1/38 | $106,000 | $146,326 | $67,293 | $11,945 | $0 | $331,565 |
| 9/1/39 | $112,000 | $139,834 | $68,639 | $11,415 | $0 | $331,888 |
| 9/1/40 | $118,000 | $132,974 | $70,012 | $10,855 | $0 | $331,841 |
| 9/1/41 | $125,000 | $125,746 | $71,412 | $10,265 | $0 | $332,424 |
| 9/1/42 | $131,000 | $118,090 | $72,841 | $9,640 | $0 | $331,571 |
| 9/1/43 | $139,000 | $110,066 | $74,297 | $8,985 | $0 | $332,349 |
| 9/1/44 | $146,000 | $101,553 | $75,783 | $8,290 | $0 | $331,626 |
| 9/1/45 | $154,000 | $92,610 | $77,299 | $7,560 | $0 | $331,469 |
| 9/1/46 | $163,000 | $83,178 | $78,845 | $6,790 | $0 | $331,812 |
| 9/1/47 | $172,000 | $73,194 | $80,422 | $5,975 | $0 | $331,591 |
| 9/1/48 | $182,000 | $62,659 | $82,030 | $5,115 | $0 | $331,804 |
| 9/1/49 | $193,000 | $51,511 | $83,671 | $4,205 | $0 | $332,387 |
| 9/1/50 | $204,000 | $39,690 | $85,344 | $3,240 | $0 | $332,274 |
| 9/1/51 | $216,000 | $27,195 | $87,051 | $2,220 | $0 | $332,466 |
| 9/1/52 | $228,000 | $13,965 | $88,792 | $1,140 | $0 | $331,897 |
| **Total** | **$3,272,000** | **$3,262,445** | **$1,817,324** | **$267,520** | **$0** | **$8,619,289** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds.

**Appendix G-1-2**
**Major Improvement Area Assessment Roll by Lot Type - Outstanding**

| | |
|---|---|
| **Lot Type** | **Lot Type 1 (65 Ft)** |
| **Equivalent Units** | **1.00** |
| **Assessment** | **$7,978.54** |

| Year[1] | Principal[2] | Interest[2] | Administrative Expenses[3] | Additional Interest | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|
| 9/1/23 | $0 | $240 | $0 | $0 | ($240) | $0 |
| 9/1/24 | $141 | $497 | $124 | $42 | $0 | $805 |
| 9/1/25 | $146 | $456 | $127 | $41 | $0 | $771 |
| 9/1/26 | $151 | $478 | $105 | $41 | $0 | $775 |
| 9/1/27 | $158 | $466 | $120 | $40 | $0 | $784 |
| 9/1/28 | $163 | $473 | $135 | $39 | $0 | $810 |
| 9/1/29 | $168 | $465 | $137 | $38 | $0 | $809 |
| 9/1/30 | $176 | $456 | $140 | $37 | $0 | $810 |
| 9/1/31 | $183 | $448 | $143 | $37 | $0 | $810 |
| 9/1/32 | $190 | $437 | $146 | $36 | $0 | $808 |
| 9/1/33 | $200 | $425 | $149 | $35 | $0 | $808 |
| 9/1/34 | $212 | $413 | $152 | $34 | $0 | $810 |
| 9/1/35 | $222 | $400 | $155 | $33 | $0 | $809 |
| 9/1/36 | $234 | $386 | $158 | $32 | $0 | $810 |
| 9/1/37 | $246 | $372 | $161 | $30 | $0 | $809 |
| 9/1/38 | $258 | $357 | $164 | $29 | $0 | $808 |
| 9/1/39 | $273 | $341 | $167 | $28 | $0 | $809 |
| 9/1/40 | $288 | $324 | $171 | $26 | $0 | $809 |
| 9/1/41 | $305 | $307 | $174 | $25 | $0 | $811 |
| 9/1/42 | $319 | $288 | $178 | $24 | $0 | $809 |
| 9/1/43 | $339 | $268 | $181 | $22 | $0 | $810 |
| 9/1/44 | $356 | $248 | $185 | $20 | $0 | $809 |
| 9/1/45 | $376 | $226 | $188 | $18 | $0 | $808 |
| 9/1/46 | $397 | $203 | $192 | $17 | $0 | $809 |
| 9/1/47 | $419 | $178 | $196 | $15 | $0 | $809 |
| 9/1/48 | $444 | $153 | $200 | $12 | $0 | $809 |
| 9/1/49 | $471 | $126 | $204 | $10 | $0 | $811 |
| 9/1/50 | $497 | $97 | $208 | $8 | $0 | $810 |
| 9/1/51 | $527 | $66 | $212 | $5 | $0 | $811 |
| 9/1/52 | $556 | $34 | $217 | $3 | $0 | $809 |
| **Total** | **$7,979** | **$7,955** | **$4,431** | **$652** | **$0** | **$21,018** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds.

**Appendix G-1-3**
**Major Improvement Area Assessment Roll by Lot Type - Outstanding**

| | |
|---|---|
| **Lot Type** | **Lot Type 2 (55 Ft)** |
| **Equivalent Units** | **0.88** |
| **Assessment** | **$7,021.12** |

| Year[1] | Principal[2] | Interest[2] | Administrative Expenses[3] | Additional Interest | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|
| 9/1/23 | $0 | $211 | $0 | $0 | ($211) | $0 |
| 9/1/24 | $124 | $438 | $109 | $37 | $0 | $709 |
| 9/1/25 | $129 | $401 | $111 | $36 | $0 | $678 |
| 9/1/26 | $133 | $421 | $92 | $36 | $0 | $682 |
| 9/1/27 | $139 | $410 | $105 | $35 | $0 | $690 |
| 9/1/28 | $144 | $416 | $118 | $34 | $0 | $713 |
| 9/1/29 | $148 | $409 | $121 | $34 | $0 | $711 |
| 9/1/30 | $154 | $402 | $123 | $33 | $0 | $712 |
| 9/1/31 | $161 | $394 | $126 | $32 | $0 | $713 |
| 9/1/32 | $167 | $384 | $128 | $31 | $0 | $711 |
| 9/1/33 | $176 | $374 | $131 | $31 | $0 | $711 |
| 9/1/34 | $187 | $363 | $133 | $30 | $0 | $713 |
| 9/1/35 | $195 | $352 | $136 | $29 | $0 | $712 |
| 9/1/36 | $206 | $340 | $139 | $28 | $0 | $712 |
| 9/1/37 | $217 | $327 | $142 | $27 | $0 | $712 |
| 9/1/38 | $227 | $314 | $144 | $26 | $0 | $711 |
| 9/1/39 | $240 | $300 | $147 | $24 | $0 | $712 |
| 9/1/40 | $253 | $285 | $150 | $23 | $0 | $712 |
| 9/1/41 | $268 | $270 | $153 | $22 | $0 | $713 |
| 9/1/42 | $281 | $253 | $156 | $21 | $0 | $711 |
| 9/1/43 | $298 | $236 | $159 | $19 | $0 | $713 |
| 9/1/44 | $313 | $218 | $163 | $18 | $0 | $712 |
| 9/1/45 | $330 | $199 | $166 | $16 | $0 | $711 |
| 9/1/46 | $350 | $178 | $169 | $15 | $0 | $712 |
| 9/1/47 | $369 | $157 | $173 | $13 | $0 | $712 |
| 9/1/48 | $391 | $134 | $176 | $11 | $0 | $712 |
| 9/1/49 | $414 | $111 | $180 | $9 | $0 | $713 |
| 9/1/50 | $438 | $85 | $183 | $7 | $0 | $713 |
| 9/1/51 | $463 | $58 | $187 | $5 | $0 | $713 |
| 9/1/52 | $489 | $30 | $191 | $2 | $0 | $712 |
| **Total** | **$7,021** | **$7,001** | **$3,900** | **$574** | **$0** | **$18,495** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds.

**Appendix G-1-4**
**Major Improvement Area Assessment Roll by Lot Type - Outstanding**

| | |
|---|---|
| **Lot Type** | **Lot Type 3 (40 Ft)** |
| **Equivalent Units** | **0.74** |
| **Assessment** | **$5,904.12** |

| Year[1] | Principal[2] | Interest[2] | Administrative Expenses[3] | Additional Interest | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|
| 9/1/23 | $0 | $177 | $0 | $0 | ($177) | $0 |
| 9/1/24 | $105 | $368 | $92 | $31 | $0 | $596 |
| 9/1/25 | $108 | $338 | $94 | $31 | $0 | $570 |
| 9/1/26 | $112 | $354 | $78 | $30 | $0 | $573 |
| 9/1/27 | $117 | $345 | $89 | $30 | $0 | $580 |
| 9/1/28 | $121 | $350 | $100 | $29 | $0 | $599 |
| 9/1/29 | $125 | $344 | $102 | $28 | $0 | $598 |
| 9/1/30 | $130 | $338 | $104 | $28 | $0 | $599 |
| 9/1/31 | $135 | $331 | $106 | $27 | $0 | $600 |
| 9/1/32 | $141 | $323 | $108 | $26 | $0 | $598 |
| 9/1/33 | $148 | $315 | $110 | $26 | $0 | $598 |
| 9/1/34 | $157 | $305 | $112 | $25 | $0 | $600 |
| 9/1/35 | $164 | $296 | $114 | $24 | $0 | $599 |
| 9/1/36 | $173 | $286 | $117 | $23 | $0 | $599 |
| 9/1/37 | $182 | $275 | $119 | $22 | $0 | $599 |
| 9/1/38 | $191 | $264 | $121 | $22 | $0 | $598 |
| 9/1/39 | $202 | $252 | $124 | $21 | $0 | $599 |
| 9/1/40 | $213 | $240 | $126 | $20 | $0 | $599 |
| 9/1/41 | $226 | $227 | $129 | $19 | $0 | $600 |
| 9/1/42 | $236 | $213 | $131 | $17 | $0 | $598 |
| 9/1/43 | $251 | $199 | $134 | $16 | $0 | $600 |
| 9/1/44 | $263 | $183 | $137 | $15 | $0 | $598 |
| 9/1/45 | $278 | $167 | $139 | $14 | $0 | $598 |
| 9/1/46 | $294 | $150 | $142 | $12 | $0 | $599 |
| 9/1/47 | $310 | $132 | $145 | $11 | $0 | $598 |
| 9/1/48 | $328 | $113 | $148 | $9 | $0 | $599 |
| 9/1/49 | $348 | $93 | $151 | $8 | $0 | $600 |
| 9/1/50 | $368 | $72 | $154 | $6 | $0 | $600 |
| 9/1/51 | $390 | $49 | $157 | $4 | $0 | $600 |
| 9/1/52 | $411 | $25 | $160 | $2 | $0 | $599 |
| **Total** | **$5,904** | **$5,887** | **$3,279** | **$483** | **$0** | **$15,553** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds.

**APPENDIX G-2**
**MAJOR IMPROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2026-27**

**Appendix G-2**
**Assessment Roll Summary - Major Improvement Area**
**2026-27**

| Parcel | Estimated No. of Units | Lot Size | Lot Type | Total Equivalent Units | Total Outstanding Assessment | Principal | Interest | Excess Interest for Reserves | Administrative Expense | Annual Installment |
|---|---|---|---|---|---|---|---|---|---|---|
| 1014538 | 112.00 | 65.55.40 | Various | 99.24 | $791,790.49 | $15,729.33 | $46,219.44 | $3,958.95 | $11,886.93 | $77,794.65 |
| 1014547 | 203.00 | 65.55.40 | Various | 182.70 | $1,457,679.59 | $28,957.57 | $85,089.60 | $7,288.40 | $21,883.73 | $143,219.30 |
| 2120983 | 152.00 | 65.55.40 | Various | 128.16 | $1,022,529.92 | $20,313.09 | $59,688.47 | $5,112.65 | $15,350.95 | $100,465.16 |
| | 467 | | | 410.10 | $3,272,000.00 | $65,000.00 | $190,997.50 | $16,360.00 | $49,121.61 | $321,479.11 |

**APPENDIX G-3**
**MAJOR IMPROVEMENT AREA BUDGET – 2026-27**

**Appendix G-3**
**Major Improvement Area 2026-27 Budget**

| | PAR |
|---|---|
| **Major Improvement Area Bonds** | $3,452,000 |
| *Principal Redemptions* | ($180,000) |
| *Prepayments (Redeemed)* | $0 |
| *Prepayments (Non-Redeemed)* | $0 |
| **Outstanding Major Improvement Area Bonds** | $3,272,000 |
| **Outstanding Assessments** | $3,272,000 |

| | **Major Improvement Area Bonds** |
|---|---|
| Interest payment on March 1, 2027 | $98,499 |
| Interest payment on September 1, 2027 | $98,499 |
| Principal payment on September 1, 2027 | $65,000 |
| *Subtotal debt service on bonds* | *$261,998* |
| Administrative Expenses | $54,122 |
| Excess interest for prepayment and delinquency reserves | $16,360 |
| Subtotal Expenses | $332,479 |
| Available Reserve Fund Income | ($6,000) |
| Available Capitalized Interest Funds | $0 |
| Available Administrative Expense Funds | ($5,000) |
| *Subtotal funds available* | *($11,000)* |
| **Annual Installments** | **$321,479** |

| | **Original Units** |
|---|---|
| Number of Units | 410.10 |
| Annual P&I per Unit | $664.12 |
| Principal Per unit | $158.50 |
| Interest per unit | $465.73 |
| Excess interest per unit | $39.89 |
| Admin Expenses | $119.78 |
| Total Annual Installment | $783.90 |

APPENDIX H-1
IMPROVEMENT AREA #1 ASSESSMENT ROLL

**Appendix H-1-1**
**Improvement Area #1 Assessment Roll - Outstanding**

| | |
|---|---|
| **Parcel** | **See Roll Summary** |
| **Equivalent Units** | **280.90** |
| **Outstanding Assessment** | **$12,080,000** |

| Year[1] | Principal[2] | Interest[2] | Principal[3] | Interest[3] | Administrative Expenses[4] | Additional Interest Reserve | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| 9/1/27 | $125,000 | $336,501 | $107,000 | $280,306 | $60,242 | $60,400 | $0 | $969,448 |
| 9/1/28 | $130,000 | $339,465 | $112,000 | $282,765 | $61,446 | $58,680 | $0 | $984,356 |
| 9/1/29 | $136,000 | $333,778 | $118,000 | $277,975 | $62,675 | $57,440 | $0 | $985,868 |
| 9/1/30 | $141,000 | $327,828 | $123,000 | $272,935 | $63,929 | $56,145 | $0 | $984,836 |
| 9/1/31 | $147,000 | $321,659 | $129,000 | $267,678 | $65,207 | $54,795 | $0 | $985,339 |
| 9/1/32 | $154,000 | $313,758 | $135,000 | $262,165 | $66,512 | $53,385 | $0 | $984,819 |
| 9/1/33 | $162,000 | $305,480 | $142,000 | $255,380 | $67,842 | $51,905 | $0 | $984,607 |
| 9/1/34 | $170,000 | $296,773 | $150,000 | $248,240 | $69,199 | $50,345 | $0 | $984,556 |
| 9/1/35 | $179,000 | $287,635 | $159,000 | $240,695 | $70,583 | $48,700 | $0 | $985,613 |
| 9/1/36 | $188,000 | $278,014 | $167,000 | $232,705 | $71,994 | $46,970 | $0 | $984,683 |
| 9/1/37 | $198,000 | $267,909 | $176,000 | $224,310 | $73,434 | $45,150 | $0 | $984,803 |
| 9/1/38 | $208,000 | $257,266 | $186,000 | $215,460 | $74,903 | $43,230 | $0 | $984,859 |
| 9/1/39 | $219,000 | $246,086 | $196,000 | $206,110 | $76,401 | $41,210 | $0 | $984,807 |
| 9/1/40 | $231,000 | $234,315 | $207,000 | $196,255 | $77,929 | $39,080 | $0 | $985,579 |
| 9/1/41 | $243,000 | $221,899 | $219,000 | $185,845 | $79,488 | $36,830 | $0 | $986,061 |
| 9/1/42 | $256,000 | $208,838 | $231,000 | $174,835 | $81,077 | $34,460 | $0 | $986,210 |
| 9/1/43 | $269,000 | $195,078 | $243,000 | $163,225 | $82,699 | $31,965 | $0 | $984,966 |
| 9/1/44 | $284,000 | $180,619 | $257,000 | $151,005 | $84,353 | $29,335 | $0 | $986,312 |
| 9/1/45 | $300,000 | $164,644 | $271,000 | $138,085 | $86,040 | $26,560 | $0 | $986,329 |
| 9/1/46 | $316,000 | $147,769 | $286,000 | $123,783 | $87,761 | $23,630 | $0 | $984,942 |
| 9/1/47 | $334,000 | $129,994 | $303,000 | $108,683 | $89,516 | $20,535 | $0 | $985,727 |
| 9/1/48 | $353,000 | $111,206 | $320,000 | $92,690 | $91,306 | $17,265 | $0 | $985,467 |
| 9/1/49 | $373,000 | $91,350 | $339,000 | $75,795 | $93,132 | $13,805 | $0 | $986,082 |
| 9/1/50 | $394,000 | $70,369 | $358,000 | $57,903 | $94,995 | $10,150 | $0 | $985,416 |
| 9/1/51 | $417,000 | $48,206 | $379,000 | $39,003 | $96,895 | $6,285 | $0 | $986,389 |
| 9/1/52 | $440,000 | $24,750 | $400,000 | $21,000 | $98,833 | $4,200 | $0 | $988,783 |
| **Total** | **$6,715,000** | **$6,947,739** | **$6,050,000** | **$5,921,222** | **$2,184,470** | **$1,090,565** | **($172,076)** | **$28,736,920** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds.
[2]Represents the principal and interest on the Series 2023 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052).
[3]Represents the principal and interest on the Series 2024 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052).
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with proceeds of the Series 2023 Improvement Area #1 Bonds.

**Appendix H-1-2**
**Improvement Area #1 Assessment Roll - Outstanding**

| | |
|---|---|
| **Lot Type** | **Lot Type 1 (65 Ft)** |
| **Equivalent Units** | **1.00** |
| **Outstanding Assessment** | **$43,004.63** |

| Year[1] | Principal[2] | Interest[2] | Principal[3] | Interest[3] | Administrative Expenses[4] | Additional Interest Reserve | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| 9/1/23 | $0 | $613 | $0 | $0 | $0 | $0 | ($613) | $0 |
| 9/1/24 | $395 | $1,271 | $303 | $1,974 | $182 | $120 | $0 | $4,244 |
| 9/1/25 | $413 | $1,165 | $534 | $995 | $185 | $118 | $0 | $3,410 |
| 9/1/26 | $431 | $1,247 | $363 | $1,040 | $189 | $219 | $0 | $3,489 |
| 9/1/27 | $445 | $1,198 | $381 | $998 | $214 | $215 | $0 | $3,451 |
| 9/1/28 | $463 | $1,208 | $399 | $1,007 | $219 | $209 | $0 | $3,504 |
| 9/1/29 | $484 | $1,188 | $420 | $990 | $223 | $204 | $0 | $3,510 |
| 9/1/30 | $502 | $1,167 | $438 | $972 | $228 | $200 | $0 | $3,506 |
| 9/1/31 | $523 | $1,145 | $459 | $953 | $232 | $195 | $0 | $3,508 |
| 9/1/32 | $548 | $1,117 | $481 | $933 | $237 | $190 | $0 | $3,506 |
| 9/1/33 | $577 | $1,088 | $506 | $909 | $242 | $185 | $0 | $3,505 |
| 9/1/34 | $605 | $1,057 | $534 | $884 | $246 | $179 | $0 | $3,505 |
| 9/1/35 | $637 | $1,024 | $566 | $857 | $251 | $173 | $0 | $3,509 |
| 9/1/36 | $669 | $990 | $595 | $828 | $256 | $167 | $0 | $3,505 |
| 9/1/37 | $705 | $954 | $627 | $799 | $261 | $161 | $0 | $3,506 |
| 9/1/38 | $740 | $916 | $662 | $767 | $267 | $154 | $0 | $3,506 |
| 9/1/39 | $780 | $876 | $698 | $734 | $272 | $147 | $0 | $3,506 |
| 9/1/40 | $822 | $834 | $737 | $699 | $277 | $139 | $0 | $3,509 |
| 9/1/41 | $865 | $790 | $780 | $662 | $283 | $131 | $0 | $3,510 |
| 9/1/42 | $911 | $743 | $822 | $622 | $289 | $123 | $0 | $3,511 |
| 9/1/43 | $958 | $694 | $865 | $581 | $294 | $114 | $0 | $3,506 |
| 9/1/44 | $1,011 | $643 | $915 | $538 | $300 | $104 | $0 | $3,511 |
| 9/1/45 | $1,068 | $586 | $965 | $492 | $306 | $95 | $0 | $3,511 |
| 9/1/46 | $1,125 | $526 | $1,018 | $441 | $312 | $84 | $0 | $3,506 |
| 9/1/47 | $1,189 | $463 | $1,079 | $387 | $319 | $73 | $0 | $3,509 |
| 9/1/48 | $1,257 | $396 | $1,139 | $330 | $325 | $61 | $0 | $3,508 |
| 9/1/49 | $1,328 | $325 | $1,207 | $270 | $332 | $49 | $0 | $3,510 |
| 9/1/50 | $1,403 | $251 | $1,274 | $206 | $338 | $36 | $0 | $3,508 |
| 9/1/51 | $1,485 | $172 | $1,349 | $139 | $345 | $22 | $0 | $3,512 |
| 9/1/52 | $1,566 | $88 | $1,424 | $75 | $352 | $15 | $0 | $3,520 |
| **Total** | **$22,666** | **$20,439** | **$20,338** | **$17,070** | **$7,221** | **$3,426** | **$0** | **$91,160** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds.
[2]Represents the principal and interest on the Series 2023 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052).
[3]Represents the principal and interest on the Series 2024 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052).
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with proceeds of the Series 2023 Improvement Area #1 Bonds.

## Appendix H-1-4
## Improvement Area #1 Assessment Roll - Outstanding

**Lot Type** **Lot Type 2 (55 Ft)**
**Equivalent Units** **0.88**
**Outstanding Assessment** **$37,844.07**

| Year[1] | Principal[2] | Interest[2] | Principal[3] | Interest[3] | Administrative Expenses[4] | Additional Interest Reserve | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| 9/1/27 | $392 | $1,054 | $335 | $878 | $189 | $189 | $0 | $3,037 |
| 9/1/28 | $407 | $1,063 | $351 | $886 | $192 | $184 | $0 | $3,084 |
| 9/1/29 | $426 | $1,046 | $370 | $871 | $196 | $180 | $0 | $3,089 |
| 9/1/30 | $442 | $1,027 | $385 | $855 | $200 | $176 | $0 | $3,085 |
| 9/1/31 | $461 | $1,008 | $404 | $839 | $204 | $172 | $0 | $3,087 |
| 9/1/32 | $482 | $983 | $423 | $821 | $208 | $167 | $0 | $3,085 |
| 9/1/33 | $508 | $957 | $445 | $800 | $213 | $163 | $0 | $3,085 |
| 9/1/34 | $533 | $930 | $470 | $778 | $217 | $158 | $0 | $3,084 |
| 9/1/35 | $561 | $901 | $498 | $754 | $221 | $153 | $0 | $3,088 |
| 9/1/36 | $589 | $871 | $523 | $729 | $226 | $147 | $0 | $3,085 |
| 9/1/37 | $620 | $839 | $551 | $703 | $230 | $141 | $0 | $3,085 |
| 9/1/38 | $652 | $806 | $583 | $675 | $235 | $135 | $0 | $3,085 |
| 9/1/39 | $686 | $771 | $614 | $646 | $239 | $129 | $0 | $3,085 |
| 9/1/40 | $724 | $734 | $648 | $615 | $244 | $122 | $0 | $3,088 |
| 9/1/41 | $761 | $695 | $686 | $582 | $249 | $115 | $0 | $3,089 |
| 9/1/42 | $802 | $654 | $724 | $548 | $254 | $108 | $0 | $3,090 |
| 9/1/43 | $843 | $611 | $761 | $511 | $259 | $100 | $0 | $3,086 |
| 9/1/44 | $890 | $566 | $805 | $473 | $264 | $92 | $0 | $3,090 |
| 9/1/45 | $940 | $516 | $849 | $433 | $270 | $83 | $0 | $3,090 |
| 9/1/46 | $990 | $463 | $896 | $388 | $275 | $74 | $0 | $3,086 |
| 9/1/47 | $1,046 | $407 | $949 | $340 | $280 | $64 | $0 | $3,088 |
| 9/1/48 | $1,106 | $348 | $1,002 | $290 | $286 | $54 | $0 | $3,087 |
| 9/1/49 | $1,169 | $286 | $1,062 | $237 | $292 | $43 | $0 | $3,089 |
| 9/1/50 | $1,234 | $220 | $1,122 | $181 | $298 | $32 | $0 | $3,087 |
| 9/1/51 | $1,306 | $151 | $1,187 | $122 | $304 | $20 | $0 | $3,090 |
| 9/1/52 | $1,378 | $78 | $1,253 | $66 | $310 | $13 | $0 | $3,098 |
| **Total** | **$19,946** | **$17,986** | **$17,898** | **$15,021** | **$6,355** | **$3,015** | **$0** | **$80,221** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds.
[2]Represents the principal and interest on the Series 2023 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052).
[3]Represents the principal and interest on the Series 2024 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052).
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with proceeds of the Series 2023 Improvement Area #1 Bonds.

## Appendix H-1-5
## Improvement Area #1 Assessment Roll - Outstanding

| | |
|---|---|
| **Lot Type** | **Lot Type 3 (40 Ft)** |
| **Equivalent Units** | **0.74** |
| **Outstanding Assessment** | **$31,823.42** |

| Year[1] | Principal[2] | Interest[2] | Principal[3] | Interest[3] | Administrative Expenses[4] | Additional Interest Reserve | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| 9/1/27 | $329 | $886 | $282 | $738 | $159 | $159 | $0 | $2,554 |
| 9/1/28 | $342 | $894 | $295 | $745 | $162 | $155 | $0 | $2,593 |
| 9/1/29 | $358 | $879 | $311 | $732 | $165 | $151 | $0 | $2,597 |
| 9/1/30 | $371 | $864 | $324 | $719 | $168 | $148 | $0 | $2,594 |
| 9/1/31 | $387 | $847 | $340 | $705 | $172 | $144 | $0 | $2,596 |
| 9/1/32 | $406 | $827 | $356 | $691 | $175 | $141 | $0 | $2,594 |
| 9/1/33 | $427 | $805 | $374 | $673 | $179 | $137 | $0 | $2,594 |
| 9/1/34 | $448 | $782 | $395 | $654 | $182 | $133 | $0 | $2,594 |
| 9/1/35 | $472 | $758 | $419 | $634 | $186 | $128 | $0 | $2,596 |
| 9/1/36 | $495 | $732 | $440 | $613 | $190 | $124 | $0 | $2,594 |
| 9/1/37 | $522 | $706 | $464 | $591 | $193 | $119 | $0 | $2,594 |
| 9/1/38 | $548 | $678 | $490 | $568 | $197 | $114 | $0 | $2,595 |
| 9/1/39 | $577 | $648 | $516 | $543 | $201 | $109 | $0 | $2,594 |
| 9/1/40 | $609 | $617 | $545 | $517 | $205 | $103 | $0 | $2,596 |
| 9/1/41 | $640 | $585 | $577 | $490 | $209 | $97 | $0 | $2,598 |
| 9/1/42 | $674 | $550 | $609 | $461 | $214 | $91 | $0 | $2,598 |
| 9/1/43 | $709 | $514 | $640 | $430 | $218 | $84 | $0 | $2,595 |
| 9/1/44 | $748 | $476 | $677 | $398 | $222 | $77 | $0 | $2,598 |
| 9/1/45 | $790 | $434 | $714 | $364 | $227 | $70 | $0 | $2,598 |
| 9/1/46 | $832 | $389 | $753 | $326 | $231 | $62 | $0 | $2,595 |
| 9/1/47 | $880 | $342 | $798 | $286 | $236 | $54 | $0 | $2,597 |
| 9/1/48 | $930 | $293 | $843 | $244 | $241 | $45 | $0 | $2,596 |
| 9/1/49 | $983 | $241 | $893 | $200 | $245 | $36 | $0 | $2,598 |
| 9/1/50 | $1,038 | $185 | $943 | $153 | $250 | $27 | $0 | $2,596 |
| 9/1/51 | $1,099 | $127 | $998 | $103 | $255 | $17 | $0 | $2,599 |
| 9/1/52 | $1,159 | $65 | $1,054 | $55 | $260 | $11 | $0 | $2,605 |
| **Total** | **$16,773** | **$15,125** | **$15,050** | **$12,631** | **$5,344** | **$2,535** | **$0** | **$67,458** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds.
[2]Represents the principal and interest on the Series 2023 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052).
[3]Represents the principal and interest on the Series 2024 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052).
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with proceeds of the Series 2023 Improvement Area #1 Bonds.

**APPENDIX H-2**
**IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2026-27**

**Appendix H-2**
**Assessment Roll Summary - Improvement Area #1**
**2026-27**

| Parcel | Estimated No. of units | Lot Size | Lot Type | Equivalent Units | Bond Equivalent Units | Outstanding Assessment | Principal | Interest | Excess Interest for Reserves | Administrative Expense | Annual Installment |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2901880 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901883 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901884 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901885 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901886 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901887 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901888 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901889 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901890 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901891 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901892 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901893 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901894 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901895 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901896 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901897 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901898 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901899 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901900 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901901 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901902 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901903 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901904 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901905 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901906 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901907 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901908 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901909 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901910 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901911 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901912 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901913 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901914 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901915 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901916 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901917 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901918 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901919 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901920 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901921 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901922 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901923 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901924 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901925 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901926 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901927 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901928 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901929 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901930 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901931 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901932 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901933 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901934 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901935 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901936 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901937 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901938 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901939 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901940 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901941 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901942 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901943 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901944 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901945 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901946 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901947 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901948 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901949 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901950 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901951 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901952 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901953 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901954 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901955 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901956 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901957 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |

**Appendix H-2**
**Assessment Roll Summary - Improvement Area #1**
**2026-27**

| Parcel | Estimated No. of units | Lot Size | Lot Type | Equivalent Units | Bond Equivalent Units | Outstanding Assessment | Principal | Interest | Excess Interest for Reserves | Adminstrative Expense | Annual Installment |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2901958 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901959 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901960 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901961 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901962 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901963 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901964 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901965 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901966 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901967 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901968 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901969 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901970 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901971 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901972 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901973 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901974 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901975 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901976 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901977 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901978 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901979 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901980 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901981 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901982 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901983 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901984 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901985 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901986 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901987 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901988 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2901989 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901990 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901991 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2901992 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901993 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901994 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901995 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2901996 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901997 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901998 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2901999 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902000 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902001 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902002 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902003 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902004 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902005 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902006 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902007 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902008 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902009 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902010 | | | | 0.50 | 0.50 | $21,502.31 | $412.96 | $1,097.91 | $107.51 | $107.23 | $1,725.61 |
| 2954403 | 1 | 65 | 1 | 0.50 | 0.50 | $21,502.31 | $412.96 | $1,097.91 | $107.51 | $107.23 | $1,725.61 |
| 2902011 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902012 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902013 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902014 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902015 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902016 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902017 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902018 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902019 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902020 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902021 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902022 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902023 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902024 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902025 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902026 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902027 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902028 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902029 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902030 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902031 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |

**Appendix H-2**
**Assessment Roll Summary - Improvement Area #1**
**2026-27**

| Parcel | Estimated No. of units | Lot Size | Lot Type | Equivalent Units | Bond Equivalent Units | Outstanding Assessment | Principal | Interest | Excess Interest for Reserves | Administrative Expense | Annual Installment |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2902032 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902033 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902034 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902035 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902036 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902037 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902038 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902039 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902040 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902041 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902042 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902043 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902044 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902045 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902046 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902047 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902049 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902050 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902051 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902052 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902053 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902054 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902055 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902056 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902057 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902058 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902059 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902060 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902061 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902062 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902063 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902064 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902065 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902066 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902067 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902068 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902069 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902070 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902071 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902072 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902073 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902074 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902075 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902076 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902077 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902078 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902079 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902080 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902081 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902082 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902083 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902084 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902085 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902086 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902087 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902088 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902089 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902090 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902091 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902092 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902093 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902094 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902095 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902096 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902097 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902098 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902099 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902100 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902101 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902102 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902103 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902104 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902105 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902106 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902107 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |

**Appendix H-2**
**Assessment Roll Summary - Improvement Area #1**
**2026-27**

| Parcel | Estimated No. of units | Lot Size | Lot Type | Equivalent Units | Bond Equivalent Units | Outstanding Assessment | Principal | Interest | Excess Interest for Reserves | Administrative Expense | Annual Installment |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2902108 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902109 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902110 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902111 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902112 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902113 | 1 | 40 | 3 | 0.74 | 0.74 | $31,823.42 | $611.18 | $1,624.91 | $159.12 | $158.70 | $2,553.90 |
| 2902114 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902115 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902116 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902117 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902118 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902119 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902120 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902121 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902122 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902123 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902124 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902125 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902126 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902127 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902128 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902129 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902130 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902131 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902132 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902133 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902134 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902135 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902136 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902137 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902138 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902139 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902140 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902141 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902142 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902143 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902144 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902145 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902146 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902147 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902148 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902149 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902150 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902151 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902152 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902153 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902154 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902155 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902156 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902157 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902158 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902159 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902160 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902161 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902162 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902163 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902164 | 1 | 55 | 2 | 0.88 | 0.88 | $37,844.07 | $726.81 | $1,932.32 | $189.22 | $188.72 | $3,037.07 |
| 2902165 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902166 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902167 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902168 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902169 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902170 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902171 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902172 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902173 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902174 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902175 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902176 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902177 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902178 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902179 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902180 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902181 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902182 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |

**Appendix H-2**
**Assessment Roll Summary - Improvement Area #1**
**2026-27**

| Parcel | Estimated No. of units | Lot Size | Lot Type | Equivalent Units | Bond Equivalent Units | Outstanding Assessment | Principal | Interest | Excess Interest for Reserves | Administrative Expense | Annual Installment |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2902183 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902184 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902185 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902186 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902187 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902188 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902189 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902190 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902191 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902192 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902193 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902194 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902195 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902196 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902197 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902198 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902199 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902200 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902201 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902202 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902203 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902204 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902205 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902206 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902207 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902208 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902209 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902210 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902211 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902212 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902213 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902214 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902215 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902216 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902217 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902218 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902219 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902220 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902221 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902222 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902223 | 1 | 65 | 1 | 1.00 | 1.00 | $43,004.63 | $825.92 | $2,195.82 | $215.02 | $214.46 | $3,451.22 |
| 2902224 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902225 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2902226 | 0 | 0 | Non-Assessed | 0.00 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| | **322** | | | **280.90** | | **$12,080,000.00** | **$232,000.00** | **$616,806.25** | **$60,400.00** | **$60,241.61** | **$969,447.86** |

**APPENDIX H-3**
**IMPROVEMENT AREA #1 PROJECTED ASSESSMENT SCHEDULE**

**North Sky Public Improvement District**
**Summary of Projected Annual Installments**
**Improvement Area #1**

| | |
|---|---|
| **Lot Type** | Single-Family - 65 Ft |
| **Assessment** | $43,005 |
| **Equivalent Units** | 1.00 |

| Year[1] | Outstanding Assessment | Series 2023 Improvement Area #1 Bonds Principal[2] | Series 2023 Improvement Area #1 Bonds Interest[2] | Series 2024 Improvement Area #1 Bonds Principal[3] | Series 2024 Improvement Area #1 Bonds Interest[3] | Additional Interest[3] | Administrative Expenses[4] | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| 2026 | $43,005 | $445 | $1,198 | $381 | $998 | $215 | $214 | $3,451 |
| 2027 | $42,179 | $463 | $1,208 | $399 | $1,007 | $211 | $219 | $3,506 |
| 2028 | $41,317 | $484 | $1,297 | $420 | $990 | $207 | $223 | $3,621 |
| 2029 | $40,413 | $502 | $1,273 | $438 | $972 | $202 | $228 | $3,615 |
| 2030 | $39,473 | $523 | $1,249 | $459 | $953 | $197 | $232 | $3,614 |
| 2031 | $38,491 | $548 | $1,218 | $481 | $933 | $192 | $237 | $3,610 |
| 2032 | $37,462 | $577 | $1,186 | $506 | $909 | $187 | $242 | $3,606 |
| 2033 | $36,379 | $605 | $1,152 | $534 | $884 | $182 | $246 | $3,603 |
| 2034 | $35,240 | $637 | $1,117 | $566 | $857 | $176 | $251 | $3,604 |
| 2035 | $34,037 | $669 | $1,079 | $595 | $828 | $170 | $256 | $3,598 |
| 2036 | $32,773 | $705 | $1,040 | $627 | $799 | $164 | $261 | $3,595 |
| 2037 | $31,442 | $740 | $998 | $662 | $767 | $157 | $267 | $3,592 |
| 2038 | $30,039 | $780 | $955 | $698 | $734 | $150 | $272 | $3,588 |
| 2039 | $28,562 | $822 | $909 | $737 | $699 | $143 | $277 | $3,587 |
| 2040 | $27,002 | $865 | $861 | $780 | $662 | $135 | $283 | $3,585 |
| 2041 | $25,358 | $911 | $810 | $822 | $622 | $127 | $289 | $3,582 |
| 2042 | $23,624 | $958 | $756 | $865 | $581 | $118 | $294 | $3,573 |
| 2043 | $21,801 | $1,011 | $700 | $915 | $538 | $109 | $300 | $3,573 |
| 2044 | $19,875 | $1,068 | $638 | $965 | $492 | $99 | $306 | $3,568 |
| 2045 | $17,843 | $1,125 | $573 | $1,018 | $441 | $89 | $312 | $3,558 |
| 2046 | $15,700 | $1,189 | $504 | $1,079 | $387 | $78 | $319 | $3,556 |
| 2047 | $13,432 | $1,257 | $431 | $1,139 | $330 | $67 | $325 | $3,549 |
| 2048 | $11,036 | $1,328 | $354 | $1,207 | $270 | $55 | $332 | $3,545 |
| 2049 | $8,501 | $1,403 | $273 | $1,274 | $206 | $43 | $338 | $3,537 |
| 2050 | $5,824 | $1,485 | $187 | $1,349 | $139 | $29 | $345 | $3,534 |
| 2051 | $2,990 | $1,566 | $96 | $1,424 | $75 | $15 | $352 | $3,528 |
| **Total** | | **$22,666** | **$22,062** | **$20,338** | **$17,070** | **$3,519** | **$7,221** | **$92,877** |

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 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2023 Improvement Area #1 Bonds and will not increase during the life of the bonds. Interest amounts arecalculated through the principal payment date of each year.
3 - The principal and interest amounts represent the final numbers of the Series 2024 Improvement Area #1 Bonds and will not increase during the life of the bonds. 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.

**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 NORTH SKY ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, 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.**

**North Sky Public Improvement District**
**Summary of Projected Annual Installments**
**Improvement Area #1**

| | |
|---|---|
| **Lot Type** | Single-Family - 55 Ft |
| **Assessment** | $37,844 |
| **Equivalent Units** | 0.88 |

| Year[1] | Outstanding Assessment | Series 2023 Improvement Area #1 Bonds Principal[2] | Series 2023 Improvement Area #1 Bonds Interest[2] | Series 2024 Improvement Area #1 Bonds Principal[3] | Series 2024 Improvement Area #1 Bonds Interest[3] | Additional Interest[3] | Administrative Expenses[4] | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| 2026 | $37,844 | $392 | $1,054 | $335 | $878 | $189 | $193 | $3,037 |
| 2027 | $37,117 | $407 | $1,063 | $351 | $886 | $186 | $192 | $3,086 |
| 2028 | $36,359 | $426 | $1,141 | $370 | $871 | $182 | $196 | $3,186 |
| 2029 | $35,563 | $442 | $1,121 | $385 | $855 | $178 | $200 | $3,181 |
| 2030 | $34,736 | $461 | $1,099 | $404 | $839 | $174 | $204 | $3,180 |
| 2031 | $33,872 | $482 | $1,072 | $423 | $821 | $169 | $208 | $3,176 |
| 2032 | $32,966 | $508 | $1,044 | $445 | $800 | $165 | $213 | $3,173 |
| 2033 | $32,014 | $533 | $1,014 | $470 | $778 | $160 | $217 | $3,171 |
| 2034 | $31,011 | $561 | $983 | $498 | $754 | $155 | $221 | $3,172 |
| 2035 | $29,953 | $589 | $950 | $523 | $729 | $150 | $226 | $3,166 |
| 2036 | $28,840 | $620 | $915 | $551 | $703 | $144 | $230 | $3,164 |
| 2037 | $27,669 | $652 | $879 | $583 | $675 | $138 | $235 | $3,161 |
| 2038 | $26,434 | $686 | $840 | $614 | $646 | $132 | $239 | $3,158 |
| 2039 | $25,134 | $724 | $800 | $648 | $615 | $126 | $244 | $3,157 |
| 2040 | $23,762 | $761 | $757 | $686 | $582 | $119 | $249 | $3,155 |
| 2041 | $22,315 | $802 | $713 | $724 | $548 | $112 | $254 | $3,152 |
| 2042 | $20,789 | $843 | $666 | $761 | $511 | $104 | $259 | $3,144 |
| 2043 | $19,185 | $890 | $616 | $805 | $473 | $96 | $264 | $3,144 |
| 2044 | $17,490 | $940 | $562 | $849 | $433 | $87 | $270 | $3,140 |
| 2045 | $15,702 | $990 | $504 | $896 | $388 | $79 | $275 | $3,131 |
| 2046 | $13,816 | $1,046 | $443 | $949 | $340 | $69 | $280 | $3,129 |
| 2047 | $11,820 | $1,106 | $379 | $1,002 | $290 | $59 | $286 | $3,123 |
| 2048 | $9,712 | $1,169 | $312 | $1,062 | $237 | $49 | $292 | $3,120 |
| 2049 | $7,481 | $1,234 | $240 | $1,122 | $181 | $37 | $298 | $3,112 |
| 2050 | $5,125 | $1,306 | $164 | $1,187 | $122 | $26 | $304 | $3,110 |
| 2051 | $2,632 | $1,378 | $84 | $1,253 | $66 | $13 | $310 | $3,105 |
| **Total** | | **$19,946** | **$19,416** | **$17,898** | **$15,021** | **$3,097** | **$6,355** | **$81,732** |

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 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2023 Improvement Area #1 Bonds and will not increase during the life of the bonds. Interest amounts arecalculated through the principal payment date of each year.
3 - The principal and interest amounts represent the final numbers of the Series 2024 Improvement Area #1 Bonds and will not increase during the life of the bonds. 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.

**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 NORTH SKY ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, 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.**

**North Sky Public Improvement District**
**Summary of Projected Annual Installments**
**Improvement Area #1**

| | |
|---|---|
| **Lot Type** | Single-Family - 40 Ft |
| **Assessment** | $31,823 |
| **Equivalent Units** | 0.74 |

| Year[1] | Outstanding Assessment | Series 2023 Improvement Area #1 Bonds Principal[2] | Series 2023 Improvement Area #1 Bonds Interest[2] | Series 2024 Improvement Area #1 Bonds Principal[3] | Series 2024 Improvement Area #1 Bonds Interest[3] | Additional Interest[3] | Administrative Expenses[4] | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| 2026 | $31,823 | $329 | $886 | $282 | $738 | $159 | $159 | $2,554 |
| 2027 | $31,212 | $342 | $894 | $295 | $745 | $156 | $162 | $2,595 |
| 2028 | $30,575 | $358 | $960 | $311 | $732 | $153 | $165 | $2,679 |
| 2029 | $29,906 | $371 | $942 | $324 | $719 | $150 | $168 | $2,675 |
| 2030 | $29,210 | $387 | $924 | $340 | $705 | $146 | $172 | $2,674 |
| 2031 | $28,483 | $406 | $901 | $356 | $691 | $142 | $175 | $2,671 |
| 2032 | $27,722 | $427 | $878 | $374 | $673 | $139 | $179 | $2,669 |
| 2033 | $26,921 | $448 | $853 | $395 | $654 | $135 | $182 | $2,666 |
| 2034 | $26,078 | $472 | $826 | $419 | $634 | $130 | $186 | $2,667 |
| 2035 | $25,187 | $495 | $799 | $440 | $613 | $126 | $190 | $2,662 |
| 2036 | $24,252 | $522 | $769 | $464 | $591 | $121 | $193 | $2,660 |
| 2037 | $23,267 | $548 | $739 | $490 | $568 | $116 | $197 | $2,658 |
| 2038 | $22,229 | $577 | $707 | $516 | $543 | $111 | $201 | $2,655 |
| 2039 | $21,136 | $609 | $673 | $545 | $517 | $106 | $205 | $2,655 |
| 2040 | $19,982 | $640 | $637 | $577 | $490 | $100 | $209 | $2,653 |
| 2041 | $18,765 | $674 | $599 | $609 | $461 | $94 | $214 | $2,650 |
| 2042 | $17,482 | $709 | $560 | $640 | $430 | $87 | $218 | $2,644 |
| 2043 | $16,133 | $748 | $518 | $677 | $398 | $81 | $222 | $2,644 |
| 2044 | $14,708 | $790 | $472 | $714 | $364 | $74 | $227 | $2,640 |
| 2045 | $13,204 | $832 | $424 | $753 | $326 | $66 | $231 | $2,633 |
| 2046 | $11,618 | $880 | $373 | $798 | $286 | $58 | $236 | $2,631 |
| 2047 | $9,940 | $930 | $319 | $843 | $244 | $50 | $241 | $2,626 |
| 2048 | $8,167 | $983 | $262 | $893 | $200 | $41 | $245 | $2,624 |
| 2049 | $6,291 | $1,038 | $202 | $943 | $153 | $31 | $250 | $2,617 |
| 2050 | $4,310 | $1,099 | $138 | $998 | $103 | $22 | $255 | $2,615 |
| 2051 | $2,213 | $1,159 | $71 | $1,054 | $55 | $11 | $260 | $2,611 |
| **Total** | | **$16,773** | **$16,227** | **$15,050** | **$12,631** | **$2,604** | **$5,344** | **$68,729** |

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 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2023 Improvement Area #1 Bonds and will not increase during the life of the bonds. Interest amounts arecalculated through the principal payment date of each year.
3 - The principal and interest amounts represent the final numbers of the Series 2024 Improvement Area #1 Bonds and will not increase during the life of the bonds. 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.

**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 NORTH SKY ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, 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 H-4**
**IMPROVEMENT AREA #1 BUDGET – 2026-27**

**Appendix** H-4
**Improvement Area #1 2026-27 Budget**

| | PAR |
|---|---|
| **Improvement Area #1 Bond** | $6,715,000 |
| *Principal Redemptions* | ($348,000) |
| *Prepayments (Redeemed)* | $0 |
| *Prepayments (Non-Redeemed)* | $0 |
| **Outstanding Improvemet Area #1 bonds** | $6,367,000 |
| **Outstanding Assessments** | $6,367,000 |

| | PAR |
|---|---|
| **Improvement Area #1B Bonds** | $5,965,000 |
| *Principal Redemptions* | ($252,000) |
| *Excess Principal Paid* | $0 |
| *Prepayments (Redeemed)* | $0 |
| *Prepayments (Non-Redeemed)* | $0 |
| **Outstanding Assessments** | $5,713,000 |
| **Total Assessment** | $12,080,000 |

| | Improvement Area #1 Bonds | Improvement Area #1B Bonds | Total |
|---|---|---|---|
| Interest payment on March 1, 2027 | $172,467 | $143,936 | $316,403 |
| Interest payment on September 1, 2027 | $172,467 | $143,936 | $316,403 |
| Principal payment on September 1, 2027 | $125,000 | $107,000 | $232,000 |
| Subtotal debt service on bonds | $469,934 | $394,873 | $864,806 |
| Administrative Expenses | $31,752 | $28,490 | $60,242 |
| Excess interest for prepayment and delinquency reserves | $31,835 | $28,565 | $60,400 |
| Subtotal Expenses | $533,520 | $451,928 | $985,448 |
| Available Reserve Fund Income | ($8,433) | ($7,567) | ($16,000) |
| Available Capitalized Interest Funds | $0 | $0 | $0 |
| Available Administrative Expense Funds | $0 | $0 | $0 |
| Subtotal funds available | ($8,433) | ($7,567) | ($16,000) |
| **Annual Installments** | **$525,087** | **$444,361** | **$969,448** |

| | Original Units | Prepaid Units | Outstanding Units |
|---|---|---|---|
| Number of Units | 280.90 | 0 | 280.90 |
| Annual P&I per Unit | | | $3,236.76 |
| Principal Per unit | | | $825.92 |
| Interest per unit | | | $2,195.82 |
| Exess interest per unit | | | $215.02 |
| Admin Expenses | | | $214.46 |
| Total Annual Installment | | | $3,451.22 |

APPENDIX I-1
IMPROVEMENT AREA #2 ASSESSMENT ROLL

**Appendix I-1-I**
**Improvement Area #2 Assessment Roll**

| | |
|---|---|
| **Parcel** | **See Roll Summary** |
| **Equivalent Units** | **401.90** |
| **Assessment** | **$16,071,000** |

| Year[1] | Principal[2] | Interest[2] | Administrative Expenses[3] | Additional Interest | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|
| 9/1/26 | $0 | $0 | $0 | $0 | $0 | $0 |
| 9/1/27 | $181,000 | $908,396 | $51,000 | $80,355 | $0 | $1,220,751 |
| 9/1/28 | $253,000 | $837,101 | $52,020 | $79,450 | $0 | $1,221,571 |
| 9/1/29 | $265,000 | $826,032 | $53,060 | $78,185 | $0 | $1,222,278 |
| 9/1/30 | $276,000 | $814,439 | $54,122 | $76,860 | $0 | $1,221,420 |
| 9/1/31 | $288,000 | $802,364 | $55,204 | $75,480 | $0 | $1,221,048 |
| 9/1/32 | $302,000 | $789,764 | $56,308 | $74,040 | $0 | $1,222,112 |
| 9/1/33 | $315,000 | $776,551 | $57,434 | $72,530 | $0 | $1,221,515 |
| 9/1/34 | $329,000 | $762,770 | $58,583 | $70,955 | $0 | $1,221,308 |
| 9/1/35 | $344,000 | $748,376 | $59,755 | $69,310 | $0 | $1,221,441 |
| 9/1/36 | $360,000 | $733,326 | $60,950 | $67,590 | $0 | $1,221,866 |
| 9/1/37 | $376,000 | $717,576 | $62,169 | $65,790 | $0 | $1,221,535 |
| 9/1/38 | $396,000 | $698,024 | $63,412 | $63,910 | $0 | $1,221,346 |
| 9/1/39 | $418,000 | $677,432 | $64,680 | $61,930 | $0 | $1,222,042 |
| 9/1/40 | $440,000 | $655,696 | $65,974 | $59,840 | $0 | $1,221,510 |
| 9/1/41 | $463,000 | $632,816 | $67,293 | $57,640 | $0 | $1,220,749 |
| 9/1/42 | $489,000 | $608,740 | $68,639 | $55,325 | $0 | $1,221,704 |
| 9/1/43 | $515,000 | $583,312 | $70,012 | $52,880 | $0 | $1,221,204 |
| 9/1/44 | $544,000 | $556,532 | $71,412 | $50,305 | $0 | $1,222,249 |
| 9/1/45 | $573,000 | $528,244 | $72,841 | $47,585 | $0 | $1,221,670 |
| 9/1/46 | $604,000 | $498,448 | $74,297 | $44,720 | $0 | $1,221,465 |
| 9/1/47 | $637,000 | $467,040 | $75,783 | $41,700 | $0 | $1,221,523 |
| 9/1/48 | $674,000 | $431,368 | $77,299 | $38,515 | $0 | $1,221,182 |
| 9/1/49 | $713,000 | $393,624 | $78,845 | $35,145 | $0 | $1,220,614 |
| 9/1/50 | $756,000 | $353,696 | $80,422 | $31,580 | $0 | $1,221,698 |
| 9/1/51 | $800,000 | $311,360 | $82,030 | $27,800 | $0 | $1,221,190 |
| 9/1/52 | $848,000 | $266,560 | $83,671 | $23,800 | $0 | $1,222,031 |
| 9/1/53 | $1,229,000 | $219,072 | $85,344 | $19,560 | $0 | $1,552,976 |
| 9/1/54 | $1,303,000 | $150,248 | $87,051 | $13,415 | $0 | $1,553,714 |
| 9/1/55 | $1,380,000 | $77,280 | $88,792 | $6,900 | $0 | $1,552,972 |
| **Total** | **$16,071,000** | **$16,826,186** | **$1,978,404** | **$1,543,095** | **$0** | **$36,418,685** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #2 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 10 (2027-2036), 5.200% in years 11 through 20 (2037-2046), and 5.600% in years 21 through 30 (2047-2055).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2026 will be funded with Improvement Area #2 Bond proceeds.

**Appendix I-1-2**
**Improvement Area #2 Assessment Roll per Lot Type**

| | |
|---|---|
| Lot Type | **Single-Family – 65 Ft** |
| Equivalent Unit | **1.00** |
| Assessment | **$39,987.56** |

| Year[1] | Principal[2] | Interest[2] | Administrative Expenses[3] | Additional Interest | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|
| 9/1/26 | $0 | $0 | $0 | $0 | $0 | $0 |
| 9/1/27 | $450 | $2,260 | $127 | $200 | $0 | $3,037 |
| 9/1/28 | $630 | $2,083 | $129 | $198 | $0 | $3,039 |
| 9/1/29 | $659 | $2,055 | $132 | $195 | $0 | $3,041 |
| 9/1/30 | $687 | $2,026 | $135 | $191 | $0 | $3,039 |
| 9/1/31 | $717 | $1,996 | $137 | $188 | $0 | $3,038 |
| 9/1/32 | $751 | $1,965 | $140 | $184 | $0 | $3,041 |
| 9/1/33 | $784 | $1,932 | $143 | $180 | $0 | $3,039 |
| 9/1/34 | $819 | $1,898 | $146 | $177 | $0 | $3,039 |
| 9/1/35 | $856 | $1,862 | $149 | $172 | $0 | $3,039 |
| 9/1/36 | $896 | $1,825 | $152 | $168 | $0 | $3,040 |
| 9/1/37 | $936 | $1,785 | $155 | $164 | $0 | $3,039 |
| 9/1/38 | $985 | $1,737 | $158 | $159 | $0 | $3,039 |
| 9/1/39 | $1,040 | $1,686 | $161 | $154 | $0 | $3,041 |
| 9/1/40 | $1,095 | $1,631 | $164 | $149 | $0 | $3,039 |
| 9/1/41 | $1,152 | $1,575 | $167 | $143 | $0 | $3,037 |
| 9/1/42 | $1,217 | $1,515 | $171 | $138 | $0 | $3,040 |
| 9/1/43 | $1,281 | $1,451 | $174 | $132 | $0 | $3,039 |
| 9/1/44 | $1,354 | $1,385 | $178 | $125 | $0 | $3,041 |
| 9/1/45 | $1,426 | $1,314 | $181 | $118 | $0 | $3,040 |
| 9/1/46 | $1,503 | $1,240 | $185 | $111 | $0 | $3,039 |
| 9/1/47 | $1,585 | $1,162 | $189 | $104 | $0 | $3,039 |
| 9/1/48 | $1,677 | $1,073 | $192 | $96 | $0 | $3,039 |
| 9/1/49 | $1,774 | $979 | $196 | $87 | $0 | $3,037 |
| 9/1/50 | $1,881 | $880 | $200 | $79 | $0 | $3,040 |
| 9/1/51 | $1,991 | $775 | $204 | $69 | $0 | $3,039 |
| 9/1/52 | $2,110 | $663 | $208 | $59 | $0 | $3,041 |
| 9/1/53 | $3,058 | $545 | $212 | $49 | $0 | $3,864 |
| 9/1/54 | $3,242 | $374 | $217 | $33 | $0 | $3,866 |
| 9/1/55 | $3,434 | $192 | $221 | $10 | $0 | $3,857 |
| **Total** | **$39,988** | **$41,867** | **$4,923** | **$3,833** | **$0** | **$90,610** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #2 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 10 (2027-2036), 5.200% in years 11 through 20 (2037-2046), and 5.600% in years 21 through 30 (2047-2055).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2026 will be funded with Improvement Area #2 Bond proceeds.

**Appendix I-1-3**
**Improvement Area #2 Assessment Roll per Lot Type**

| | |
|---|---|
| Lot Type | **Single-Family – 55 Ft** |
| Equivalent Unit | **0.91** |
| Assessment | **$36,388.68** |

| Year[1] | Principal[2] | Interest[2] | Administrative Expenses[3] | Additional Interest | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|
| 9/1/26 | $0 | $0 | $0 | $0 | $0 | $0 |
| 9/1/27 | $410 | $2,057 | $115 | $182 | $0 | $2,764 |
| 9/1/28 | $573 | $1,895 | $118 | $180 | $0 | $2,766 |
| 9/1/29 | $600 | $1,870 | $120 | $177 | $0 | $2,768 |
| 9/1/30 | $625 | $1,844 | $123 | $174 | $0 | $2,766 |
| 9/1/31 | $652 | $1,817 | $125 | $171 | $0 | $2,765 |
| 9/1/32 | $684 | $1,788 | $127 | $168 | $0 | $2,767 |
| 9/1/33 | $713 | $1,758 | $130 | $164 | $0 | $2,766 |
| 9/1/34 | $745 | $1,727 | $133 | $161 | $0 | $2,765 |
| 9/1/35 | $779 | $1,695 | $135 | $157 | $0 | $2,766 |
| 9/1/36 | $815 | $1,660 | $138 | $153 | $0 | $2,767 |
| 9/1/37 | $851 | $1,625 | $141 | $149 | $0 | $2,766 |
| 9/1/38 | $897 | $1,580 | $144 | $145 | $0 | $2,765 |
| 9/1/39 | $946 | $1,534 | $146 | $140 | $0 | $2,767 |
| 9/1/40 | $996 | $1,485 | $149 | $135 | $0 | $2,766 |
| 9/1/41 | $1,048 | $1,433 | $152 | $131 | $0 | $2,764 |
| 9/1/42 | $1,107 | $1,378 | $155 | $125 | $0 | $2,766 |
| 9/1/43 | $1,166 | $1,321 | $159 | $120 | $0 | $2,765 |
| 9/1/44 | $1,232 | $1,260 | $162 | $114 | $0 | $2,767 |
| 9/1/45 | $1,297 | $1,196 | $165 | $108 | $0 | $2,766 |
| 9/1/46 | $1,368 | $1,129 | $168 | $101 | $0 | $2,766 |
| 9/1/47 | $1,442 | $1,057 | $172 | $94 | $0 | $2,766 |
| 9/1/48 | $1,526 | $977 | $175 | $87 | $0 | $2,765 |
| 9/1/49 | $1,614 | $891 | $179 | $80 | $0 | $2,764 |
| 9/1/50 | $1,712 | $801 | $182 | $72 | $0 | $2,766 |
| 9/1/51 | $1,811 | $705 | $186 | $63 | $0 | $2,765 |
| 9/1/52 | $1,920 | $604 | $189 | $54 | $0 | $2,767 |
| 9/1/53 | $2,783 | $496 | $193 | $44 | $0 | $3,516 |
| 9/1/54 | $2,950 | $340 | $197 | $30 | $0 | $3,518 |
| 9/1/55 | $3,125 | $175 | $201 | $10 | $0 | $3,510 |
| **Total** | **$36,389** | **$38,099** | **$4,480** | **$3,488** | **$0** | **$82,455** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #2 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 10 (2027-2036), 5.200% in years 11 through 20 (2037-2046), and 5.600% in years 21 through 30 (2047-2055).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2026 will be funded with Improvement Area #2 Bond proceeds.

**Appendix I-1-4**
**Improvement Area #2 Assessment Roll per Lot Type**

| | |
|---|---|
| Lot Type | **Single-Family – 40 Ft** |
| Equivalent Unit | **0.61** |
| Assessment | **$24,392.41** |

| Year[1] | Principal[2] | Interest[2] | Administrative Expenses[3] | Additional Interest | Capitalized Interest | Total Annual Installment |
|---|---|---|---|---|---|---|
| 9/1/26 | $0 | $0 | $0 | $0 | $0 | $0 |
| 9/1/27 | $275 | $1,379 | $77 | $122 | $0 | $1,853 |
| 9/1/28 | $384 | $1,271 | $79 | $121 | $0 | $1,854 |
| 9/1/29 | $402 | $1,254 | $81 | $119 | $0 | $1,855 |
| 9/1/30 | $419 | $1,236 | $82 | $117 | $0 | $1,854 |
| 9/1/31 | $437 | $1,218 | $84 | $115 | $0 | $1,853 |
| 9/1/32 | $458 | $1,199 | $85 | $112 | $0 | $1,855 |
| 9/1/33 | $478 | $1,179 | $87 | $110 | $0 | $1,854 |
| 9/1/34 | $499 | $1,158 | $89 | $108 | $0 | $1,854 |
| 9/1/35 | $522 | $1,136 | $91 | $105 | $0 | $1,854 |
| 9/1/36 | $546 | $1,113 | $93 | $103 | $0 | $1,855 |
| 9/1/37 | $571 | $1,089 | $94 | $100 | $0 | $1,854 |
| 9/1/38 | $601 | $1,059 | $96 | $97 | $0 | $1,854 |
| 9/1/39 | $634 | $1,028 | $98 | $94 | $0 | $1,855 |
| 9/1/40 | $668 | $995 | $100 | $91 | $0 | $1,854 |
| 9/1/41 | $703 | $960 | $102 | $87 | $0 | $1,853 |
| 9/1/42 | $742 | $924 | $104 | $84 | $0 | $1,854 |
| 9/1/43 | $782 | $885 | $106 | $80 | $0 | $1,854 |
| 9/1/44 | $826 | $845 | $108 | $76 | $0 | $1,855 |
| 9/1/45 | $870 | $802 | $111 | $72 | $0 | $1,854 |
| 9/1/46 | $917 | $757 | $113 | $68 | $0 | $1,854 |
| 9/1/47 | $967 | $709 | $115 | $63 | $0 | $1,854 |
| 9/1/48 | $1,023 | $655 | $117 | $58 | $0 | $1,853 |
| 9/1/49 | $1,082 | $597 | $120 | $53 | $0 | $1,853 |
| 9/1/50 | $1,147 | $537 | $122 | $48 | $0 | $1,854 |
| 9/1/51 | $1,214 | $473 | $125 | $42 | $0 | $1,854 |
| 9/1/52 | $1,287 | $405 | $127 | $36 | $0 | $1,855 |
| 9/1/53 | $1,865 | $333 | $130 | $30 | $0 | $2,357 |
| 9/1/54 | $1,978 | $228 | $132 | $20 | $0 | $2,358 |
| 9/1/55 | $2,095 | $117 | $135 | $6 | $0 | $2,353 |
| **Total** | **$24,392** | **$25,539** | **$3,003** | **$2,338** | **$0** | **$55,272** |

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #2 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 10 (2027-2036), 5.200% in years 11 through 20 (2037-2046), and 5.600% in years 21 through 30 (2047-2055).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2026 will be funded with Improvement Area #2 Bond proceeds.

**APPENDIX I-2**
**IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2026-27**

Appendix I-2
Assessment Roll Summary - Improvement Area #2
2026-27

| Parcel | Estimated No. of units | Lot Size | Lot Type | Total Equivalent Units | Total Outstanding Assessment | Principal | Interest | Excess Interest for Reserves | Administrative Expense | Annual Installment |
|---|---|---|---|---|---|---|---|---|---|---|
| 1014538 | 112.00 | 65.55.40 | Various | 97.36 | $3,893,188.75 | $43,847.13 | $220,058.37 | $19,465.94 | $12,354.72 | $295,726.15 |
| 1014547 | 203.00 | 65.55.40 | Various | 180.56 | $7,220,153.67 | $81,317.14 | $408,111.53 | $36,100.77 | $22,912.57 | $548,442.01 |
| 2120983 | 152.00 | 65.55.40 | Various | 123.98 | $4,957,657.58 | $55,835.73 | $280,226.34 | $24,788.29 | $15,732.72 | $376,583.08 |
| | 467 | | | 401.90 | $16,071,000.00 | $181,000.00 | $908,396.24 | $80,355.00 | $51,000.00 | $1,220,751.24 |

APPENDIX I-3
IMPROVEMENT AREA #2 PROJECTED ASSESSMENT SCHEDULE

**North Sky Public Improvement District**
**Summary of Projected Annual Installments**
**Improvement Area #2**

| | |
|---|---|
| **Lot Type** | Single-Family - 65 Ft |
| **Assessment** | $47,966 |
| **Equivalent Units** | 1.00 |

| Year[1] | Outstanding Assessment | Series 2023 Major Improvement Area Bonds Principal[2] | Series 2023 Major Improvement Area Bonds Interest[2] | Series 2026 Improvement Area #2 Bonds Principal[2] | Series 2026 Improvement Area #2 Bonds Interest[2] | Additional Interest[3] | Administrative Expenses[4] | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| 2026 | $47,966 | $158 | $466 | $450 | $2,260 | $240 | $247 | $3,821 |
| 2027 | $47,357 | $163 | $473 | $630 | $2,372 | $237 | $267 | $4,141 |
| 2028 | $46,564 | $168 | $465 | $659 | $2,341 | $233 | $272 | $4,139 |
| 2029 | $45,737 | $176 | $456 | $687 | $2,309 | $230 | $278 | $4,135 |
| 2030 | $44,874 | $183 | $448 | $717 | $2,275 | $226 | $283 | $4,132 |
| 2031 | $43,975 | $190 | $437 | $751 | $2,238 | $222 | $289 | $4,128 |
| 2032 | $43,033 | $200 | $425 | $786 | $2,199 | $218 | $295 | $4,121 |
| 2033 | $42,050 | $212 | $413 | $819 | $2,158 | $213 | $300 | $4,115 |
| 2034 | $41,019 | $222 | $400 | $856 | $2,113 | $209 | $306 | $4,106 |
| 2035 | $39,941 | $234 | $386 | $896 | $2,066 | $204 | $313 | $4,099 |
| 2036 | $38,811 | $246 | $372 | $936 | $2,016 | $198 | $319 | $4,087 |
| 2037 | $37,629 | $258 | $357 | $985 | $1,963 | $193 | $325 | $4,081 |
| 2038 | $36,386 | $273 | $341 | $1,040 | $1,906 | $187 | $332 | $4,078 |
| 2039 | $35,072 | $288 | $324 | $1,095 | $1,845 | $180 | $338 | $4,070 |
| 2040 | $33,690 | $305 | $307 | $1,152 | $1,780 | $173 | $345 | $4,062 |
| 2041 | $32,233 | $319 | $288 | $1,217 | $1,711 | $166 | $352 | $4,054 |
| 2042 | $30,697 | $339 | $268 | $1,281 | $1,638 | $158 | $359 | $4,044 |
| 2043 | $29,077 | $356 | $248 | $1,354 | $1,560 | $150 | $366 | $4,034 |
| 2044 | $27,367 | $376 | $226 | $1,426 | $1,477 | $142 | $374 | $4,019 |
| 2045 | $25,566 | $397 | $203 | $1,503 | $1,388 | $132 | $381 | $4,005 |
| 2046 | $23,665 | $419 | $178 | $1,585 | $1,294 | $122 | $389 | $3,988 |
| 2047 | $21,661 | $444 | $153 | $1,677 | $1,193 | $112 | $396 | $3,975 |
| 2048 | $19,540 | $471 | $126 | $1,774 | $1,086 | $101 | $404 | $3,962 |
| 2049 | $17,295 | $497 | $97 | $1,881 | $972 | $89 | $412 | $3,949 |
| 2050 | $14,917 | $527 | $66 | $1,991 | $851 | $76 | $421 | $3,932 |
| 2051 | $12,400 | $556 | $34 | $2,110 | $722 | $63 | $429 | $3,914 |
| 2052 | $9,734 | $0 | $0 | $3,058 | $584 | $49 | $5,135 | $8,825 |
| 2053 | $6,676 | $0 | $0 | $3,242 | $401 | $33 | $217 | $3,893 |
| 2054 | $3,434 | $0 | $0 | $3,434 | $207 | $17 | $221 | $3,879 |
| **Total** | | **$7,979** | **$7,955** | **$39,988** | **$46,927** | **$4,574** | **$14,365** | **$121,787** |

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 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2023 Major Improvement Area Bonds and will not increase during the life of the bonds. Interest amounts arecalculated through the principal payment date of each year.
3 - The principal and interest amounts represent the final numbers of the Series 2026 Improvement Area #2 Bonds and will not increase during the life of the bonds. 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.

**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 NORTH SKY ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, AS THE SAME IS UPDATED EACH YEAR.**

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**North Sky Public Improvement District**
**Summary of Projected Annual Installments**
**Improvement Area #2**

| | |
|---|---|
| **Lot Type** | Single-Family - 55 Ft |
| **Assessment** | $43,410 |
| **Equivalent Units** | 0.91 |

| Year[1] | Outstanding Assessment | Series 2023 Major Improvement Area Bonds Principal[2] | Series 2023 Major Improvement Area Bonds Interest[2] | Series 2026 Improvement Area #2 Bonds Principal[2] | Series 2026 Improvement Area #2 Bonds Interest[2] | Additional Interest[3] | Administrative Expenses[4] | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| 2026 | $43,410 | $139 | $410 | $410 | $2,057 | $217 | $221 | $3,454 |
| 2027 | $42,860 | $144 | $416 | $573 | $2,158 | $214 | $243 | $3,748 |
| 2028 | $42,144 | $148 | $409 | $600 | $2,131 | $211 | $248 | $3,747 |
| 2029 | $41,396 | $154 | $402 | $625 | $2,101 | $208 | $253 | $3,743 |
| 2030 | $40,616 | $161 | $394 | $652 | $2,070 | $205 | $258 | $3,740 |
| 2031 | $39,803 | $167 | $384 | $681 | $2,037 | $201 | $263 | $3,736 |
| 2032 | $38,952 | $176 | $374 | $713 | $2,001 | $197 | $268 | $3,730 |
| 2033 | $38,063 | $187 | $363 | $745 | $1,963 | $193 | $273 | $3,725 |
| 2034 | $37,131 | $195 | $352 | $779 | $1,923 | $189 | $279 | $3,717 |
| 2035 | $36,157 | $206 | $340 | $815 | $1,880 | $184 | $284 | $3,710 |
| 2036 | $35,136 | $217 | $327 | $851 | $1,835 | $180 | $290 | $3,700 |
| 2037 | $34,068 | $227 | $314 | $897 | $1,786 | $174 | $296 | $3,694 |
| 2038 | $32,944 | $240 | $300 | $946 | $1,734 | $169 | $302 | $3,692 |
| 2039 | $31,757 | $253 | $285 | $996 | $1,679 | $163 | $308 | $3,685 |
| 2040 | $30,508 | $268 | $270 | $1,048 | $1,620 | $157 | $314 | $3,678 |
| 2041 | $29,191 | $281 | $253 | $1,107 | $1,557 | $150 | $320 | $3,670 |
| 2042 | $27,803 | $298 | $236 | $1,166 | $1,491 | $144 | $327 | $3,662 |
| 2043 | $26,338 | $313 | $218 | $1,232 | $1,420 | $136 | $333 | $3,652 |
| 2044 | $24,793 | $330 | $199 | $1,297 | $1,344 | $128 | $340 | $3,639 |
| 2045 | $23,165 | $350 | $178 | $1,368 | $1,263 | $120 | $347 | $3,626 |
| 2046 | $21,448 | $369 | $157 | $1,442 | $1,177 | $111 | $354 | $3,611 |
| 2047 | $19,637 | $391 | $134 | $1,526 | $1,086 | $101 | $361 | $3,599 |
| 2048 | $17,720 | $414 | $111 | $1,614 | $988 | $91 | $368 | $3,587 |
| 2049 | $15,691 | $438 | $85 | $1,712 | $885 | $81 | $375 | $3,576 |
| 2050 | $13,542 | $463 | $58 | $1,811 | $774 | $69 | $383 | $3,560 |
| 2051 | $11,267 | $489 | $30 | $1,920 | $657 | $57 | $390 | $3,544 |
| 2052 | $8,858 | $0 | $0 | $2,783 | $531 | $44 | $4,673 | $8,031 |
| 2053 | $6,075 | $0 | $0 | $2,950 | $365 | $30 | $197 | $3,543 |
| 2054 | $3,125 | $0 | $0 | $3,125 | $188 | $16 | $201 | $3,530 |
| **Total** | | **$7,021** | **$7,001** | **$36,389** | **$42,703** | **$4,143** | **$13,068** | **$110,325** |

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**North Sky Public Improvement District**
**Summary of Projected Annual Installments**
**Improvement Area #2**

| | |
|---|---|
| **Lot Type** | Single-Family - 40 Ft |
| **Assessment** | $30,297 |
| **Equivalent Units** | 0.61 |

| Year[1] | Outstanding Assessment | Series 2023 Major Improvement Area Bonds Principal[2] | Series 2023 Major Improvement Area Bonds Interest[2] | Series 2026 Improvement Area #2 Bonds Principal[2] | Series 2026 Improvement Area #2 Bonds Interest[2] | Additional Interest[3] | Administrative Expenses[4] | Total Annual Installment |
|---|---|---|---|---|---|---|---|---|
| 2026 | $30,297 | $117 | $345 | $275 | $1,379 | $151 | $166 | $2,433 |
| 2027 | $29,905 | $121 | $350 | $381 | $1,447 | $149 | $163 | $2,614 |
| 2028 | $29,400 | $125 | $344 | $402 | $1,428 | $147 | $166 | $2,612 |
| 2029 | $28,873 | $130 | $338 | $419 | $1,409 | $145 | $169 | $2,610 |
| 2030 | $28,324 | $135 | $331 | $437 | $1,388 | $143 | $173 | $2,607 |
| 2031 | $27,752 | $141 | $323 | $458 | $1,365 | $140 | $176 | $2,604 |
| 2032 | $27,152 | $148 | $315 | $478 | $1,342 | $137 | $180 | $2,599 |
| 2033 | $26,526 | $157 | $305 | $499 | $1,316 | $135 | $183 | $2,596 |
| 2034 | $25,870 | $164 | $296 | $522 | $1,289 | $132 | $187 | $2,590 |
| 2035 | $25,184 | $173 | $286 | $546 | $1,260 | $128 | $191 | $2,585 |
| 2036 | $24,464 | $182 | $275 | $571 | $1,230 | $125 | $194 | $2,577 |
| 2037 | $23,711 | $191 | $264 | $601 | $1,197 | $121 | $198 | $2,573 |
| 2038 | $22,919 | $202 | $252 | $634 | $1,162 | $117 | $202 | $2,571 |
| 2039 | $22,082 | $213 | $240 | $668 | $1,125 | $113 | $206 | $2,566 |
| 2040 | $21,202 | $226 | $227 | $703 | $1,086 | $109 | $211 | $2,561 |
| 2041 | $20,273 | $236 | $213 | $742 | $1,044 | $104 | $215 | $2,555 |
| 2042 | $19,295 | $251 | $199 | $782 | $999 | $99 | $219 | $2,549 |
| 2043 | $18,262 | $263 | $183 | $826 | $952 | $94 | $223 | $2,542 |
| 2044 | $17,173 | $278 | $167 | $870 | $901 | $89 | $228 | $2,532 |
| 2045 | $16,026 | $294 | $150 | $917 | $847 | $83 | $232 | $2,523 |
| 2046 | $14,815 | $310 | $132 | $967 | $789 | $77 | $237 | $2,512 |
| 2047 | $13,537 | $328 | $113 | $1,023 | $728 | $70 | $242 | $2,504 |
| 2048 | $12,186 | $348 | $93 | $1,082 | $663 | $63 | $247 | $2,495 |
| 2049 | $10,756 | $368 | $72 | $1,147 | $593 | $55 | $252 | $2,487 |
| 2050 | $9,240 | $390 | $49 | $1,214 | $519 | $47 | $257 | $2,476 |
| 2051 | $7,636 | $411 | $25 | $1,287 | $440 | $39 | $262 | $2,464 |
| 2052 | $5,938 | $0 | $0 | $1,865 | $356 | $30 | $3,132 | $5,384 |
| 2053 | $4,072 | $0 | $0 | $1,978 | $215 | $20 | $132 | $2,375 |
| 2054 | $2,095 | $0 | $0 | $2,095 | $126 | $11 | $135 | $2,366 |
| **Total** | | **$5,904** | **$5,887** | **$24,392** | **$28,625** | **$2,875** | **$8,778** | **$76,462** |

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**APPENDIX I-4**
**IMPROVEMENT AREA #2 BUDGET – 2026-27**

**Appendix I-4**
**Improvement Area #2 2026-27 Budget**

| | PAR |
|---|---|
| **Improvement Area #2 Bonds** | $16,071,000 |
| *Principal Redemptions* | $0 |
| *Prepayments (Redeemed)* | $0 |
| *Prepayments (Non-Redeemed)* | $0 |
| **Outstanding Major Improvement Area Bonds** | $16,071,000 |
| **Outstanding Assessments** | $16,071,000 |

| | **Improvement Area #2 Bonds** |
|---|---|
| Interest payment on March 1, 2027 | $454,198 |
| Interest payment on September 1, 2027 | $454,198 |
| Principal payment on September 1, 2027 | $181,000 |
| *Subtotal debt service on bonds* | *$1,089,396* |
| Administrative Expenses | $51,000 |
| Excess interest for prepayment and delinquency reserves | $80,355 |
| Subtotal Expenses | $1,220,751 |
| Available Reserve Fund Income | $0 |
| Available Capitalized Interest Funds | $0 |
| Available Administrative Expense Funds | $0 |
| *Subtotal funds available* | *$0* |
| **Annual Installments** | **$1,220,751** |

| | **Original Units** |
|---|---|
| Number of Units | 401.90 |
| | |
| Annual P&I per Unit | $2,910.55 |
| Principal Per unit | $450.36 |
| Interest per unit | $2,260.25 |
| Excess interest per unit | $199.94 |
| Admin Expenses | $126.90 |
| Total Annual Installment | $3,037.45 |

**Collin County**
**Honorable Stacey Kemp**
**Collin County Clerk**

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**Instrument Number:** 2026000096638

eRecording - Real Property

ORDINANCE

Recorded On: July 17, 2026 01:47 PM

Number of Pages: 180

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**" Examined and Charged as Follows: "**

Total Recording: $737.00

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********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

| | |
|---|---|
| Document Number: | 2026000096638 |
| Receipt Number: | 20260717000236 |
| Recorded Date/Time: | July 17, 2026 01:47 PM |
| User: | Nicole E |
| Station: | Workstation cck028 |

**Record and Return To:**

Simplifile

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**STATE OF TEXAS**
**COUNTY OF COLLIN**

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

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp