

**SOUTHRIDGE
PUBLIC IMPROVEMENT DISTRICT**

CITY OF PRINCETON, TEXAS



**ANNUAL SERVICE PLAN UPDATE
2026-27**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2026**

PREPARED BY:
MUNICAP, INC.
— PUBLIC FINANCE —

**600 E. JOHN CARPENTER FREEWAY, SUITE 150
IRVING, TX 75062
TEL: (469) 490-2800
TOLL-FREE: (866) 648-8482
EMAIL: TXPID@MUNICAP.COM**

SOUTHRIDGE PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2026-27

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I. INTRODUCTION

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

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

On October 10, 2023, special assessment revenue bonds in the principal amount of \$7,954,000 (the "IA #1 Bonds (Southridge Public Improvement Area #1 Project)") were issued pursuant to Ordinance 2023-10-10-02 (the "Improvement Area #1 PID Bond Ordinance") approved by the City Council. On October 28, 2024, special assessment revenue bonds in the principal amount of \$9,532,000 (the "IA #2 Bonds (Southridge Public Improvement Area #2 Project)") were issued pursuant to Ordinance 2024-10-28-08 (the "Improvement Area #2 PID Bond Ordinance") approved by the City Council. On May 27, 2025, special assessment revenue bonds in the principal amount of \$7,739,000 (the "IA #3 Bonds (Southridge Public Improvement Area #3 Project)") were issued pursuant to Ordinance 2025-05-27-01 (the "Improvement Area #3 PID Bond Ordinance") approved by the City Council. On December 8, 2025, special assessment revenue bonds in the principal amount of \$5,620,000 (the "IA #4 Bonds (Southridge Public Improvement Area #4 Project)") were issued pursuant to Ordinance 2025-12-08-10 (the "Improvement Area #4 PID Bond Ordinance") approved by the City Council. The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment

identified in the Third Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

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

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

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II. UPDATE OF THE SERVICE PLAN

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

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

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

A. PHASE 1 BUDGETED COSTS AND INDEBTEDNESS

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

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

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

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

Description of the Authorized Improvements – Phase #1

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

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

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

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Table II-A-2
Budgeted Phase #1 Authorized Improvement Costs¹

Description	Improvement Area #1 Improvements	Phase 1 Additional Public Improvements	Phase 1 Private Improvements	Total
Public Improvements¹				
Roads				
Paving	\$2,897,579	\$0	\$0	\$2,897,579
Sidewalks and Ramps	\$325,060	\$0	\$0	\$325,060
Earthwork	\$169,940	\$0	\$0	\$169,940
Erosion Control	\$45,851	\$0	\$0	\$45,851
Sewer	\$1,164,443	\$0	\$0	\$1,164,443
Stormwater	\$2,842,016	\$0	\$0	\$2,842,016
Landscape	\$189,312	\$0	\$0	\$189,312
Soft Costs	\$912,018	\$0	\$0	\$912,018
Total Public Improvements	\$8,546,219	\$0	\$0	\$8,546,219
Private Improvements				
Water	\$0	\$0	\$1,441,655	\$1,441,655
Earthwork	\$0	\$0	\$1,029,145	\$1,029,145
Erosion Control	\$0	\$0	\$31,508	\$31,508
Miscellaneous Hard Costs ^c	\$0	\$0	\$69,319	\$69,319
Miscellaneous Soft Costs ^b	\$0	\$0	\$323,607	\$323,607
Retaining Walls	\$0	\$0	\$599,518	\$599,518
Franchise Utilities	\$0	\$0	\$292,899	\$292,899
Landscape/Hardscape	\$0	\$0	\$1,185,265	\$1,185,265
Total Private Improvements	\$0	\$0	\$4,972,916	\$4,972,916
City Impact Fees	\$0	\$401,400	\$0	\$401,400
Total Assessed Costs	\$6,560,000	\$0	\$0	\$6,560,000
Bond Related Costs and Original Issue Discount				
Original Issue Discount	\$42,640	\$0	\$0	\$42,640
Debt Service Reserve	\$594,663	\$0	\$0	\$594,663
Costs of Issuance	\$483,078	\$0	\$0	\$483,078
Underwriter's Discount	\$238,620	\$0	\$0	\$238,620
Administrative Fund	\$35,000	\$0	\$0	\$35,000
Principal Assessed	\$7,954,000	\$0	\$0	\$7,954,000

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

B. PHASE 2 BUDGETED COSTS AND INDEBTEDNESS

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

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

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

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

Description of the Authorized Improvements – Phase #2

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

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

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

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

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Table II-B-2
Budgeted Phase #2 Authorized Improvement Costs¹

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

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

C. PHASE 3 BUDGETED COSTS AND INDEBTEDNESS

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

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

Table II-C-1
Sources and Uses of Funds – Improvement Area #3²

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

Description of the Authorized Improvements – Phase #3

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

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

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

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

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Table II-C-2
Budgeted Phase #3 Authorized Improvement Costs¹

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

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

D. PHASE 4 BUDGETED COSTS AND INDEBTEDNESS

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

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

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

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

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

Description of the Authorized Improvements – Phase #4

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

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

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

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

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Table II-D-2
Budgeted Phase #4 Authorized Improvement Costs¹

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

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

E. ANNUAL BUDGETED COSTS AND INDEBTEDNESS

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City

Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the Updated Amended and Restated Service and Assessment Plan, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

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

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

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

Improvement Area #1 Annual Budgeted Costs and Indebtedness

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

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

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

Debt Service Payments

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

Administrative Expenses

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

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Table II-E-2
Administrative Budget Breakdown

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

1 – Represents the total estimated Administrative Expenses (\$53,265).

2 – Represents the Administrative Expenses approved for 2025-26.

3 – Represents the percentage change between 2025-26 and 2026-27.

Additional Interest

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

Available Reserve Fund Income

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

Available Administrative Expense Account

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

Improvement Area #1 Annual Installment Per Unit

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

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

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$120,000	0.54%	\$645
Interest	\$468,398	0.54%	\$2,517
Administrative Expenses	\$53,265	0.54%	\$286
Additional Interest	\$37,755	0.54%	\$203
Total	\$679,418		\$3,651

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

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$120,000	0.48%	\$575
Interest	\$468,398	0.48%	\$2,243
Administrative Expenses	\$53,265	0.48%	\$255
Additional Interest	\$37,755	0.48%	\$181
Total	\$679,418		\$3,254

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

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$120,000	0.41%	\$491
Interest	\$468,398	0.41%	\$1,915
Administrative Expenses	\$53,265	0.41%	\$218
Additional Interest	\$37,755	0.41%	\$154
Total	\$679,418		\$2,778

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

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

Improvement Area #2 Annual Budgeted Costs and Indebtedness

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

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

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

Debt Service Payments

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

Administrative Expenses

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

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Table II-E-7
Administrative Budget Breakdown

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

1 – Represents the total estimated Administrative Expenses (\$61,080).

2 – Represents the Administrative Expenses approved for 2025-26.

3 – Represents the percentage change between 2025-26 and 2026-27.

Additional Interest

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

Available Reserve Fund Income

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

Available Administrative Expense Account

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

Improvement Area #2 Annual Installment Per Unit

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

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

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$161,000	0.43%	\$688
Interest	\$490,191	0.43%	\$2,094
Administrative Expenses	\$61,080	0.43%	\$261
Additional Interest	\$46,711	0.43%	\$200
Total	\$758,982		\$3,242

1 – Refer to Table II-E-6 of this report for additional budget details.

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$161,000	0.37%	\$589
Interest	\$490,191	0.37%	\$1,794
Administrative Expenses	\$61,080	0.37%	\$224
Additional Interest	\$46,711	0.37%	\$171
Total	\$758,982		\$2,778

1 – Refer to Table II- E-6 of this report for additional budget details.

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

Improvement Area #3 Annual Budgeted Costs and Indebtedness

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

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

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

Debt Service Payments

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

Administrative Expenses

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

Table II-E-11
Administrative Budget Breakdown

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

1 – Represents the total estimated Administrative Expenses (\$59,320).

2 – Represents the Administrative Expenses approved for 2025-26.

3 – Represents the percentage change between 2025-26 and 2026-27.

Additional Interest

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

Available Reserve Fund Income

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

Available Administrative Expense Account

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

Improvement Area #3 Annual Installment Per Unit

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

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

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$120,000	0.49%	\$588
Interest	\$439,040	0.49%	\$2,151
Administrative Expenses	\$59,320	0.49%	\$291
Additional Interest	\$38,505	0.49%	\$189
Total	\$656,865		\$3,219

1 – Refer to Table II-E-10 of this report for additional budget details.

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$120,000	0.46%	\$546
Interest	\$439,040	0.46%	\$1,998
Administrative Expenses	\$59,320	0.46%	\$270
Additional Interest	\$38,505	0.46%	\$175
Total	\$656,865		\$2,989

1 – Refer to Table II-E-10 of this report for additional budget details.

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$120,000	0.40%	\$483
Interest	\$439,040	0.40%	\$1,767
Administrative Expenses	\$59,320	0.40%	\$239
Additional Interest	\$38,505	0.40%	\$155
Total	\$656,865		\$2,644

1 – Refer to Table II-E-10 of this report for additional budget details.

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

Improvement Area #4 Annual Budgeted Costs and Indebtedness

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

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

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

Debt Service Payments

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

Administrative Expenses

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

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Table II-E-16
Administrative Budget Breakdown

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

1 – Represents the total estimated Administrative Expenses (\$56,680).

2 – Represents the Administrative Expenses approved for 2025-26, if any.

3 – Represents the percentage change between 2025-26 and 2026-27, if any.

Additional Interest

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

Available Reserve Fund Income

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

Available Administrative Expense Account

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

Improvement Area #4 Annual Installment Per Unit

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

According to the Third Amended and Restated Service and Assessment Plan and subsequent plats, 176 units were built within Improvement Area #4 of the PID. The Annual Installments due to be

collected from each Lot Type within Improvement Area #4 of the PID for 2026-27 are shown in Table II-E-17 and II-E-18 below.

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$78,000	0.65%	\$508
Interest	\$295,869	0.65%	\$1,926
Administrative Expenses	\$56,680	0.65%	\$369
Additional Interest	\$28,100	0.65%	\$183
Total	\$458,649		\$2,986

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

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

Budget Item	Net Budget Amount¹	% of Outstanding Assessment per Unit²	Annual Installment per Unit³
Principal	\$78,000	0.54%	\$420
Interest	\$295,869	0.54%	\$1,594
Administrative Expenses	\$56,680	0.54%	\$305
Additional Interest	\$28,100	0.54%	\$151
Total	\$458,649		\$2,471

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

2 – See Table III-B-1 for percentage of Total outstanding Assessment per unit calculations.

3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

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

F. FIVE YEAR SERVICE PLAN

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

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

Assessment Year Ending September 1	Principal and Interest¹	Additional Interest	Administrative Expenses²	Total
2024-2026	\$1,737,788	\$116,965	\$152,200	\$2,006,953
2027	\$456,196	\$37,755	\$53,265	\$547,216
2028	\$592,798	\$37,155	\$78,238	\$708,191
2029	\$591,868	\$36,525	\$79,803	\$708,195
2030	\$590,608	\$35,865	\$81,399	\$707,871
2031	\$591,018	\$35,175	\$83,027	\$709,219
2032	\$590,893	\$34,445	\$84,687	\$710,025
Total	\$5,151,167	\$333,885	\$612,619	\$6,097,671

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

2 – Amount includes applicable administrative credits, if any.

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

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

Assessment Year Ending September 1	Principal and Interest¹	Additional Interest	Administrative Expenses²	Total
2025-2026	\$1,050,671	\$95,320	\$114,950	\$1,260,941
2027	\$599,325	\$46,711	\$61,080	\$707,116
2028	\$657,990	\$46,080	\$68,562	\$772,632
2029	\$657,640	\$45,240	\$69,934	\$772,814
2030	\$656,984	\$44,365	\$71,332	\$772,681
2031	\$656,021	\$43,455	\$72,759	\$772,235
2032	\$655,753	\$42,510	\$74,214	\$772,477
Total	\$4,934,384	\$363,681	\$532,831	\$5,830,896

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

2 – Amount includes applicable administrative credits, if any.

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

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

Assessment Year Ending September 1	Principal and Interest¹	Additional Interest	Administrative Expenses²	Total
2026	\$564,288	\$38,695	\$54,900	\$657,883
2027	\$559,040	\$38,505	\$59,320	\$656,865
2028	\$562,640	\$37,905	\$61,717	\$662,262
2029	\$562,015	\$37,280	\$62,951	\$662,246
2030	\$562,165	\$36,630	\$64,210	\$663,005
2031	\$562,045	\$35,950	\$65,494	\$663,489
2032	\$560,655	\$35,240	\$66,804	\$662,699
Total	\$3,932,848	\$260,205	\$435,395	\$4,628,448

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

2 – Amount includes applicable administrative credits, if any.

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

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

Assessment Year Ending September 1	Principal and Interest¹	Additional Interest	Administrative Expenses²	Total
2027	\$373,869	\$28,100	\$56,680	\$458,649
2028	\$374,651	\$27,710	\$67,626	\$469,987
2029	\$374,310	\$27,305	\$68,979	\$470,594
2030	\$372,845	\$26,885	\$70,358	\$470,088
2031	\$371,298	\$26,455	\$71,765	\$469,518
2032	\$370,668	\$26,015	\$73,201	\$469,883
2033	\$369,914	\$25,560	\$74,665	\$470,138
Total	\$2,607,554	\$188,030	\$483,273	\$3,278,857

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

2 – Amount includes applicable administrative credits, if any.

G. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix G.

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

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

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

H. BOND REDEMPTION RELATED UPDATES

Improvement Area #1 PID Bonds

The Improvement Area #1 PID Bonds were issued in 2023. Pursuant to Section 4.3 of the Improvement Area #1 Bond Indenture, The City reserves the right and option to redeem Bonds

before their scheduled maturity date, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption as shown in the Improvement Area #1 PID Bonds' Indenture.

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

Improvement Area #2 PID Bonds

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

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

Improvement Area #3 PID Bonds

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

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

Improvement Area #4 PID Bonds

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

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

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III. UPDATE OF THE ASSESSMENT PLAN

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

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

Assessment Methodology

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

A. ALLOCATION OF BUDGETED COSTS

1. Improvement Area #1 Improvements

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

2. Improvement Area #2 Improvements

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

3. Improvement Area #3 Improvements

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

4. Improvement Area #4 Improvements

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

B. CALCULATION OF ASSESSMENTS

1. Improvement Area #1 Assessments

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

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

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

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

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2. Improvement Area #2 Assessments

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

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

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

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

2 - The assessments related to these parcels were fully prepaid. As a result, these parcels are no longer subject to assessments.

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3. Improvement Area #3 Assessments

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

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

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

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

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4. Improvement Area #4 Assessments

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

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

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

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

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C. TIRZ ANNUAL CREDIT

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

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

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IV. UPDATE OF THE ASSESSMENT ROLL

A. PARCEL UPDATES

According to the Third Amended and Restated Service and Assessment Plan, Upon the duly approved subdivision of Assessed Property, including a replat of a previously recorded subdivision plat, the Assessment for the subdivided Parcel shall be reallocated to the new Parcels created by the subdivision as described below.

$$A = S \times (L \div T)$$

Where the terms have the following meanings:

“A” means the allocated Assessment for a new Parcel.

“S” means the Assessment for the subdivided Parcel.

“L” means the Assessment for the Lot Type or sum of the Assessments for the Lot Types, as applicable, for the new Parcel created by the subdivision.

“T” means the total or sum of the Assessments for all new Parcels created by the subdivision based on the Lot Type or number of prospective Lots and Lot Types applicable to such new Parcels.

The determination of the (i) Lot Type or Lot Types applicable to each new Parcel created by the subdivision and (ii) the number of single-family lots applicable to each new Parcel created by the subdivision shall be determined by reference to the recorded final plat(s) for the applicable Phase, the replat of such recorded final plats, if applicable, and prior to the recordation of each such final plat the Final Plats included in Appendix D attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Section III.B. of this report.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City Council. The reallocation of any Assessments as described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the PID Act, by the City Council. The City shall not approve a final subdivision plat or other document subdividing a Parcel without a letter from the Administrator either (i) confirming that the Assessment for any new Parcel created by the subdivision plat will not exceed the Assessment for the Lot Type or Lot Types applicable to such Parcels or (ii) confirming the payment of the applicable Mandatory Assessment Prepayment as provided for herein.

B. PREPAYMENT OF ASSESSMENTS

Improvement Area #1

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

Improvement Area #2

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

Improvement Area #3

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

Improvement Area #4

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

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

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APPENDIX A
PID MAP, LEGAL DESCRIPTIONS, AND CONCEPT PLANS

APPENDIX B-1
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY

**Southridge Public Improvement District
Improvement Area #1 Assessment Roll Summary**

Parcel	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2892961	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$624.13)	\$2,153.87
2892962	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$579.78)	\$2,198.21
2892963	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$555.80)	\$2,222.20
2892964	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$490.14)	\$2,287.86
2892965	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$624.13)	\$2,153.87
2892966	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$579.78)	\$2,198.21
2892967	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$567.26)	\$2,210.73
2892968	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$666.08)	\$2,111.91
2892969	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$592.61)	\$2,185.38
2892970	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$617.88)	\$2,160.11
2892947	Non-benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2892948	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$662.17)	\$2,115.82
2892971	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$557.85)	\$2,220.15
2892972	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$567.26)	\$2,210.73
2892973	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$618.89)	\$2,159.10
2892974	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$523.58)	\$2,254.41
2892975	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$557.85)	\$2,220.15
2892976	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$525.86)	\$2,252.14
2892977	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$666.08)	\$2,111.91
2892978	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$617.88)	\$2,160.11
2892979	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$569.28)	\$2,208.71
2892980	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$557.85)	\$2,220.15
2892953	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$551.22)	\$2,226.77
2892981	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$512.41)	\$2,265.58
2892982	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$636.39)	\$2,141.60
2892983	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$617.88)	\$2,160.11
2892984	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$567.26)	\$2,210.73
2892985	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$554.91)	\$2,223.09
2892986	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$592.61)	\$2,185.38
2892987	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$659.98)	\$2,118.01
2892988	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$567.65)	\$2,210.34
2892989	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$557.85)	\$2,220.15
2892990	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$592.61)	\$2,185.38
2892954	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$579.78)	\$2,198.21
2892991	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$617.88)	\$2,160.11
2892992	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$557.85)	\$2,220.15
2892993	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$579.11)	\$2,198.88
2892994	Non-benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2892995	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$91.57)	\$2,686.42
2892998	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$97.77)	\$2,680.23
2892955	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$490.14)	\$2,287.86
2892956	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$544.76)	\$2,233.23
2892957	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$575.89)	\$2,202.10
2892958	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$724.51)	\$2,053.49
2892959	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$672.00)	\$2,105.99
2892999	Non-benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893001	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$689.91)	\$2,564.31
2893002	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$637.39)	\$2,616.83
2893003	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$670.72)	\$2,583.50
2893004	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$608.12)	\$2,646.10
2893005	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$738.80)	\$2,515.42
2893006	Lot Type 50 Foot	0.24%	\$18,083.59	\$287.38	\$1,121.75	\$127.56	\$90.42	(\$318.39)	\$1,308.72
2962347	Lot Type 50 Foot	0.24%	\$18,083.59	\$287.38	\$1,121.75	\$127.56	\$90.42	(\$318.39)	\$1,308.72
2893007	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$629.24)	\$2,624.98
2893008	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$703.47)	\$2,550.75
2893009	Non-benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893010	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$97.77)	\$3,156.45
2893011	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$91.57)	\$3,162.65
2893012	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$91.57)	\$3,162.65
2893013	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$122.53)	\$3,131.69
2893014	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$122.53)	\$3,131.69
2893015	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$130.20)	\$3,124.02
2893016	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$695.02)	\$2,082.97
2893025	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$615.02)	\$2,162.97
2893026	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$667.19)	\$2,110.81
2893027	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$657.34)	\$2,120.66
2893028	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$695.02)	\$2,082.97
2893029	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$685.73)	\$2,092.27
2893030	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$704.85)	\$2,073.14
2893031	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$516.01)	\$2,261.98
2893032	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$564.61)	\$2,213.38
2893033	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$609.48)	\$2,168.51
2893034	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$495.45)	\$2,282.54
2893017	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$553.17)	\$2,224.83
2893035	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$628.83)	\$2,149.16
2893036	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$685.19)	\$2,092.80
2893037	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$657.34)	\$2,120.66
2893038	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$685.78)	\$2,092.21
2893039	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$656.24)	\$2,121.75
2893040	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$564.61)	\$2,213.38
2893041	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$511.88)	\$2,266.11
2893042	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$628.83)	\$2,149.16
2893043	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$695.02)	\$2,082.97

**Southridge Public Improvement District
Improvement Area #1 Assessment Roll Summary**

Parcel	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2893044	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$575.00)	\$2,202.99
2893018	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$630.78)	\$2,147.21
2893045	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$550.94)	\$2,227.05
2893046	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$588.27)	\$2,189.73
2893047	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$661.00)	\$2,116.99
2893048	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$614.28)	\$2,163.71
2893049	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$567.26)	\$2,210.73
2893050	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	\$0.00	\$2,777.99
2893051	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$666.08)	\$2,111.91
2893052	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$617.88)	\$2,160.11
2893053	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$569.28)	\$2,208.71
2893054	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$557.85)	\$2,220.15
2893019	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$667.16)	\$2,110.83
2893055	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$525.61)	\$2,252.39
2893056	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$618.89)	\$2,159.10
2893057	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$659.98)	\$2,118.01
2893058	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$567.26)	\$2,210.73
2893059	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$523.58)	\$2,254.41
2893060	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$666.08)	\$2,111.91
2893061	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$772.13)	\$2,878.95
2893062	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$880.20)	\$2,770.88
2893063	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$838.32)	\$2,812.76
2893064	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$777.26)	\$2,873.82
2893020	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$639.34)	\$2,138.65
2893065	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$876.95)	\$2,774.13
2961009	Lot Type 60 Foot	0.18%	\$13,390.68	\$212.80	\$830.64	\$94.46	\$66.95	(\$226.26)	\$978.60
2961010		0.18%	\$13,390.68	\$212.80	\$830.64	\$94.46	\$66.95	(\$226.26)	\$978.60
2893066		0.18%	\$13,796.45	\$219.25	\$855.81	\$97.32	\$68.98	(\$233.11)	\$1,008.25
2893067	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$602.95)	\$3,048.12
2893068	Non-benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893021	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$597.02)	\$2,180.97
2893022	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$495.20)	\$2,282.79
2893023	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$695.02)	\$2,082.97
2893024	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$559.89)	\$2,218.11
2893069	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$669.81)	\$2,108.19
2893078	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$544.54)	\$2,233.46
2893079	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$579.78)	\$2,198.21
2893080	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$656.62)	\$2,121.38
2893081	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$690.33)	\$2,087.66
2893082	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$572.99)	\$2,205.00
2893085	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$661.00)	\$2,116.99
2893086	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$531.21)	\$2,246.78
2893087	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$519.93)	\$2,258.07
2893088	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$614.28)	\$2,163.71
2893089	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$504.71)	\$2,273.28
2893070	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$592.61)	\$2,185.38
2893090	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$514.03)	\$2,263.97
2893091	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$613.28)	\$2,164.71
2893092	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$661.00)	\$2,116.99
2893093	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$519.93)	\$2,258.07
2893094	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$604.46)	\$2,173.54
2893095	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$530.26)	\$2,247.73
2893096	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$572.99)	\$2,205.00
2893071	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$525.61)	\$2,252.39
2893072	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$666.08)	\$2,111.91
2893073	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$569.28)	\$2,208.71
2893074	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$557.85)	\$2,220.15
2893075	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$523.58)	\$2,254.41
2893076	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$617.88)	\$2,160.11
2893077	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$560.25)	\$2,217.74
2893097	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$653.79)	\$2,997.29
2893098	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$652.23)	\$2,998.85
2893099	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$705.24)	\$2,945.84
2893100	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	\$0.00	\$3,651.08
2893101	Non-benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893102	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$768.95)	\$2,485.27
2893111	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$655.96)	\$2,122.04
2893112	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$522.04)	\$2,255.96
2893113	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$521.93)	\$2,256.06
2893114	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$614.28)	\$2,163.71
2893115	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$588.27)	\$2,189.73
2893116	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$584.83)	\$2,193.17
2893117	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$624.11)	\$2,153.88
2893118	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$573.50)	\$2,204.49
2893119	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$690.48)	\$2,087.51
2893120	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$570.59)	\$2,207.40
2893103	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$686.15)	\$2,568.07
2893121	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$588.27)	\$2,189.73
2893122	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$584.83)	\$2,193.17
2893123	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$664.79)	\$2,113.21
2893124	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$535.49)	\$2,242.50
2893125	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$565.17)	\$2,212.82
2893126	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$624.11)	\$2,153.88

**Southridge Public Improvement District
Improvement Area #1 Assessment Roll Summary**

Parcel	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2893127	Non-benefitted	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893104	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$662.30)	\$2,591.92
2893105	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$621.01)	\$2,633.21
2893106	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$764.82)	\$2,489.40
2893107	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$786.24)	\$2,467.98
2893108	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$650.19)	\$2,604.03
2893109	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$695.98)	\$2,558.24
2893110	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$582.82)	\$2,195.17
2893128	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$781.23)	\$2,869.85
2893129	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$835.06)	\$2,816.01
2893130	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$887.29)	\$2,763.78
2893131	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	\$0.00	\$3,651.08
2893132	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$602.95)	\$3,048.12
2893133	Non-benefitted	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893134	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$137.86)	\$3,513.21
2893135	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$130.20)	\$3,520.88
2893136	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$898.51)	\$2,752.57
2893137	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$806.19)	\$2,844.88
2893145	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$828.49)	\$2,822.58
2893146	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$760.60)	\$2,890.48
2893147	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$891.29)	\$2,759.78
2893148	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$831.00)	\$2,820.08
2893149	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$799.91)	\$2,851.17
2893150	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$759.98)	\$2,891.10
2893151	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$880.20)	\$2,770.88
2893138	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$766.34)	\$2,884.74
2893152	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$838.32)	\$2,812.76
2893153	Non-benefitted	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893139	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$816.57)	\$2,834.51
2893140	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$708.59)	\$2,942.48
2952891	Lot Type 60 Foot	0.27%	\$20,288.90	\$322.43	\$1,258.54	\$143.12	\$101.44	(\$404.82)	\$1,420.72
2893141		0.27%	\$20,288.90	\$322.43	\$1,258.54	\$143.12	\$101.44	\$0.00	\$1,825.54
2893142	Non-benefitted	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893143	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$137.86)	\$3,513.21
2893144	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$130.20)	\$3,520.88
2893154	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$647.92)	\$2,606.30
2893155	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$660.51)	\$2,593.71
2893156	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$623.48)	\$2,630.74
2893157	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$773.84)	\$2,480.37
2893158	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$700.33)	\$2,553.89
2893159	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$602.97)	\$2,651.25
2893160	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$526.72)	\$2,727.50
2893161	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$843.35)	\$2,410.87
2893162	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$717.86)	\$2,536.36
2893166	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$698.95)	\$2,555.27
2893167	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$675.80)	\$2,578.42
2893168	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$793.22)	\$2,461.00
2893169	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$809.74)	\$2,841.34
2893170	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$828.49)	\$2,822.58
2893171	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$807.47)	\$2,843.60
2893172	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$762.30)	\$2,888.77
2893173	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$813.14)	\$2,837.94
2893174	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	\$0.00	\$3,651.08
2893175	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$880.20)	\$2,770.88
2893176	Non-benefitted	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893186	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	\$0.00	\$3,254.22
2893187	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$656.89)	\$2,597.32
2893188	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$506.09)	\$2,748.13
2893189	Non-benefitted	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893177	Non-benefitted	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2893196	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$685.63)	\$2,568.59
2893190	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$114.87)	\$2,663.13
2893191	Lot Type 40 Foot	0.41%	\$30,874.42	\$490.65	\$1,915.18	\$217.79	\$154.37	(\$114.87)	\$2,663.13
2893192	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$535.29)	\$2,718.93
2893193	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$458.05)	\$2,796.17
2893194	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$591.32)	\$3,059.75
2893195	Lot Type 60 Foot	0.54%	\$40,577.80	\$644.86	\$2,517.09	\$286.24	\$202.89	(\$103.96)	\$3,547.12
2893178	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$642.40)	\$2,611.82
2893180	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$819.71)	\$2,434.50
2893181	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$717.90)	\$2,536.32
2893182	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$789.88)	\$2,464.34
2893183	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$709.99)	\$2,544.23
2893184	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$672.13)	\$2,582.09
2893185	Lot Type 50 Foot	0.48%	\$36,167.17	\$574.77	\$2,243.49	\$255.12	\$180.84	(\$715.63)	\$2,538.59
Total	223	100.00%	\$7,551,000.00	\$120,000.00	\$468,397.50	\$53,265.00	\$37,755.00	(\$132,201.39)	\$547,216.11

APPENDIX B-2
IMPROVEMENT AREA #1 TIRZ CREDIT CALCULATION

**Southridge Public Improvement District
Improvement Area #1 TIRZ Credit Calculation**

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	Calculated TIRZ Credit	Max TIRZ Credit Allowed ¹	26-27 TIRZ Credit
2892961	\$337,093	\$19,560	\$317,533	0.47%	\$624	\$624	\$624
2892962	\$314,532	\$19,560	\$294,972	0.44%	\$580	\$580	\$580
2892963	\$302,329	\$19,560	\$282,769	0.42%	\$556	\$556	\$556
2892964	\$268,924	\$19,560	\$249,364	0.37%	\$490	\$490	\$490
2892965	\$337,093	\$19,560	\$317,533	0.47%	\$624	\$624	\$624
2892966	\$314,532	\$19,560	\$294,972	0.44%	\$580	\$580	\$580
2892967	\$308,160	\$19,560	\$288,600	0.43%	\$567	\$567	\$567
2892968	\$358,439	\$19,560	\$338,879	0.50%	\$666	\$666	\$666
2892969	\$321,059	\$19,560	\$301,499	0.45%	\$593	\$593	\$593
2892970	\$333,914	\$19,560	\$314,354	0.47%	\$618	\$618	\$618
2892947	\$5,000	\$0	\$0	0.00%	\$0	\$0	\$0
2892948	\$356,449	\$19,560	\$336,889	0.50%	\$662	\$662	\$662
2892971	\$303,372	\$19,560	\$283,812	0.42%	\$558	\$558	\$558
2892972	\$308,160	\$19,560	\$288,600	0.43%	\$567	\$567	\$567
2892973	\$334,428	\$19,560	\$314,868	0.47%	\$619	\$619	\$619
2892974	\$285,940	\$19,560	\$266,380	0.40%	\$524	\$524	\$524
2892975	\$303,372	\$19,560	\$283,812	0.42%	\$558	\$558	\$558
2892976	\$287,096	\$19,560	\$267,536	0.40%	\$526	\$526	\$526
2892977	\$358,439	\$19,560	\$338,879	0.50%	\$666	\$666	\$666
2892978	\$333,914	\$19,560	\$314,354	0.47%	\$618	\$618	\$618
2892979	\$309,190	\$19,560	\$289,630	0.43%	\$569	\$569	\$569
2892980	\$303,372	\$19,560	\$283,812	0.42%	\$558	\$558	\$558
2892953	\$300,000	\$19,560	\$280,440	0.42%	\$551	\$551	\$551
2892981	\$280,255	\$19,560	\$260,695	0.39%	\$512	\$512	\$512
2892982	\$343,333	\$19,560	\$323,773	0.48%	\$636	\$636	\$636
2892983	\$333,914	\$19,560	\$314,354	0.47%	\$618	\$618	\$618
2892984	\$308,160	\$19,560	\$288,600	0.43%	\$567	\$567	\$567
2892985	\$301,876	\$19,560	\$282,316	0.42%	\$555	\$555	\$555
2892986	\$321,059	\$19,560	\$301,499	0.45%	\$593	\$593	\$593
2892987	\$355,333	\$19,560	\$335,773	0.50%	\$660	\$660	\$660
2892988	\$308,362	\$19,560	\$288,802	0.43%	\$568	\$568	\$568
2892989	\$303,372	\$19,560	\$283,812	0.42%	\$558	\$558	\$558
2892990	\$321,059	\$19,560	\$301,499	0.45%	\$593	\$593	\$593
2892954	\$314,532	\$19,560	\$294,972	0.44%	\$580	\$580	\$580
2892991	\$333,914	\$19,560	\$314,354	0.47%	\$618	\$618	\$618
2892992	\$303,372	\$19,560	\$283,812	0.42%	\$558	\$558	\$558
2892993	\$314,190	\$19,560	\$294,630	0.44%	\$579	\$579	\$579
2892994	\$2,000	\$0	\$0	0.00%	\$0	\$0	\$0
2892995	\$66,150	\$19,560	\$46,590	0.07%	\$92		\$92
2892998	\$69,300	\$19,560	\$49,740	0.07%	\$98		\$98
2892955	\$268,924	\$19,560	\$249,364	0.37%	\$490	\$490	\$490
2892956	\$296,716	\$19,560	\$277,156	0.41%	\$545	\$545	\$545
2892957	\$312,551	\$19,560	\$292,991	0.44%	\$576	\$576	\$576
2892958	\$388,162	\$19,560	\$368,602	0.55%	\$725	\$725	\$725
2892959	\$361,449	\$19,560	\$341,889	0.51%	\$672	\$672	\$672
2892999	\$2,000	\$0	\$0	0.00%	\$0	\$0	\$0
2893001	\$370,559	\$19,560	\$350,999	0.52%	\$690	\$690	\$690
2893002	\$343,842	\$19,560	\$324,282	0.48%	\$637	\$637	\$637
2893003	\$360,800	\$19,560	\$341,240	0.51%	\$671	\$671	\$671
2893004	\$328,947	\$19,560	\$309,387	0.46%	\$608	\$608	\$608
2893005	\$395,435	\$19,560	\$375,875	0.56%	\$739	\$739	\$739
2893006	\$343,528	\$9,780	\$161,984	0.24%	\$318	\$318	\$318
2962347	\$343,528	\$9,780	\$161,984	0.24%	\$318	\$318	\$318
2893007	\$339,692	\$19,560	\$320,132	0.48%	\$629	\$629	\$629
2893008	\$377,459	\$19,560	\$357,899	0.53%	\$703	\$703	\$703
2893009	\$2,000	\$0	\$0	0.00%	\$0	\$0	\$0
2893010	\$69,300	\$19,560	\$49,740	0.07%	\$98		\$98
2893011	\$66,150	\$19,560	\$46,590	0.07%	\$92		\$92
2893012	\$66,150	\$19,560	\$46,590	0.07%	\$92		\$92
2893013	\$81,900	\$19,560	\$62,340	0.09%	\$123		\$123
2893014	\$81,900	\$19,560	\$62,340	0.09%	\$123		\$123
2893015	\$85,800	\$19,560	\$66,240	0.10%	\$130		\$130
2893016	\$373,162	\$19,560	\$353,602	0.53%	\$695	\$695	\$695
2893025	\$332,461	\$19,560	\$312,901	0.47%	\$615	\$615	\$615
2893026	\$359,000	\$19,560	\$339,440	0.50%	\$667	\$667	\$667

**Southridge Public Improvement District
Improvement Area #1 TIRZ Credit Calculation**

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	Calculated TIRZ Credit	Max TIRZ Credit Allowed ¹	26-27 TIRZ Credit
2893027	\$353,989	\$19,560	\$334,429	0.50%	\$657	\$657	\$657
2893028	\$373,162	\$19,560	\$353,602	0.53%	\$695	\$695	\$695
2893029	\$368,433	\$19,560	\$348,873	0.52%	\$686	\$686	\$686
2893030	\$378,162	\$19,560	\$358,602	0.53%	\$705	\$705	\$705
2893031	\$282,086	\$19,560	\$262,526	0.39%	\$516	\$516	\$516
2893032	\$306,815	\$19,560	\$287,255	0.43%	\$565	\$565	\$565
2893033	\$329,641	\$19,560	\$310,081	0.46%	\$609	\$609	\$609
2893034	\$271,627	\$19,560	\$252,067	0.37%	\$495	\$495	\$495
2893017	\$300,991	\$19,560	\$281,431	0.42%	\$553	\$553	\$553
2893035	\$339,488	\$19,560	\$319,928	0.48%	\$629	\$629	\$629
2893036	\$368,162	\$19,560	\$348,602	0.52%	\$685	\$685	\$685
2893037	\$353,989	\$19,560	\$334,429	0.50%	\$657	\$657	\$657
2893038	\$368,460	\$19,560	\$348,900	0.52%	\$686	\$686	\$686
2893039	\$353,433	\$19,560	\$333,873	0.50%	\$656	\$656	\$656
2893040	\$306,815	\$19,560	\$287,255	0.43%	\$565	\$565	\$565
2893041	\$279,985	\$19,560	\$260,425	0.39%	\$512	\$512	\$512
2893042	\$339,488	\$19,560	\$319,928	0.48%	\$629	\$629	\$629
2893043	\$373,162	\$19,560	\$353,602	0.53%	\$695	\$695	\$695
2893044	\$312,098	\$19,560	\$292,538	0.43%	\$575	\$575	\$575
2893018	\$340,480	\$19,560	\$320,920	0.48%	\$631	\$631	\$631
2893045	\$299,858	\$19,560	\$280,298	0.42%	\$551	\$551	\$551
2893046	\$318,848	\$19,560	\$299,288	0.44%	\$588	\$588	\$588
2893047	\$355,853	\$19,560	\$336,293	0.50%	\$661	\$661	\$661
2893048	\$332,085	\$19,560	\$312,525	0.46%	\$614	\$614	\$614
2893049	\$308,160	\$19,560	\$288,600	0.43%	\$567	\$567	\$567
2893050	\$0	\$19,560	\$0	0.00%	\$0	\$0	\$0
2893051	\$358,439	\$19,560	\$338,879	0.50%	\$666	\$666	\$666
2893052	\$333,914	\$19,560	\$314,354	0.47%	\$618	\$618	\$618
2893053	\$309,190	\$19,560	\$289,630	0.43%	\$569	\$569	\$569
2893054	\$303,372	\$19,560	\$283,812	0.42%	\$558	\$558	\$558
2893019	\$358,989	\$19,560	\$339,429	0.50%	\$667	\$667	\$667
2893055	\$286,969	\$19,560	\$267,409	0.40%	\$526	\$526	\$526
2893056	\$334,428	\$19,560	\$314,868	0.47%	\$619	\$619	\$619
2893057	\$355,333	\$19,560	\$335,773	0.50%	\$660	\$660	\$660
2893058	\$308,160	\$19,560	\$288,600	0.43%	\$567	\$567	\$567
2893059	\$285,940	\$19,560	\$266,380	0.40%	\$524	\$524	\$524
2893060	\$358,439	\$19,560	\$338,879	0.50%	\$666	\$666	\$666
2893061	\$412,391	\$19,560	\$392,831	0.58%	\$772	\$772	\$772
2893062	\$467,372	\$19,560	\$447,812	0.67%	\$880	\$880	\$880
2893063	\$446,066	\$19,560	\$426,506	0.63%	\$838	\$838	\$838
2893064	\$415,000	\$19,560	\$395,440	0.59%	\$777	\$777	\$777
2893020	\$344,832	\$19,560	\$325,272	0.48%	\$639	\$639	\$639
2893065	\$465,719	\$19,560	\$446,159	0.66%	\$877	\$877	\$877
2961009	\$121,566	\$6,455	\$115,111	0.17%	\$226	\$226	\$226
2961010	\$121,566	\$6,455	\$115,111	0.17%	\$226	\$226	\$226
2893066	\$125,250	\$6,651	\$118,599	0.18%	\$233	\$233	\$233
2893067	\$326,321	\$19,560	\$306,761	0.46%	\$603	\$603	\$603
2893068	\$5,000	\$0	\$0	0.00%	\$0	\$0	\$0
2893021	\$323,302	\$19,560	\$303,742	0.45%	\$597	\$597	\$597
2893022	\$271,499	\$19,560	\$251,939	0.37%	\$495	\$495	\$495
2893023	\$373,162	\$19,560	\$353,602	0.53%	\$695	\$695	\$695
2893024	\$304,410	\$19,560	\$284,850	0.42%	\$560	\$560	\$560
2893069	\$360,333	\$19,560	\$340,773	0.51%	\$670	\$670	\$670
2893078	\$296,600	\$19,560	\$277,040	0.41%	\$545	\$545	\$545
2893079	\$314,532	\$19,560	\$294,972	0.44%	\$580	\$580	\$580
2893080	\$353,622	\$19,560	\$334,062	0.50%	\$657	\$657	\$657
2893081	\$370,776	\$19,560	\$351,216	0.52%	\$690	\$690	\$690
2893082	\$311,078	\$19,560	\$291,518	0.43%	\$573	\$573	\$573
2893085	\$355,853	\$19,560	\$336,293	0.50%	\$661	\$661	\$661
2893086	\$289,822	\$19,560	\$270,262	0.40%	\$531	\$531	\$531
2893087	\$284,080	\$19,560	\$264,520	0.39%	\$520	\$520	\$520
2893088	\$332,085	\$19,560	\$312,525	0.46%	\$614	\$614	\$614
2893089	\$276,338	\$19,560	\$256,778	0.38%	\$505	\$505	\$505
2893070	\$321,059	\$19,560	\$301,499	0.45%	\$593	\$593	\$593
2893090	\$281,078	\$19,560	\$261,518	0.39%	\$514	\$514	\$514

**Southridge Public Improvement District
Improvement Area #1 TIRZ Credit Calculation**

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

**Southridge Public Improvement District
Improvement Area #1 TIRZ Credit Calculation**

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	Calculated TIRZ Credit	Max TIRZ Credit Allowed ¹	26-27 TIRZ Credit
2893140	\$380,066	\$19,560	\$360,506	0.54%	\$709	\$709	\$709
2952891	\$215,736	\$9,780	\$205,956	0.31%	\$405	\$405	\$405
2893141	\$0	\$9,780	\$0	0.00%	\$0	\$0	\$0
2893142	\$2,000	\$0	\$0	0.00%	\$0	\$0	\$0
2893143	\$89,700	\$19,560	\$70,140	0.10%	\$138		\$138
2893144	\$85,800	\$19,560	\$66,240	0.10%	\$130		\$130
2893154	\$349,200	\$19,560	\$329,640	0.49%	\$648	\$648	\$648
2893155	\$355,603	\$19,560	\$336,043	0.50%	\$661	\$661	\$661
2893156	\$336,764	\$19,560	\$317,204	0.47%	\$623	\$623	\$623
2893157	\$413,264	\$19,560	\$393,704	0.59%	\$774	\$774	\$774
2893158	\$375,862	\$19,560	\$356,302	0.53%	\$700	\$700	\$700
2893159	\$326,331	\$19,560	\$306,771	0.46%	\$603	\$603	\$603
2893160	\$287,534	\$19,560	\$267,974	0.40%	\$527	\$527	\$527
2893161	\$448,625	\$19,560	\$429,065	0.64%	\$843	\$843	\$843
2893162	\$384,781	\$19,560	\$365,221	0.54%	\$718	\$718	\$718
2893166	\$375,160	\$19,560	\$355,600	0.53%	\$699	\$699	\$699
2893167	\$363,383	\$19,560	\$343,823	0.51%	\$676	\$676	\$676
2893168	\$423,123	\$19,560	\$403,563	0.60%	\$793	\$793	\$793
2893169	\$431,524	\$19,560	\$411,964	0.61%	\$810	\$810	\$810
2893170	\$441,066	\$19,560	\$421,506	0.63%	\$828	\$828	\$828
2893171	\$430,372	\$19,560	\$410,812	0.61%	\$807	\$807	\$807
2893172	\$407,391	\$19,560	\$387,831	0.58%	\$762	\$762	\$762
2893173	\$433,254	\$19,560	\$413,694	0.62%	\$813	\$813	\$813
2893174	\$0	\$19,560	\$0	0.00%	\$0	\$0	\$0
2893175	\$467,372	\$19,560	\$447,812	0.67%	\$880	\$880	\$880
2893176	\$5,000	\$0	\$0	0.00%	\$0	\$0	\$0
2893186	\$0	\$19,560	\$0	0.00%	\$0	\$0	\$0
2893187	\$353,764	\$19,560	\$334,204	0.50%	\$657	\$657	\$657
2893188	\$277,040	\$19,560	\$257,480	0.38%	\$506	\$506	\$506
2893189	\$2,000	\$0	\$0	0.00%	\$0	\$0	\$0
2893177	\$5,000	\$0	\$0	0.00%	\$0	\$0	\$0
2893196	\$368,383	\$19,560	\$348,823	0.52%	\$686	\$686	\$686
2893190	\$78,000	\$19,560	\$58,440	0.09%	\$115		\$115
2893191	\$78,000	\$19,560	\$58,440	0.09%	\$115		\$115
2893192	\$291,894	\$19,560	\$272,334	0.40%	\$535	\$535	\$535
2893193	\$252,601	\$19,560	\$233,041	0.35%	\$458		\$458
2893194	\$320,404	\$19,560	\$300,844	0.45%	\$591	\$591	\$591
2893195	\$72,450	\$19,560	\$52,890	0.08%	\$104		\$104
2893178	\$346,389	\$19,560	\$326,829	0.49%	\$642	\$642	\$642
2893180	\$436,601	\$19,560	\$417,041	0.62%	\$820	\$820	\$820
2893181	\$384,803	\$19,560	\$365,243	0.54%	\$718	\$718	\$718
2893182	\$421,421	\$19,560	\$401,861	0.60%	\$790	\$790	\$790
2893183	\$380,775	\$19,560	\$361,215	0.54%	\$710	\$710	\$710
2893184	\$361,514	\$19,560	\$341,954	0.51%	\$672	\$672	\$672
2893185	\$383,647	\$19,560	\$364,087	0.54%	\$716	\$716	\$716
Total	\$71,895,098	\$4,361,979	\$67,259,173	100.00%	\$132,201	\$130,028	\$132,201

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

APPENDIX B-3
IMPROVEMENT AREA #1 PROJECTED ASSESSMENT SCHEDULES

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

Lot Type
Outstanding Assessment

60 FT
\$40,578

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

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

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

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

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

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

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

Lot Type
Outstanding Assessment

50 FT
\$36,167

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

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

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

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

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

Lot Type
Outstanding Assessment

40 FT
\$30,874

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	\$30,874	\$491	\$2,070	\$218	\$2,778
2027	\$30,384	\$515	\$2,061	\$320	\$2,896
2028	\$29,869	\$540	\$2,030	\$326	\$2,896
2029	\$29,329	\$564	\$1,997	\$333	\$2,894
2030	\$28,765	\$597	\$1,963	\$339	\$2,900
2031	\$28,168	\$634	\$1,923	\$346	\$2,903
2032	\$27,534	\$671	\$1,880	\$353	\$2,904
2033	\$26,863	\$711	\$1,835	\$360	\$2,907
2034	\$26,152	\$752	\$1,787	\$367	\$2,907
2035	\$25,400	\$801	\$1,736	\$375	\$2,912
2036	\$24,598	\$850	\$1,682	\$382	\$2,915
2037	\$23,748	\$900	\$1,625	\$390	\$2,914
2038	\$22,848	\$957	\$1,564	\$398	\$2,919
2039	\$21,891	\$1,014	\$1,499	\$406	\$2,919
2040	\$20,877	\$1,075	\$1,431	\$414	\$2,920
2041	\$19,802	\$1,149	\$1,358	\$422	\$2,929
2042	\$18,653	\$1,218	\$1,281	\$431	\$2,930
2043	\$17,435	\$1,292	\$1,199	\$439	\$2,930
2044	\$16,143	\$1,378	\$1,110	\$448	\$2,936
2045	\$14,765	\$1,468	\$1,015	\$457	\$2,940
2046	\$13,297	\$1,558	\$914	\$466	\$2,938
2047	\$11,739	\$1,660	\$807	\$475	\$2,942
2048	\$10,079	\$1,770	\$693	\$485	\$2,948
2049	\$8,308	\$1,885	\$571	\$495	\$2,951
2050	\$6,423	\$2,008	\$442	\$504	\$2,954
2051	\$4,416	\$2,138	\$304	\$515	\$2,957
2052	\$2,277	\$2,277	\$157	\$525	\$2,959
Total		\$30,874	\$36,934	\$10,989	\$78,797

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

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

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

APPENDIX C-1
IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY

**Southridge Public Improvement District
Improvement Area #2 Assessment Roll Summary**

Parcel	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2923269	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$466.24)	\$2,312.00
2923270	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$403.33)	\$2,374.90
2923271	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$388.61)	\$2,389.63
2923272	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$417.14)	\$2,361.10
2923273	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$472.78)	\$2,305.45
2923274	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$446.51)	\$2,331.72
2923275	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$356.60)	\$2,421.63
2923276	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$416.73)	\$2,361.50
2923277	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$448.54)	\$2,329.70
2923278	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$342.04)	\$2,436.19
2923279	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$467.29)	\$2,310.94
2923280	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$429.58)	\$2,348.66
2923281	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$393.15)	\$2,385.09
2923282	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$467.29)	\$2,310.94
2923283	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$402.25)	\$2,375.98
2923284	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$503.07)	\$2,275.16
2923285	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$338.07)	\$2,440.16
2923294	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$358.55)	\$2,419.69
2923295	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$242.90)	\$2,535.33
2923296	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$236.20)	\$2,542.03
2923297	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$254.14)	\$2,524.09
2923298	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$321.85)	\$2,456.38
2923299	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$275.24)	\$2,503.00
2923300	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$276.27)	\$2,501.96
2923301	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$300.74)	\$2,477.49
2923302	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$311.51)	\$2,466.73
2923303	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$258.84)	\$2,519.39
2923286	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$309.05)	\$2,469.18
2923304	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$347.86)	\$2,430.37
2923305	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$344.43)	\$2,433.81
2923287	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$302.14)	\$2,476.09
2965034	40	0.18%	\$17,098.49	\$294.67	\$897.17	\$111.79	\$85.49	(\$165.61)	\$1,223.50
2923288		0.18%	\$17,098.49	\$294.67	\$897.17	\$111.79	\$85.49	(\$165.61)	\$1,223.50
2923289	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$308.15)	\$2,470.09
2923290	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$289.68)	\$2,488.55
2923291	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$319.52)	\$2,458.71
2923292	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$296.65)	\$2,481.58
2923293	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$289.68)	\$2,488.55
2923306	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$389.83)	\$2,388.41
2923315		0.18%	\$17,098.49	\$294.67	\$897.17	\$111.79	\$85.49	(\$176.84)	\$1,212.28
2987053	40	0.18%	\$17,098.49	\$294.67	\$897.17	\$111.79	\$85.49	(\$176.84)	\$1,212.28
2923316	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$259.41)	\$2,518.82
2923317	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$230.85)	\$2,547.39
2923318	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$216.17)	\$2,562.07
2923319	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$237.31)	\$2,540.93
2923320	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$267.01)	\$2,511.22
2923321	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$230.81)	\$2,547.42
2923322	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$160.54)	\$2,617.69
2923323	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$158.56)	\$2,619.67
2923324	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$178.74)	\$2,599.49
2923307	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$330.60)	\$2,447.63
2923325	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$549.77)	\$2,228.46
2923326	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$669.32)	\$2,108.91
2923327	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$496.58)	\$2,281.65
2923328	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$376.45)	\$2,401.78
2923329	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$435.18)	\$2,343.06
2923330	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$517.69)	\$2,260.54
2923331	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$476.48)	\$2,301.75
2923332	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$388.80)	\$2,389.43
2923333	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$417.14)	\$2,361.10
2923334	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$421.84)	\$2,356.40
2923308	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$347.88)	\$2,430.35
2923335	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$496.99)	\$2,281.24
2923336	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$354.81)	\$2,423.42
2923337	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$367.90)	\$2,410.33
2923338	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$330.77)	\$2,447.46
2923339	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$302.14)	\$2,476.09
2923340	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$308.15)	\$2,470.09
2923341	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$330.77)	\$2,447.46
2923342	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$303.50)	\$2,474.73
2923343	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$375.20)	\$2,403.03
2923309	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$367.90)	\$2,410.33
2923310	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$354.81)	\$2,423.42
2923311	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$381.97)	\$2,396.26
2923312	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$347.88)	\$2,430.35
2923313	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$329.47)	\$2,448.76
2923314	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$381.97)	\$2,396.26
2923344	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$308.35)	\$2,469.89
2923345	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$348.35)	\$2,429.88
2923346	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$357.88)	\$2,420.35

**Southridge Public Improvement District
Improvement Area #2 Assessment Roll Summary**

Parcel	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2923347	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$419.77)	\$2,358.46
2923348	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$380.38)	\$2,397.85
2923349	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$349.22)	\$2,429.02
2923350	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$344.36)	\$2,433.87
2923351	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$265.55)	\$2,512.68
2929157	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929158	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929159	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929160	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929161	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929162	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929163	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929164	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929165	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929166	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$145.30)	\$3,096.54
2929167	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929154	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$119.08)	\$3,122.76
2929155	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$125.27)	\$3,116.57
2929156	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$112.89)	\$3,128.94
2929168	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929169	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929170	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929171	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929172	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929173	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$103.84)	\$2,674.39
2929174	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$122.40)	\$2,655.83
2929175	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$122.40)	\$2,655.83
2929176	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$103.84)	\$2,674.39
2929177	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929178	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929179	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929180	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929181	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$103.84)	\$2,674.39
2929182	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929183	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929184	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929185	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929186	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$255.43)	\$2,522.81
2929195	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929196	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929197	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929198	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929199	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$135.59)	\$2,642.64
2929200	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$140.96)	\$2,637.27
2929187	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$232.46)	\$2,545.77
2929201	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$289.56)	\$2,488.68
2929202	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$245.67)	\$2,532.57
2929203	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$241.75)	\$2,536.48
2929204	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$248.50)	\$2,529.73
2929205	40	0.00%	Prepaid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929206	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$234.93)	\$2,543.31
2929188	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$219.17)	\$2,559.06
2929207	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$249.41)	\$2,528.82
2929208	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929189	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$233.67)	\$2,544.56
2929190	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$211.69)	\$2,566.54
2929191	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$214.11)	\$2,564.12
2929192	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$233.67)	\$2,544.56
2929193	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$97.65)	\$2,680.58
2929194	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929209	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$106.71)	\$3,135.13
2929218	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929219	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929220	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$133.30)	\$2,644.93
2929221	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929210	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929211	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929212	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929213	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$106.71)	\$3,135.13
2929214	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$140.96)	\$2,637.27
2929215	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$133.30)	\$2,644.93
2929216	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$133.30)	\$2,644.93
2929217	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929222	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$160.54)	\$2,617.69
2929231	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$140.96)	\$2,637.27
2929232	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$140.96)	\$2,637.27
2929233	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$133.30)	\$2,644.93
2929234	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929235	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929236	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59

**Southridge Public Improvement District
Improvement Area #2 Assessment Roll Summary**

Parcel	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2929237	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929238	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929239	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$133.30)	\$2,644.93
2929240	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929223	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929224	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929225	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929226	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929227	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929228	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929229	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$125.64)	\$2,652.59
2929230	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$133.30)	\$2,644.93
2929241	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$110.03)	\$2,668.21
2929250	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$192.66)	\$3,049.18
2929251	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$203.08)	\$3,038.76
2929252	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$180.49)	\$3,061.35
2929253	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$197.92)	\$3,043.92
2929254	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929242	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$103.84)	\$2,674.39
2929243	40	0.37%	\$34,196.99	\$589.34	\$1,794.33	\$223.58	\$170.98	(\$103.84)	\$2,674.39
2929244	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929245	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	\$0.00	\$3,241.84
2929246	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$152.20)	\$3,089.64
2929247	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$149.41)	\$3,092.43
2929248	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$148.06)	\$3,093.78
2929249	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$160.82)	\$3,081.01
2929255	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$166.82)	\$3,075.02
2929264	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929256	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$147.61)	\$3,094.23
2929257	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$149.56)	\$3,092.28
2929258	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$146.32)	\$3,095.52
2929259	50	0.21%	\$19,951.72	\$343.84	\$1,046.88	\$130.45	\$99.76	(\$78.24)	\$1,542.68
2965037		0.21%	\$19,951.72	\$343.84	\$1,046.88	\$130.45	\$99.76	(\$78.24)	\$1,542.68
2929260	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929261	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929262	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929263	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929265	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929274	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929275	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929276	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929277	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929278	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929279	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929280	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$106.71)	\$3,135.13
2929281	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929282	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929283	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929266	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929284	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929285	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929286	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929287	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$112.89)	\$3,128.94
2929288	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$112.89)	\$3,128.94
2929289	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929290	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929291	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929292	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$106.71)	\$3,135.13
2929293	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929267	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929268	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929269	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929270	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929271	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929272	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929273	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929294	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929303	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929304	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929305	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929306	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929307	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929308	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929309	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929310	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$106.71)	\$3,135.13
2929311	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929295	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929297	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929298	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929299	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86

**Southridge Public Improvement District
Improvement Area #2 Assessment Roll Summary**

Parcel	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2929300	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929301	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929302	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929321	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$160.02)	\$3,081.82
2929322	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929323	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929324	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929325	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929326	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$137.64)	\$3,104.20
2929327	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	\$0.00	\$3,241.84
2929328	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929329	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929330	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929312	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929313	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$145.30)	\$3,096.54
2929331	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929332	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929333	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	\$0.00	\$3,241.84
2929334	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$100.52)	\$3,141.32
2929335	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$113.79)	\$3,128.05
2929336	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$106.71)	\$3,135.13
2929314	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929315	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
2929316	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$152.96)	\$3,088.88
2929317	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$176.14)	\$3,065.69
2929318	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$163.69)	\$3,078.14
2929319	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	\$0.00	\$3,241.84
2929320	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$148.06)	\$3,093.78
2929296	50	0.43%	\$39,903.45	\$687.68	\$2,093.75	\$260.89	\$199.52	(\$129.98)	\$3,111.86
Total	256	100.00%	\$9,342,235.64	\$161,000.00	\$490,191.05	\$61,080.00	\$46,711.18	(\$51,865.95)	\$707,116.28

APPENDIX C-2
IMPROVEMENT AREA #2 TIRZ CREDIT CALCULATION

**Southridge Public Improvement District
Improvement Area #2 TIRZ Credit Calculation**

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2923269	\$259,890	\$10,637	\$249,253	0.90%	\$466.24	\$466.24	\$466.24
2923270	\$226,259	\$10,637	\$215,622	0.78%	\$403.33	\$403.33	\$403.33
2923271	\$218,388	\$10,637	\$207,751	0.75%	\$388.61	\$388.61	\$388.61
2923272	\$233,641	\$10,637	\$223,004	0.80%	\$417.14	\$417.14	\$417.14
2923273	\$263,390	\$10,637	\$252,753	0.91%	\$472.78	\$472.78	\$472.78
2923274	\$249,345	\$10,637	\$238,708	0.86%	\$446.51	\$446.51	\$446.51
2923275	\$201,278	\$10,637	\$190,641	0.69%	\$356.60	\$356.60	\$356.60
2923276	\$233,426	\$10,637	\$222,789	0.80%	\$416.73	\$416.73	\$416.73
2923277	\$250,427	\$10,637	\$239,790	0.86%	\$448.54	\$448.54	\$448.54
2923278	\$193,493	\$10,637	\$182,856	0.66%	\$342.04	\$342.04	\$342.04
2923279	\$260,453	\$10,637	\$249,816	0.90%	\$467.29	\$467.29	\$467.29
2923280	\$240,291	\$10,637	\$229,654	0.83%	\$429.58	\$429.58	\$429.58
2923281	\$220,815	\$10,637	\$210,178	0.76%	\$393.15	\$393.15	\$393.15
2923282	\$260,453	\$10,637	\$249,816	0.90%	\$467.29	\$467.29	\$467.29
2923283	\$225,684	\$10,637	\$215,047	0.78%	\$402.25	\$402.25	\$402.25
2923284	\$279,582	\$10,637	\$268,945	0.97%	\$503.07	\$503.07	\$503.07
2923285	\$191,371	\$10,637	\$180,734	0.65%	\$338.07	\$338.07	\$338.07
2923294	\$197,000	\$5,319	\$191,681	0.69%	\$358.55	\$358.55	\$358.55
2923295	\$140,492	\$10,637	\$129,855	0.47%	\$242.90		\$242.90
2923296	\$136,912	\$10,637	\$126,275	0.46%	\$236.20		\$236.20
2923297	\$146,504	\$10,637	\$135,867	0.49%	\$254.14		\$254.14
2923298	\$182,700	\$10,637	\$172,063	0.62%	\$321.85		\$321.85
2923299	\$157,781	\$10,637	\$147,144	0.53%	\$275.24		\$275.24
2923300	\$158,335	\$10,637	\$147,698	0.53%	\$276.27		\$276.27
2923301	\$171,415	\$10,637	\$160,778	0.58%	\$300.74		\$300.74
2923302	\$177,171	\$10,637	\$166,534	0.60%	\$311.51		\$311.51
2923303	\$149,015	\$10,637	\$138,378	0.50%	\$258.84		\$258.84
2923286	\$175,857	\$10,637	\$165,220	0.60%	\$309.05		\$309.05
2923304	\$196,607	\$10,637	\$185,970	0.67%	\$347.86		\$347.86
2923305	\$194,769	\$10,637	\$184,132	0.66%	\$344.43		\$344.43
2923287	\$172,164	\$10,637	\$161,527	0.58%	\$302.14		\$302.14
2965034	\$93,856	\$5,319	\$88,537	0.32%	\$165.61		\$165.61
2923288	\$93,856	\$5,319	\$88,537	0.32%	\$165.61		\$165.61
2923289	\$175,374	\$10,637	\$164,737	0.59%	\$308.15		\$308.15
2923290	\$165,502	\$10,637	\$154,865	0.56%	\$289.68		\$289.68
2923291	\$181,455	\$10,637	\$170,818	0.62%	\$319.52		\$319.52
2923292	\$169,227	\$10,637	\$158,590	0.57%	\$296.65		\$296.65
2923293	\$165,502	\$10,637	\$154,865	0.56%	\$289.68		\$289.68
2923306	\$219,041	\$10,637	\$208,404	0.75%	\$389.83		\$389.83
2923315	\$99,859	\$5,319	\$94,540	0.34%	\$176.84		\$176.84
2987053	\$99,859	\$5,319	\$94,540	0.34%	\$176.84		\$176.84
2923316	\$149,321	\$10,637	\$138,684	0.50%	\$259.41		\$259.41
2923317	\$134,049	\$10,637	\$123,412	0.44%	\$230.85		\$230.85
2923318	\$126,201	\$10,637	\$115,564	0.42%	\$216.17		\$216.17
2923319	\$137,503	\$10,637	\$126,866	0.46%	\$237.31		\$237.31
2923320	\$153,384	\$10,637	\$142,747	0.51%	\$267.01		\$267.01
2923321	\$134,032	\$10,637	\$123,395	0.44%	\$230.81		\$230.81
2923322	\$96,464	\$10,637	\$85,827	0.31%	\$160.54		\$160.54
2923323	\$95,406	\$10,637	\$84,769	0.31%	\$158.56		\$158.56
2923324	\$106,195	\$10,637	\$95,558	0.34%	\$178.74		\$178.74
2923307	\$187,378	\$10,637	\$176,741	0.64%	\$330.60		\$330.60
2923325	\$304,548	\$10,637	\$293,911	1.06%	\$549.77	\$549.77	\$549.77
2923326	\$368,460	\$10,637	\$357,823	1.29%	\$669.32	\$669.32	\$669.32
2923327	\$276,111	\$10,637	\$265,474	0.96%	\$496.58	\$496.58	\$496.58

**Southridge Public Improvement District
Improvement Area #2 TIRZ Credit Calculation**

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2923328	\$211,892	\$10,637	\$201,255	0.73%	\$376.45	\$376.45	\$376.45
2923329	\$243,285	\$10,637	\$232,648	0.84%	\$435.18	\$435.18	\$435.18
2923330	\$287,399	\$10,637	\$276,762	1.00%	\$517.69	\$517.69	\$517.69
2923331	\$265,366	\$10,637	\$254,729	0.92%	\$476.48	\$476.48	\$476.48
2923332	\$218,493	\$10,637	\$207,856	0.75%	\$388.80	\$388.80	\$388.80
2923333	\$233,641	\$10,637	\$223,004	0.80%	\$417.14	\$417.14	\$417.14
2923334	\$236,154	\$10,637	\$225,517	0.81%	\$421.84	\$421.84	\$421.84
2923308	\$196,616	\$10,637	\$185,979	0.67%	\$347.88	\$347.88	\$347.88
2923335	\$276,331	\$10,637	\$265,694	0.96%	\$496.99	\$496.99	\$496.99
2923336	\$200,321	\$10,637	\$189,684	0.68%	\$354.81	\$354.81	\$354.81
2923337	\$207,321	\$10,637	\$196,684	0.71%	\$367.90	\$367.90	\$367.90
2923338	\$187,471	\$10,637	\$176,834	0.64%	\$330.77	\$330.77	\$330.77
2923339	\$172,164	\$10,637	\$161,527	0.58%	\$302.14	\$302.14	\$302.14
2923340	\$175,374	\$10,637	\$164,737	0.59%	\$308.15	\$308.15	\$308.15
2923341	\$187,471	\$10,637	\$176,834	0.64%	\$330.77	\$330.77	\$330.77
2923342	\$172,892	\$10,637	\$162,255	0.59%	\$303.50	\$303.50	\$303.50
2923343	\$211,221	\$10,637	\$200,584	0.72%	\$375.20	\$375.20	\$375.20
2923309	\$207,321	\$10,637	\$196,684	0.71%	\$367.90	\$367.90	\$367.90
2923310	\$200,321	\$10,637	\$189,684	0.68%	\$354.81	\$354.81	\$354.81
2923311	\$214,840	\$10,637	\$204,203	0.74%	\$381.97	\$381.97	\$381.97
2923312	\$196,616	\$10,637	\$185,979	0.67%	\$347.88	\$347.88	\$347.88
2923313	\$186,775	\$10,637	\$176,138	0.64%	\$329.47	\$329.47	\$329.47
2923314	\$214,840	\$10,637	\$204,203	0.74%	\$381.97	\$381.97	\$381.97
2923344	\$175,481	\$10,637	\$164,844	0.59%	\$308.35	\$308.35	\$308.35
2923345	\$196,867	\$10,637	\$186,230	0.67%	\$348.35	\$348.35	\$348.35
2923346	\$201,964	\$10,637	\$191,327	0.69%	\$357.88	\$357.88	\$357.88
2923347	\$235,049	\$10,637	\$224,412	0.81%	\$419.77	\$419.77	\$419.77
2923348	\$213,991	\$10,637	\$203,354	0.73%	\$380.38	\$380.38	\$380.38
2923349	\$197,330	\$10,637	\$186,693	0.67%	\$349.22	\$349.22	\$349.22
2923350	\$194,736	\$10,637	\$184,099	0.66%	\$344.36	\$344.36	\$344.36
2923351	\$147,283	\$5,319	\$141,964	0.51%	\$265.55	\$265.55	\$265.55
2929157	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929158	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929159	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929160	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929161	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929162	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929163	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929164	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929165	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929166	\$90,090	\$12,412	\$77,678	0.28%	\$145.30		\$145.30
2929167	\$1,000	\$0	\$1,000	0.00%	\$0.00	\$0.00	\$0.00
2929154	\$76,073	\$12,412	\$63,661	0.23%	\$119.08		\$119.08
2929155	\$79,380	\$12,412	\$66,968	0.24%	\$125.27		\$125.27
2929156	\$72,765	\$12,412	\$60,353	0.22%	\$112.89		\$112.89
2929168	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929169	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929170	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929171	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929172	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929173	\$66,150	\$10,637	\$55,513	0.20%	\$103.84		\$103.84
2929174	\$76,073	\$10,637	\$65,436	0.24%	\$122.40		\$122.40
2929175	\$76,073	\$10,637	\$65,436	0.24%	\$122.40		\$122.40
2929176	\$66,150	\$10,637	\$55,513	0.20%	\$103.84		\$103.84

**Southridge Public Improvement District
Improvement Area #2 TIRZ Credit Calculation**

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2929177	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929178	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929179	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929180	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929181	\$66,150	\$10,637	\$55,513	0.20%	\$103.84		\$103.84
2929182	\$1,000	\$0	\$1,000	0.00%	\$0.00	\$0.00	\$0.00
2929183	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929184	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929185	\$85,995	\$12,412	\$73,583	0.27%	\$137.64		\$137.64
2929186	\$147,189	\$10,637	\$136,552	0.49%	\$255.43		\$255.43
2929195	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929196	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929197	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929198	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929199	\$77,805	\$5,319	\$72,486	0.26%	\$135.59		\$135.59
2929200	\$85,995	\$10,637	\$75,358	0.27%	\$140.96		\$140.96
2929187	\$134,912	\$10,637	\$124,275	0.45%	\$232.46		\$232.46
2929201	\$165,436	\$10,637	\$154,799	0.56%	\$289.56		\$289.56
2929202	\$141,972	\$10,637	\$131,335	0.47%	\$245.67		\$245.67
2929203	\$139,879	\$10,637	\$129,242	0.47%	\$241.75		\$241.75
2929204	\$143,487	\$10,637	\$132,850	0.48%	\$248.50		\$248.50
2929205	\$130,017	\$10,637	\$0	0.00%	\$0.00		\$0.00
2929206	\$136,231	\$10,637	\$125,594	0.45%	\$234.93		\$234.93
2929188	\$127,809	\$10,637	\$117,172	0.42%	\$219.17		\$219.17
2929207	\$143,974	\$10,637	\$133,337	0.48%	\$249.41		\$249.41
2929208	\$1,000	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00
2929189	\$135,561	\$10,637	\$124,924	0.45%	\$233.67		\$233.67
2929190	\$123,807	\$10,637	\$113,170	0.41%	\$211.69		\$211.69
2929191	\$125,102	\$10,637	\$114,465	0.41%	\$214.11		\$214.11
2929192	\$135,561	\$10,637	\$124,924	0.45%	\$233.67		\$233.67
2929193	\$62,843	\$10,637	\$52,206	0.19%	\$97.65		\$97.65
2929194	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929209	\$69,458	\$12,412	\$57,046	0.21%	\$106.71		\$106.71
2929218	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929219	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929220	\$81,900	\$10,637	\$71,263	0.26%	\$133.30		\$133.30
2929221	\$1,000	\$0	\$1,000	0.00%	\$0.00	\$0.00	\$0.00
2929210	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929211	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929212	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929213	\$69,458	\$12,412	\$57,046	0.21%	\$106.71		\$106.71
2929214	\$85,995	\$10,637	\$75,358	0.27%	\$140.96		\$140.96
2929215	\$81,900	\$10,637	\$71,263	0.26%	\$133.30		\$133.30
2929216	\$81,900	\$10,637	\$71,263	0.26%	\$133.30		\$133.30
2929217	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929222	\$96,465	\$10,637	\$85,828	0.31%	\$160.54		\$160.54
2929231	\$85,995	\$10,637	\$75,358	0.27%	\$140.96		\$140.96
2929232	\$85,995	\$10,637	\$75,358	0.27%	\$140.96		\$140.96
2929233	\$81,900	\$10,637	\$71,263	0.26%	\$133.30		\$133.30
2929234	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929235	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929236	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929237	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929238	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64

**Southridge Public Improvement District
Improvement Area #2 TIRZ Credit Calculation**

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2929239	\$81,900	\$10,637	\$71,263	0.26%	\$133.30		\$133.30
2929240	\$1,000	\$0	\$1,000	0.00%	\$0.00	\$0.00	\$0.00
2929223	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929224	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929225	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929226	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929227	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929228	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929229	\$77,805	\$10,637	\$67,168	0.24%	\$125.64		\$125.64
2929230	\$81,900	\$10,637	\$71,263	0.26%	\$133.30		\$133.30
2929241	\$69,458	\$10,637	\$58,821	0.21%	\$110.03		\$110.03
2929250	\$115,407	\$12,412	\$102,995	0.37%	\$192.66		\$192.66
2929251	\$120,978	\$12,412	\$108,566	0.39%	\$203.08		\$203.08
2929252	\$108,903	\$12,412	\$96,491	0.35%	\$180.49		\$180.49
2929253	\$118,219	\$12,412	\$105,807	0.38%	\$197.92		\$197.92
2929254	\$1,000	\$0	\$1,000	0.00%	\$0.00	\$0.00	\$0.00
2929242	\$66,150	\$10,637	\$55,513	0.20%	\$103.84		\$103.84
2929243	\$66,150	\$10,637	\$55,513	0.20%	\$103.84		\$103.84
2929244	\$1,000	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00
2929245	\$98,464	\$12,412	\$0	0.00%	\$0.00		\$0.00
2929246	\$93,780	\$12,412	\$81,368	0.29%	\$152.20		\$152.20
2929247	\$92,286	\$12,412	\$79,874	0.29%	\$149.41		\$149.41
2929248	\$91,564	\$12,412	\$79,152	0.29%	\$148.06		\$148.06
2929249	\$98,390	\$12,412	\$85,978	0.31%	\$160.82		\$160.82
2929255	\$101,596	\$12,412	\$89,184	0.32%	\$166.82		\$166.82
2929264	\$85,995	\$12,412	\$73,583	0.27%	\$137.64		\$137.64
2929256	\$91,323	\$12,412	\$78,911	0.28%	\$147.61		\$147.61
2929257	\$92,367	\$12,412	\$79,955	0.29%	\$149.56		\$149.56
2929258	\$90,635	\$12,412	\$78,223	0.28%	\$146.32		\$146.32
2929259	\$48,035	\$6,206	\$41,829	0.15%	\$78.24		\$78.24
2965037	\$48,035	\$6,206	\$41,829	0.15%	\$78.24		\$78.24
2929260	\$85,995	\$12,412	\$73,583	0.27%	\$137.64		\$137.64
2929261	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929262	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929263	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929265	\$85,995	\$12,412	\$73,583	0.27%	\$137.64		\$137.64
2929274	\$85,995	\$12,412	\$73,583	0.27%	\$137.64		\$137.64
2929275	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929276	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929277	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929278	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929279	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929280	\$69,458	\$12,412	\$57,046	0.21%	\$106.71		\$106.71
2929281	\$85,995	\$12,412	\$73,583	0.27%	\$137.64		\$137.64
2929282	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929283	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929266	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929284	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929285	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929286	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
2929287	\$72,765	\$12,412	\$60,353	0.22%	\$112.89		\$112.89
2929288	\$72,765	\$12,412	\$60,353	0.22%	\$112.89		\$112.89
2929289	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52
2929290	\$66,150	\$12,412	\$53,738	0.19%	\$100.52		\$100.52

**Southridge Public Improvement District
Improvement Area #2 TIRZ Credit Calculation**

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

**Southridge Public Improvement District
Improvement Area #2 TIRZ Credit Calculation**

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed	26-27 TIRZ Credit
2929318	\$99,924	\$12,412	\$87,512	0.32%	\$163.69		\$163.69
2929319	\$91,064	\$12,412	\$0	0.00%	\$0.00		\$0.00
2929320	\$91,564	\$12,412	\$79,152	0.29%	\$148.06		\$148.06
2929296	\$81,900	\$12,412	\$69,488	0.25%	\$129.98		\$129.98
Total	\$31,038,701	\$2,893,507	\$27,735,884	100.00%	\$51,865.95	\$20,722.98	\$51,865.95

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

APPENDIX C-3
IMPROVEMENT AREA #2 PROJECTED ASSESSMENT SCHEDULES

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

Lot Type
Outstanding Assessment

50 FT
\$39,903

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

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

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

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

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

Lot Type
Outstanding Assessment

40 FT
\$34,197

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

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

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

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

APPENDIX D-1
IMPROVEMENT AREA #3 ASSESSMENT ROLL SUMMARY

Parcel	Lot Type	Allocation			Administrative				Total Annual	
		Percentage of		Assessment Per Unit	Principal	Interest	Expenses	Additional Interest		TIRZ Credit
		Assessment								
2935696	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2935698	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935699	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935700	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935701	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935702	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935703	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935704	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935705	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935706	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935708	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935709	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935710	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935711	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935712	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935713	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935714	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935715	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935716	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935717	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2935719	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935720	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935721	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935722	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935723	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935724	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935725	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935726	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935727	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935728	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935729	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01	
2935730	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01	
2935731	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01	
2935732	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01	
2935733	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01	

Allocation									
Parcel	Lot Type	Percentage of	Assessment Per Unit	Principal	Interest	Administrative			Total Annual
		Assessment				Expenses	Additional Interest		
2935782	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935783	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935784	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935785	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935786	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935787	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2935788	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935789	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935790	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935791	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935792	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935793	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935795	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935796	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935797	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935798	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935799	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935800	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935801	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935802	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935803	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89
2935804	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935805	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935806	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935807	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935808	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935809	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935810	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935811	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935812	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935813	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935814	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935815	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935816	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01
2935817	40	0.40%	\$30,998.07	\$483.02	\$1,767.22	\$238.77	\$154.99	\$0.00	\$2,644.01

Parcel	Lot Type	Allocation		Assessment Per Unit	Principal	Interest	Administrative			Total Annual
		Percentage of	Assessment				Expenses	Additional Interest	TIRZ Credit	
2935864	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935865	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935866	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935867	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935868	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935869	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935870	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935871	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935872	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935873	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935874	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935875	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935876	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935877	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935878	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935879	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935880	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935881	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935882	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935883	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935884	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935885	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935886	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935887	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935888	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935889	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935890	50	0.46%	\$35,041.30	\$546.03	\$1,997.73	\$269.92	\$175.21	\$0.00	\$2,988.89	
2935891	Non-Benefited	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2935892	60	0.49%	\$37,736.79	\$588.03	\$2,151.40	\$290.68	\$188.68	\$0.00	\$3,218.80	
2935893	60	0.49%	\$37,736.79	\$588.03	\$2,151.40	\$290.68	\$188.68	\$0.00	\$3,218.80	
2935894	60	0.49%	\$37,736.79	\$588.03	\$2,151.40	\$290.68	\$188.68	\$0.00	\$3,218.80	
2935895	60	0.49%	\$37,736.79	\$588.03	\$2,151.40	\$290.68	\$188.68	\$0.00	\$3,218.80	
2935896	60	0.49%	\$37,736.79	\$588.03	\$2,151.40	\$290.68	\$188.68	\$0.00	\$3,218.80	
2935897	60	0.49%	\$37,736.79	\$588.03	\$2,151.40	\$290.68	\$188.68	\$0.00	\$3,218.80	
2935898	60	0.49%	\$37,736.79	\$588.03	\$2,151.40	\$290.68	\$188.68	\$0.00	\$3,218	

APPENDIX D-2
IMPROVEMENT AREA #3 TIRZ CREDIT CALCULATION

**Southridge Public Improvement District
Improvement Area #3 TRIZ Credit Calculation**

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

**Southridge Public Improvement District
Improvement Area #3 TRIZ Credit Calculation**

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

**Southridge Public Improvement District
Improvement Area #3 TRIZ Credit Calculation**

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

**Southridge Public Improvement District
Improvement Area #3 TRIZ Credit Calculation**

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

**Southridge Public Improvement District
Improvement Area #3 TRIZ Credit Calculation**

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

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

APPENDIX D-3
IMPROVEMENT AREA #3 PROJECTED ASSESSMENT SCHEDULES

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

Lot Type
Outstanding Assessment

60 FT
 \$37,737

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

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

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

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

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

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

Lot Type
Outstanding Assessment

50 FT
 \$35,041

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	\$35,041	\$546	\$2,173	\$270	\$2,989
2027	\$34,495	\$569	\$2,164	\$312	\$3,045
2028	\$33,926	\$592	\$2,135	\$318	\$3,045
2029	\$33,335	\$619	\$2,106	\$325	\$3,049
2030	\$32,716	\$646	\$2,075	\$331	\$3,052
2031	\$32,070	\$669	\$2,043	\$338	\$3,049
2032	\$31,401	\$701	\$2,009	\$344	\$3,054
2033	\$30,700	\$733	\$1,965	\$351	\$3,049
2034	\$29,968	\$774	\$1,920	\$358	\$3,051
2035	\$29,194	\$814	\$1,871	\$366	\$3,051
2036	\$28,380	\$865	\$1,820	\$373	\$3,058
2037	\$27,515	\$910	\$1,766	\$380	\$3,057
2038	\$26,605	\$965	\$1,709	\$388	\$3,062
2039	\$25,641	\$1,015	\$1,649	\$396	\$3,059
2040	\$24,626	\$1,074	\$1,586	\$404	\$3,063
2041	\$23,552	\$1,133	\$1,519	\$412	\$3,063
2042	\$22,419	\$1,197	\$1,448	\$420	\$3,064
2043	\$21,222	\$1,260	\$1,373	\$428	\$3,062
2044	\$19,962	\$1,338	\$1,294	\$437	\$3,069
2045	\$18,624	\$1,415	\$1,211	\$446	\$3,071
2046	\$17,209	\$1,497	\$1,119	\$454	\$3,070
2047	\$15,712	\$1,583	\$1,021	\$464	\$3,068
2048	\$14,128	\$1,679	\$918	\$473	\$3,070
2049	\$12,449	\$1,784	\$809	\$482	\$3,075
2050	\$10,666	\$1,888	\$693	\$492	\$3,074
2051	\$8,777	\$2,007	\$571	\$502	\$3,079
2052	\$6,771	\$2,125	\$440	\$512	\$3,077
2053	\$4,646	\$2,252	\$302	\$522	\$3,076
2054	\$2,393	\$2,393	\$156	\$533	\$3,081
	\$35,041		\$41,864	\$11,829	\$88,734

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

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

Lot Type
Outstanding Assessment

40 FT
\$30,998

Year	Outstanding Assessment	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installment
2026	\$30,998	\$483	\$1,922	\$239	\$2,644
2027	\$30,515	\$503	\$1,914	\$276	\$2,693
2028	\$30,012	\$523	\$1,889	\$281	\$2,694
2029	\$29,489	\$547	\$1,863	\$287	\$2,697
2030	\$28,941	\$572	\$1,835	\$293	\$2,700
2031	\$28,370	\$592	\$1,807	\$299	\$2,697
2032	\$27,778	\$620	\$1,777	\$305	\$2,702
2033	\$27,158	\$648	\$1,739	\$311	\$2,697
2034	\$26,510	\$684	\$1,698	\$317	\$2,699
2035	\$25,826	\$721	\$1,655	\$323	\$2,699
2036	\$25,105	\$765	\$1,610	\$330	\$2,705
2037	\$24,340	\$805	\$1,562	\$336	\$2,704
2038	\$23,535	\$853	\$1,512	\$343	\$2,709
2039	\$22,682	\$898	\$1,459	\$350	\$2,706
2040	\$21,784	\$950	\$1,403	\$357	\$2,710
2041	\$20,834	\$1,002	\$1,343	\$364	\$2,710
2042	\$19,832	\$1,059	\$1,281	\$371	\$2,711
2043	\$18,774	\$1,115	\$1,215	\$379	\$2,708
2044	\$17,659	\$1,183	\$1,145	\$386	\$2,715
2045	\$16,475	\$1,252	\$1,071	\$394	\$2,717
2046	\$15,223	\$1,324	\$990	\$402	\$2,716
2047	\$13,899	\$1,401	\$903	\$410	\$2,714
2048	\$12,498	\$1,485	\$812	\$418	\$2,716
2049	\$11,013	\$1,578	\$716	\$427	\$2,720
2050	\$9,435	\$1,670	\$613	\$435	\$2,719
2051	\$7,765	\$1,775	\$505	\$444	\$2,724
2052	\$5,989	\$1,880	\$389	\$453	\$2,722
2053	\$4,110	\$1,992	\$267	\$462	\$2,721
2054	\$2,117	\$2,117	\$138	\$471	\$2,726
	\$30,998		\$37,034	\$10,464	\$78,496

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APPENDIX E-1
IMPROVEMENT AREA #4 ASSESSMENT ROLL SUMMARY

Parcel	Lot Type	Allocation	Assessment Per	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
		Percentage of Assessment	Unit						
2963343	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963344	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963345	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963346	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963347	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963348	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963349	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963350	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963351	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963352	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963353	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963354	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963355	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963356	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963357	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963358	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963359	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963360	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963361	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963362	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963363	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963364	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963365	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963366	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963367	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963368	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963369	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963370	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963371	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963372	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963374	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963375	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963376	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963377	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963378	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	

Allocation of Assessment									
Parcel	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2963410	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963411	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963412	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963413	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963414	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963415	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963416	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963417	40	0.54%	\$30,282.50	\$420.29	\$1,594.24	\$305.41	\$151.41	\$0.00	\$2,471.36
2963418	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963419	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963420	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963421	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963422	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963423	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963424	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963425	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963426	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963427	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963428	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963429	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963430	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963431	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963432	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963433	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963434	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963435	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963436	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963437	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963438	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963439	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963440	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963441	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963442	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963444	50	0.65%	\$36,592.94	\$507.87	\$1,926.46	\$369.05	\$182.96	\$0.00	\$2,986.35
2963445	50	0.65%	\$36,592.94						

**Southridge Public Improvement District
Improvement Area #4 Assessment Roll Summary**

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

APPENDIX E-2
IMPROVEMENT AREA #4 TIRZ CREDIT CALCULATION

**Southridge Public Improvement District
Improvement Area #4 TIRZ Credit Calculation**

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

**Southridge Public Improvement District
Improvement Area #4 TIRZ Credit Calculation**

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

**Southridge Public Improvement District
Improvement Area #4 TIRZ Credit Calculation**

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

**Southridge Public Improvement District
Improvement Area #4 TIRZ Credit Calculation**

Property ID	2025 Taxable Value	Base Year Value	2025 Incremental Taxable Value	Percentage	TIRZ Credit	Max TIRZ Credit Allowed¹	26-27 TIRZ Credit
2963495	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963496	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963497	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963498	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963499	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963500	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963501	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963502	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963503	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963504	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963505	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963506	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963507	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963508	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963509	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963510	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963511	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963512	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963513	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963515	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963516	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963517	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963518	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963519	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963520	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963521	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963522	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963523	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963524	\$29,136	\$29,136	\$0	0.00%	\$0		\$0
2963525	\$0	\$0	\$0	0.00%	\$0		\$0
2963527	\$0	\$0	\$0	0.00%	\$0		\$0
2963528	\$0	\$0	\$0	0.00%	\$0		\$0
2963529	\$0	\$0	\$0	0.00%	\$0		\$0
2963530	\$0	\$0	\$0	0.00%	\$0		\$0
2963531	\$0	\$0	\$0	0.00%	\$0		\$0
2963532	\$0	\$0	\$0	0.00%	\$0		\$0
Total	\$5,127,870	\$5,127,870	\$0	0.00%	\$0		\$0

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

APPENDIX E-3
IMPROVEMENT AREA #4 PROJECTED ASSESSMENT SCHEDULES

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

Lot Type
Outstanding Assessment

50 FT
\$36,593

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

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

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

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

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

Lot Type
Outstanding Assessment

40 FT
\$30,282

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

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

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

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

APPENDIX F
FINAL PLATS

APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Princeton, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Southridge Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas