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Jennifer Fogg, Rockwall County Clerk

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §

COUNTIES OF KAUFMAN AND OF ROCKWALL §

CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

I, the undersigned Assistant Secretary of the Board of Directors of Club Municipal Management District No. 1, hereby certify as follows:

The Board of Directors (the "Board") of Club Municipal Management District No. 1 (the "District") met in special session, which was open to the public, at 1500 Clubhouse Drive, Heath, Texas, on November 26, 2024 and the roll was called of the members of the Board, to-wit:

Mark Kennedy	President
Norm Grunsfeld	Vice President
James E. Sax	Secretary
Leon A. Schieber	Assistant Secretary
Alexis M. Lucas	Assistant Secretary

And all of the persons were present with the exception of Director Lucas, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting:

AN ORDER OF THE CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1 ACCEPTING AND APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED, AND THE DISTRICT LEGISLATION; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of the Board. It was then duly moved and seconded that the Order be passed; and, after due discussion, said motion carrying with it the passage of the Order, prevailed and carried by the following vote:

Aye: 4 No: 0

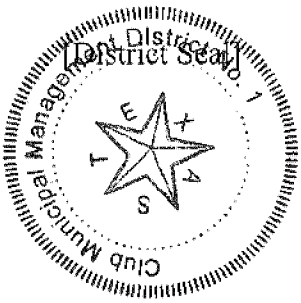
1. A true, full and correct copy of the Order passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Order has been duly recorded in the District's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the District's minutes of the Meeting pertaining to the passage of the Order; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officials as indicated therein; that each of the elected officials and members of the Board was duly and sufficiently notified, officially and personally, in advance, of the time, place and purpose of the Meeting, and that the Order would be introduced and considered for passage at the Meeting, and each of the elected officials and members consented, in advance, to the holding of the Meeting for such purpose, and that the Meeting was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Government Code, as amended.

2. The Board has approved the aforementioned attached Order and the President and the Secretary of the District have duly signed the Order; and that the Secretary hereby declares that the attached Order is a true and correct copy of the Order for all purposes.

[*Remainder of this page intentionally left blank*]

SIGNED AND SEALED this 26th day of November, 2024.

Leon A. Schieber, Assistant Secretary
Club Municipal Management District No. 1



[District Seal]

AN ORDER OF THE CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1 ACCEPTING AND APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED, AND THE DISTRICT LEGISLATION; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District was created as a municipal management district, and pursuant to Section 3902.106, Texas Special District Local Laws Code (the "District Legislation"), the District has the powers provided by Chapter 372, Texas Local Government Code (the "PID Act"), to a municipality or county, including the ability to impose an assessment on property to pay for certain obligations related thereto pursuant to Sections 3902.158 and 3902.256 of the District Legislation;

WHEREAS, on September 14, 2011, pursuant to Order 110914, the City of Heath, Texas (the "City") appointed the initial directors to the Board of Directors of the District (the "Board of Directors");

WHEREAS, on April 15, 2015, the Board of Directors acknowledged receipt of a Request, in the form and manner required for a petition under Section 372.005 of the PID Act, from the owner of a majority of lands in the District by acreage and value, to consider the advisability of the improvement projects and services described in the Request, and by resolution called a public hearing on the advisability of the improvement projects and services described in the Request and required by Section 372.009 of the PID Act;

WHEREAS, on May 4, 2015, after due notice, the Board of Directors held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the Request as required by Section 372.009 of the PID Act, and the Board of Directors made the findings required by Section 372.009(b) of the PID Act, and by resolution dated May 4, 2015, passed and approved by a majority of the members of the Board of Directors, authorized, in accordance with its findings, the advisability of the improvement projects and services to be provided by the District;

WHEREAS, on May 8, 2015, the District published notice of the findings by the Board of Directors of the District of the advisability of the improvements and the levy of assessments, in the Rockwall County Herald-Banner, a newspaper of general circulation in the District;

WHEREAS, no written protests of the advisability of the improvements, the nature of the improvements, the estimated costs of the improvements, and the method of assessment and apportionment of cost from any owners of record of property within the District were filed with the District within 20 days after May 8, 2015;

WHEREAS, the District, after obtaining City approval, approved a Capital Improvement Plan and Financial Plan for the improvements, which provided that improvements would be financed and constructed in phases as development proceeded in the District;

WHEREAS, on September 1, 2015, the District subsequently (i) approved a Service and Assessment Plan (the "Initial Service and Assessment Plan") dated April 24, 2015; and (ii) levied assessments on certain parcels within the District to finance the improvements that would serve Improvement Area #1 of development within the District as set forth in the Initial Service and Assessment Plan, including the Assessment Roll related to Improvement Area #1 (the "Improvement Area #1 Assessment Roll"), all in conformity with the requirements of the PID Act and the District Legislation; and

WHEREAS, on May 7, 2018, the District subsequently (i) approved an amendment and update to the Initial Service and Assessment Plan dated May 7, 2018 (the "2018 Amended Service and Assessment Plan"), and (ii) levied assessments ("Improvement Area #2 Assessments") on certain parcels within Improvement Area #2 of the District to finance the improvements that would serve Improvement Area #2 of development within the District as set forth in the 2018 Amended Service and Assessment Plan, including the Assessment Roll related to Improvement Area #2 (the "Improvement Area #2 Assessment Roll"); and

WHEREAS, on November 30, 2021, the District approved an amendment to the 2018 Amended Service and Assessment Plan (the "2021 Amended Service and Assessment Plan") for the issuance of the Club Municipal Management District No. 1 Special Assessment Revenue Bonds, Series 2021 (Improvement Area #2 Project) (the "Improvement Area #2 Bonds") secured by the Improvement Area #2 Assessments; and

WHEREAS, on May 16, 2023, the District subsequently (i) approved an amendment to the 2021 Amended Service and Assessment Plan dated May 16, 2023 (the "2023 Amended Service and Assessment Plan" and collectively with the Initial Service and Assessment Plan, the 2018 Amended Service and Assessment Plan, the 2021 Amended Service and Assessment Plan, and as may be updated or amended, the "Service and Assessment Plan"), and (ii) levied assessments on certain parcels within Improvement Area #3 of the District to finance the improvements that would serve Improvement Area #3 of development within the District as set forth in the 2023 Amended Service and Assessment Plan, including the Assessment Roll related to Improvement Area #3 (the "Improvement Area #3 Assessment Roll" and together with the Improvement Area #1 Assessment Roll and the Improvement Area #2 Assessment Roll, the "Assessment Rolls"); and

WHEREAS, the District subsequently approved an annual update to the Service and Assessment Plan and the Assessment Rolls on August 20, 2024 in accordance with the PID Act; and

WHEREAS, the District now intends to issue bonds secured by the Improvement Area #3 Assessments, and to approve a further updated Service and Assessment Plan for the purpose of updating the annual budget for the Improvement Area #3 Improvements pursuant to Section 372.013(d) of the PID Act.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1 THAT:

Section 1. Terms. Terms not otherwise defined herein are defined in the updated Service and Assessment Plan attached hereto as Exhibit "A" (the "Service and Assessment Plan").

Section 2. Findings. The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes. The changes in the annual budget for the costs of the Improvement Area #3 Improvements as reflected in the Service and Assessment Plan are hereby approved, and the Board of Directors hereby finds, determines, orders, and confirms as follows:

a. The apportionment of the Improvement Area #3 Improvements and the Administrative Expenses pursuant to the Service and Assessment Plan are fair and reasonable, reflect an accurate presentation of the special benefit each property will receive from the Improvement Area #3 Improvements identified in the Service and Assessment Plan, and are hereby approved;

b. The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Improvement Area #3 Improvements;

c. The Service and Assessment Plan apportions the cost of the Improvement Area #3 Improvements to be assessed against property in Improvement Area #3 of the District and such apportionment is made on the basis of special benefits accruing to the property because of the Improvement Area #3 Improvements;

d. All of the real property in Improvement Area #3 of the District which has been assessed in the amounts shown in the Service and Assessment Plan and the Improvement Area #3 Assessment Roll will be benefitted by the Improvement Area #3 Improvements, and each parcel of real property in Improvement Area #3 of the District will receive special benefits in each year equal to or greater than the Improvement Area #3 Assessments and will receive special benefits during the term of the Improvement Area #3 Assessments equal to or greater than the total amount assessed;

e. With respect to Improvement Area #3, the method of apportionment of the costs of the Improvement Area #3 Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Improvement Area #3 Improvements and Administrative Expenses on property similarly benefitted, and results in a reasonable classification and formula for the apportionment of such costs;

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

g. The updated Improvement Area #3 Assessment Roll for Improvement Area #3 in the form attached to the Service and Assessment Plan should be approved as the updated assessment roll for Improvement Area #3 of the District;

h. With respect to Improvement Area #3, the provisions of the Service and Assessment Plan relating to due and delinquency dates for the Improvement Area #3 Assessments, interest of Annual Installments, interest and penalties on delinquent Improvement Area #3 Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Improvement Area #3 Assessments should be approved and confirmed and will expedite collection of the Improvement Area #3 Assessments in a timely manner in order to provide the improvements needed and required for Improvement Area #3 of the District; and

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

Section 3. Service and Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as an updated service plan and an assessment plan for the Improvement Area #3 Improvements within Improvement Area #3 of the District.

Section 4. Improvement Area #3 Assessment Roll. The Improvement Area #3 Assessment Roll is hereby accepted and approved pursuant to Section 372.030 of the PID Act as an updated assessment roll for Improvement Area #3 Improvements within Improvement Area #3 of the District.

Section 5. Special Assessments for Costs of Improvement Area #3 Improvements.

a. The Board of Directors hereby confirms the levy of an assessment on each tract of property located within Improvement Area #3 of the District, but as shown and described in the Service and Assessment Plan and the Improvement Area #3 Assessment Roll, in the respective amounts shown on the Improvement Area #3 Assessment Roll, as a special assessment on the properties within Improvement Area #3 of the District as set forth in the Service and Assessment Plan and the Improvement Area #3 Assessment Roll.

b. The updated amounts of the Improvement Area #3 Assessments shall be effective on the date of execution of this Order and strictly in accordance with the terms of the Service and Assessment Plan.

c. The collection of the Improvement Area #3 Assessments shall be as described in the Service and Assessment Plan.

d. Each Improvement Area #3 Assessment may be paid in a lump sum or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

e. Each Improvement Area #3 Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

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

g. The Administrative Expenses for Improvement Area #3 Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 6. Method of Assessment. The method of apportioning the costs is as set forth in the Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Improvement Area #3 Assessments. Delinquent Improvement Area #3 Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Improvement Area #3 Assessments shall have lien priority as specified in the PID Act and the Service and Assessment Plan.

Section 8. Prepayments of Improvement Area #3 Assessments. As provided in Section 372.018(f) of the PID Act and in the Service and Assessment Plan, the owner (the "Owner") of any Improvement Area #3 Assessed Property may prepay the Improvement Area #3 Assessments.

Section 9. Lien Priority. As provided in the PID Act and the District Legislation, the Board of Directors hereby confirms and Owners of the Improvement Area #3 Assessed Property intend for the obligations, covenants and burdens on the Owners of Improvement Area #3 Assessed Property, including without limitation such Owner's obligations related to payment of the Improvement Area #3 Assessments and the Annual Installments, to constitute a covenant running with the land. The Improvement Area #3 Assessments and the Annual Installments shall continue to be binding upon the Owners of Improvement Area #3 Assessed Property, as the Owners of Improvement Area #3 Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. The Improvement Area #3 Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 10. Collector of Improvement Area #3 Assessments.

The Rockwall Central Appraisal District has been appointed as the collector of the Improvement Area #3 Assessments in both Kaufman County and Rockwall County, and such appointment is hereby confirmed. The District may also contract with any other qualified collection agent selected by the District or may collect the Improvement Area #3 Assessments on its own behalf. The costs of such collection contracts shall constitute an annual collection cost.

Section 11. Applicability of Texas Tax Code. To the extent not inconsistent with this Order and the Act or other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Improvement Area #3 Assessments by the District.

Section 12. Filing of Service and Assessment Plan. The attorney for the District is hereby directed to file a copy of the Service and Assessment Plan with the county clerk of Kaufman County and the county clerk of Rockwall County, such filings to occur no later than the 7th day after the date of adoption of this Order.

Section 13. Severability. If any provision, section, subsection, sentence, clause or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Order or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board of Directors that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidability, or invalidity of any other portion here, and all provisions of this Order are declared to be severable for that purpose.

Section 14. Effective Date. This Order shall take effect, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution thereof.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

PASSED AND APPROVED on November 26, 2024.

CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1

President, Board of Directors

ATTEST:

Asst. Secretary, Board of Directors

[District Seal]

THE STATE OF TEXAS §

COUNTIES OF KAUFMAN AND ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Mark Kennedy, President and Leon A. Schieber, Asst Secretary of Club Municipal Management District No. 1, a political subdivision of the State of Texas, each known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity herein stated and as the act and deed of said District.

Give under my hand and seal of office on this 26th day of November, 2024.

Notary Public in and for the State of Texas

(NOTARY SEAL)

GENNY LUTZEL
Notary Public, State of Texas
Notary ID 28417-8
My Commission Exp. 01-10-2025

EXHIBIT A

UPDATED SERVICE AND ASSESSMENT PLAN
AND IMPROVEMENT AREA #3 ASSESSMENT ROLL

CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1

HEATH GOLF AND YACHT CLUB DEVELOPMENT

SERVICE AND ASSESSMENT PLAN

NOVEMBER 26, 2024

As updated for Improvement Area #2 Assessments on May 7, 2018, and Improvement Are #2 Bonds on November 30, 2021, updated for Improvement Area #3 Assessments on May 16, 2023, and updated for Improvement Area #3 Bonds on November 26, 2024.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

The 82nd Texas Legislature passed House Bill 3859 approving and authorizing the creation of Club Municipal Management District No. 1 (the "District") to finance the costs of certain public improvements for the benefit of property in the District, all of which is located within the corporate boundaries of the City of Heath (the "City").

The property within the District is proposed to be developed in phases, and the District will finance improvements for each phase as each phase is developed. Assessments will be imposed for each phase for the public improvements to be provided for that phase. Major Improvement Assessments will be assessed on property utilizing such improvements.

Upon application of the current property owners, the property within the District was zoned by Ordinance No. 070118 (the "Planned Development District Ordinance") adopted by the City on January 18, 2007, and subsequently amended by Ordinance 120515A in May 2012 and the property that was zoned on November 26, 2013, by Ordinance No. 131126A, zoned for Heath Golf & Yacht Club Lakes Addition. The Planned Development District Ordinance designates the type of land uses that are permitted within the project and includes development standards for each land use type.

The public improvements are anticipated to be financed through bonds to be issued under Chapter 3902, Texas Special District Local Laws Code (the "Creation Legislation") and Chapter 372 of the Texas Local Government Code, "Improvement Districts in Municipalities and Counties" (as amended, the "PID Act"), which governs the operation of public improvement districts within the State of Texas. This Service and Assessment Plan ("the "SAP" or the "Plan") has been prepared pursuant to Sections 372.013, 372.014, 372.015 and 372.016 of the PID Act. According to Section 372.013 of the PID Act, a service plan "must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan is described in Section V of this Service and Assessment Plan. Section 372.014 of the PID Act states that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section IV.

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

Section 372.016 of the PID Act states that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Improvement Area #1 Assessment Roll is attached hereto as Appendix F, the Improvement Area #2 Assessment Roll is attached hereto as Appendix G, and the Improvement Area #3 Assessment

Roll is attached hereto as Appendix H of this Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment described in Section IV of this Plan.

B. Definitions

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

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

Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount that exceeds five (5) percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated. Actual Costs also may be paid to the Developer or any other person or entity only in the capacity of construction manager or only in the capacity of general contractor but not both.

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

"Additional Interest Reserve" has the meaning set forth in Section IV.L of this Service and Assessment Plan.

"Administrator" means the employee or designee of the District who shall have the responsibilities provided for herein, in the Trust Indenture, or in another agreement approved by the Board of Directors.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of: (i) creating and organizing the District,

including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the District, (iii) computing, levying, billing and collecting Assessments or the installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the Creation Legislation, the PID Act and codes with respect to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (x) administering the construction of the Authorized Improvements, and (xi) all of the types of costs described in (i) through (x) owed to the City that were incurred fulfilling obligations under the Creation Legislation, City ordinance, contractual agreements with the City or Developer or other applicable law. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administrative Expenses.

"Annual Installment" means, with respect to each Assessed Property, each annual payment of: (i) the Assessment including the applicable interest, as shown on the Assessment Roll attached hereto as Appendix F, Appendix G, and Appendix H, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the applicable Additional Interest Component designed for the Additional Interest Reserve described in Section IV.L of this Service and Assessment Plan, and (iii) the Administrative Expenses.

"Annual Service Plan Update" means an annual update to the Service and Assessment Plan of the District, as required by Section 372.013, Texas Local Government Code.

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

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Order and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel created by such subdivision or reduction according to the provisions herein and the PID Act.

"Assessment Order" means an Assessment Order adopted by the Board of Directors approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

"Assessment Revenues" mean the revenues actually received by the District from Assessments.

"Assessment Roll" means, as applicable, the Improvement Area #1 Assessment Roll, the Improvement Area #2 Assessment Roll, and the Improvement Area #3 Assessment Roll or any or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service and Assessment Plan Update.

"Authorized Improvements" mean those public improvements described in Section 3902.151 of the Creation Legislation or Section 375.112 of the Local Government Code designed, constructed, and installed in accordance with this Plan, and any future updates and/or amendments.

"Authorized Improvement Costs" mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Appendix B.

"Board of Directors" means the duly approved board of directors of the District.

"Bonds" mean any bonds secured by the Assessment Revenues issued by the District in one or more series.

"Certification for Payment" means the document to be provided by the Developer or construction manager to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Heath, Texas.

"City Council" means the governing body of the City.

"Creation Legislation" means Chapter 3902 of the Texas Special District Local Laws Code.

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

"Delinquency Reserve" means, with respect to the Improvement Area #1 Bonds, a reserve amount to be funded from Additional Interest collected each year as more fully described in Section V.K of this Service and Assessment Plan.

"Developer" means, collectively, HGYC, LLC and Heath Golf and Yacht Club, Inc. and any of their successors or assigns developing lands within the District.

"Development Agreement" means the Master Development Agreement with an effective date of August 30, 2013, between the City, the District, HGYC, LLC, and Heath Golf and Yacht Club, Inc., as amended by a First Amendment to Master Development Agreement with an effective date of April 15, 2015, and a Second Amendment to Master Development Agreement with an effective date of September 15, 2015, and as may be further amended from time to time in accordance with its terms.

"District" has the meaning set forth in Section I.A.

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

"Homeowner Association Property" means property within the boundaries of the District that is owned by or dedicated to, whether in fee simple or through an exclusive use easement, a homeowners' association established for the benefit of a group of homeowners or property owners within the District.

"Improvement Area" means one or more Parcels within the District that will be developed in the same general time period. The Parcels within an Improvement Area will be assessed in connection with the issuance of Bonds for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Improvement Area.

"Improvement Area #1" means the initial Improvement Area developed within the District generally shown on "Improvement Area #1 Site Plan Exhibit" in Appendix A and as specifically depicted and described as the sum of all Parcels shown in Appendix F.

"Improvement Area #1 Assessed Property" means all Parcels within Improvement Area #1 other than Non-Benefited Property.

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

"Improvement Area #1 Bonds" means the Club Municipal Management District No. 1 Special Assessment Revenue Bonds, Series 2016 (Improvement Area #1 Project), that are secured by Assessments levied on Improvement Area #1 Assessed Property.

"Improvement Area #1 Improvements" means Authorized Improvements which only benefit Improvement Area #1 Assessed Property and are described in Section III.C.

"Improvement Area #1 Maximum Assessment Per Equivalent Unit" means for Improvement Area #1 an Assessment per Equivalent Unit for Improvement Area #1 Improvements not to exceed $117,768.98.

"Improvement Area #1 Reimbursement Agreement" means the reimbursement agreement between the District and the Developer effective April 27, 2016.

"Improvement Area #1 Roadway Improvements" has the meaning set forth in Section III.C.

"Improvement Area #1 Utility Improvements" has the meaning set forth in Section III.C.

"Improvement Area #2" means the second Improvement Area to be developed and generally shown on "Improvement Area #2 Site Plan Exhibit" in Appendix A and as specifically depicted and described as the sum of all Parcels shown in Appendix G.

"Improvement Area #2 Assessed Property" means all Parcels within Improvement Area #2 other than Non-Benefited Property.

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

"Improvement Area #2 Bonds" means the Club Municipal Management District No. 1 Special Assessment Revenue Bonds, Series 2021 (Improvement Area #2 Project) that are secured by Assessments levied on Improvement Area #2 Assessed Property.

"Improvement Area #2 Improvements" means Authorized Improvements which only benefit Improvement Area #2 Assessed Property and are described in Section III.D.

"Improvement Area #2 Maximum Assessment Per Equivalent Unit" means for Improvement Area #2 an Assessment per Equivalent Unit for Improvement Area #2 Improvements not to exceed $117,782.40.

"Improvement Area #2 Reimbursement Agreement" means the reimbursement agreement pertaining to Improvement Area #2 between the District and the Developer effective November 30, 2021.

"Improvement Area #2 Roadway Improvements" has the meaning set forth in Section III.D.

"Improvement Area #2 Utility Improvements" has the meaning set forth in Section III.D.

"Improvement Area #3" means the third Improvement Area to be developed and generally shown on "Improvement Area #3 Site Plan Exhibit" in Appendix A and as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"Improvement Area #3 Assessed Property" means all Parcels within Improvement Area #3 other than Non-Benefited Property.

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

"Improvement Area #3 Bonds" means the Club Municipal Management District No.1 Special Assessment Revenue Bonds, Series 2024 (Improvement Area #3 Project) that are secured by Assessments levied on Improvement Area #3 Assessed Property.

"Improvement Area #3 Improvements" means Authorized Improvements which only benefit Improvement Area #3 Assessed Property and are described in Section III.E.

"Improvement Area #3 Maximum Assessment Per Equivalent Unit" means for Improvement Area #3 an Assessment per Equivalent Unit for Improvement Area #3 Improvements not to exceed $54,574.64

"Improvement Area #3 Roadway Improvements" has the meaning set forth in Section III.E.

"Improvement Area #3 Utility Improvements" has the meaning set forth in Section III.E.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the Official Public Records of Rockwall and/or Kaufman County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, golf course etc.), as determined by the Administrator and confirmed by the Board of Directors. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final average home value for each Lot as of the date of the recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the Lot, as determined by the Administrator and confirmed by the Board of Directors.

"Major Improvements" means Authorized Improvements which benefit all Assessed Property within the District and are described in Section III.B.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to Section VI.B remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.C.

"Offsite Major Improvements" means the Major Improvements that are designated as "Offsite" Major Improvements in Section III.B.

"Omnibus Reimbursement Agreement" means the agreement for construction of improvements and reimbursement of advances dated as of April 15, 2015, by and between the District and the Developer.

"Parcel" means a property identified by either a tax map identification number assigned by the Rockwall and/or Kaufman Central Appraisal District for real property tax purpose, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the Official

Public Records of Rockwall County or Kaufman County, or by any other means determined by the City.

"Planned Development District Ordinance" has the meaning set forth in Section I.A of this Service and Assessment Plan.

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

"Prepayment Reserve" means, with respect to the Improvement Area #1 Bonds, a reserve amount to be funded from additional interest collected each year as more fully described in Section IV.J of this Service and Assessment Plan.

"Public Property" means property within the boundaries of the District that is owned by or dedicated to the federal government, the State of Texas, Rockwall and/or Kaufman County, the District, the City, a school district, a public utility provider or any other public agency, whether in fee simple or through an exclusive use easement.

"Reimbursement Agreement" means each installment sales contract or reimbursement agreement between the City and the Developer permitted by Section 372.023(d)(1) of the PID Act.

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

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

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

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II. PROPERTY INCLUDED IN THE DISTRICT

A. PROPERTY INCLUDED IN THE DISTRICT

The area constituting the District is depicted in Appendix A to this Plan. The District is located within the corporate limits of the City of Heath, Texas, within Rockwall or Kaufman County, Texas. The District contains approximately 847 acres.

At completion, the District is expected to consist of approximately 1,236 single family residential units as well as parks, entry monuments, and associated rights-or-way, landscaping, and infrastructure necessary to provide roadways and utilities to the District. The estimated number of lots and the classification of each lot are based upon the Planned Development District Ordinance. Table II-A below shows the proposed development plan for the District.

Table II-A
Updated Proposed Development Plan

Type	Planned No. of Units
Lot Type 1 (Lake Front Lots)	15
Lot Type 2 (Channel Front Lots)	7
Lot Type 3 (Water Feature Lots)	32
Lot Type 4 (120 ft Lots)	49
Lot Type 5 (100 Ft Lots)	129
Lot Type 6 (90 Ft Lots)	83
Lot Type 7 (80 Ft Lots)	176
Lot Type 8 (70 Ft Lots)	261
Lot Type 9 (60 Ft Lots)	37
Lot Type 10 (50 Ft Lots)	142
Lot Type 11 (Detached Luxury Villas)	69
Lot Type 12 (Attached Luxury Villas)	236
Total	**1,236**

The number of single-family residential units contemplated by Table II-A above is contingent upon the completion of the golf course in the District. Pursuant to Section 1.17 of the Development Agreement, if the golf course is not completed, the maximum number of single-family residential units for the entire development of the District will be 782. According to the Developer, construction of the golf course was completed as of March 2020.

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 131.46 acres (based on the City approved development plans) consisting of 332 single family residential units. A map of the property within Improvement Area #1 is shown in Appendix A. Table II-B on the following page shows the proposed development plan for Improvement Area #1 of the District.

Table II-B
Updated Development Plan- Improvement Area #1

Type	Planned No. of Units
Lot Type 1 (Lake Front Lots)	15
Lot Type 2 (Channel Front Lots)	7
Lot Type 3 (Water Feature Lots)	32
Lot Type 4 (120 ft Lots)	0
Lot Type 5 (100 Ft Lots)	0
Lot Type 6 (90 Ft Lots)	0
Lot Type 7 (80 Ft Lots)	69
Lot Type 8 (70 Ft Lots)	85
Lot Type 9 (60 Ft Lots)	37
Lot Type 10 (50 Ft Lots)	87
Lot Type 11 (Detached Luxury Villas)	0
Lot Type 12 (Attached Luxury Villas)	0
Total	**332**

C. Property Included in Improvement Area #2

Improvement Area #2 consists of approximately 98.742 acres (based on the City approved development plans) projected to consist of 477 single family residential units. A map of the property within Improvement Area #2 is shown in Appendix A. Table II-C below shows the proposed development plan for Improvement Area #2 of the District.

Table II-C
Updated Development Plan- Improvement Area #2

Type	Planned No. of Units
Lot Type 1 (Lake Front Lots)	0
Lot Type 2 (Channel Front Lots)	0
Lot Type 3 (Water Feature Lots)	0
Lot Type 4 (120 ft Lots)	0
Lot Type 5 (100 Ft Lots)	0
Lot Type 6 (90 Ft Lots)	0
Lot Type 7 (80 Ft Lots)	0
Lot Type 8 (70 Ft Lots)	151
Lot Type 9 (60 Ft Lots)	0
Lot Type 10 (50 Ft Lots)	55
Lot Type 11 (Detached Luxury Villas)	35
Lot Type 12 (Attached Luxury Villas)	236
	477

D. Property Included in Improvement Area #3

Improvement Area #3 consists of approximately 279.02 acres (based on the City approved development plans) projected to consist of 427 single family residential units. A map of the property within Improvement Area #3, is shown in Appendix A. Table II-D below shows the proposed development plan for Improvement Area #3 of the District.

Table II-D
Proposed Development Plan- Improvement Area #3

Type	Planned No. of Units
Lot Type 1 (Lake Front Lots)	0
Lot Type 2 (Channel Front Lots)	0
Lot Type 3 (Water Feature Lots)	0
Lot Type 4 (120 ft Lots)	49
Lot Type 5 (100 Ft Lots)	129
Lot Type 6 (90 Ft Lots)	83
Lot Type 7 (80 Ft Lots)	107
Lot Type 8 (70 Ft Lots)	25
Lot Type 9 (60 Ft Lots)	0
Lot Type 10 (50 Ft Lots)	0
Lot Type 11 (Detached Luxury Villas)	34
Lot Type 12 (Attached Luxury Villas)	0
Total	**427**

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 3902.151 of the Creation Legislation states that "the district may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service using money available to the district, or contract with a governmental or private entity to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under this chapter or Chapter 375, Local Government Code." Section 3902.158 of the Creation Legislation further authorizes the District to undertake an improvement project or service and impose a special assessment on benefited property in accordance with Chapters 372 or 375, Texas Local Government Code.

Section 375.112 of the Local Government Code describes the Improvement Projects that may be undertaken by the District to include the construction, acquisition, improvement, relocation, operation, maintenance, or provision of:

A. landscaping; lighting, banners, and signs; streets and sidewalks; pedestrian skywalks, crosswalks, and tunnels; seawalls; marinas; drainage and navigation improvements; pedestrian malls; solid waste, water, sewer, and power facilities, including electrical, gas, steam, cogeneration, and chilled water facilities; parks, plazas, lakes, rivers, bayous, ponds, and recreation and scenic areas; historic areas; fountains; works of art; off-street parking facilities, bus terminals, heliports, and mass transit systems; theatres, studios, exhibition halls, production facilities and ancillary facilities in support of the foregoing; and the cost of any demolition in connection with providing any of the improvement projects;

B. other improvements similar to those described in Subdivision (1);

C. the acquisition of real property or any interest in real property in connection with an improvement, project, or services authorized by this chapter, Chapter 54, Water Code, or Chapter 365 or 441, Transportation Code; and

(4) expenses incurred in the establishment, administration, maintenance, and operation of the district or any of its improvements, projects, or services.

After analyzing the public improvement projects authorized by the Creation Legislation and Chapter 375, Local Government Code, the Board of Directors has determined that the Authorized Improvements described in Section III.B, Section III.C, Section III.D, and Section III.E should be undertaken by the District for the benefit of the property within the District.

B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire District. The costs of the Major Improvements are allocated proportionally throughout the entire District, excluding Non-benefited Property, in a

manner that anticipates planned development of the District based on the Equivalent Units as calculated and shown in Appendix D using the planned lot types, anticipated number of lots and estimated average home values.

1 – Description of Major Improvements

The Major Improvements include roadway improvements (the "Major Roadway Improvements") and water distribution system, sanitary sewer collection and drainage collection system improvements (collectively the "Major Utility Improvements") as described below. The Actual Costs of the Major Improvements are shown in Table III-A.

Major Improvements - Road Improvements

Major Road Improvements (both completed and future) are indicated on the attached exhibit titled "Major Improvements Roadway Exhibit C-1" located in Appendix C. The Major Road Improvements include both onsite and offsite improvements. Governor's Boulevard (formerly named Eagle Parkway) is considered an onsite road improvement as it is located entirely within District boundaries. Offsite road improvements include The TXDOT Turn Lanes and Hubbard Drive improvements.

- **Governor's Boulevard (Onsite)** - This project consists of 10,000 linear feet of a 37' wide, 3,600-psi concrete curb and gutter pavement. The roadway construction consists of grading, lime stabilization, striping, signage and erosion control measures during construction. This project was constructed to City standard sand specifications and was conveyed to the City. This project has been constructed and is complete.

- **Hubbard Drive Roadway Improvements (Offsite)** - Roadway improvements along Hubbard Drive to the south where the concrete terminates near the southern entrance of Scenic Dr. and Hubbard Drive, to the southern limits of the Property (an approximately 1625-foot road section). Improvements to be consistent with the width and design of the existing Hubbard Drive section that is being replaced and include a Class "C" concrete pavement section with no curb and gutter, a cul-de-sac, and replacement of two existing corrugated metal culvert pipes along this improved roadway section with 33" reinforced concrete pipes at each location with appropriate headwalls. This project is to be completed during Phase I and to be disconnected from the HGYC and HGYC Lakes developments by September 25, 2017 (i.e. within two years of the effective date of the Second Amendment). This Project has been constructed and is complete.

- **TxDOT Turn Lane at Roadway A (Offsite)** - The roadway portion of the project consists of construction of approximately 410 linear feet of a south bound right turn deceleration lane, and the addition of 410 linear feet of a north bound left turn deceleration lane within the Texas Department of Transportation ("TXDOT") FM 740 right of way (ROW). This provides entrance improvements off of FM 740 into the development via Governor's Boulevard. This project is now owned and

operated by TXDOT. This project commenced construction July 2015 and was completed according to the initial plan of construction including a requested extension by TXDOT. This project is now owned and operated by TXDOT complete.

Hubbard Drive Improvement North of Scenic Drive (Offsite) - Project shall consist of the construction of approximately 3,280 linear feet of a 37' wide, 3,600-psi concrete street to replace the existing street section. This section is generally located between the northernmost entrance of the Antigua Bay Subdivision and the northern most property line of the development where it fronts Hubbard Drive. The roadway construction will consist of grading, lime stabilization and erosion control measures during construction. This project will be constructed to City standards and specifications and will be conveyed to and operated by the City. This Project will be constructed along with Improvement Area #3 Improvements and began in 2022 with an estimated completion by March 31, 2025.

- **TxDOT Turn Lane at Trophy Drive (Roadway B) and FM 740 Roadway B (Offsite)** - The roadway portion of the project shall consist of construction of approximately 410 linear feet of a north bound left turn deceleration lane within the TxDOT FM 740 right of way (ROW). This will provide the entrance improvements off of FM 740 into the development via Trophy Drive. This project has been constructed and is complete.

Major Improvements - Utility Improvements

Water Improvements

Major Utility Improvements (both completed and future) constituting water improvements are indicated on the attached exhibit "Major Improvements Water Exhibit C-2" located in Appendix C and include both onsite and offsite improvements. Governor's Boulevard Waterline and Land Dedication to the City of Heath for a water storage tank are considered onsite Major Water Improvements as they are located within the district Boundaries. The offsite Major water improvements include FM 740 Offsite Waterline – Governor's Boulevard to Towne Center Park Driveway, Water Tower Connection, FM 740 Offsite Waterline – Towne Center Driveway to Hubbard Drive and Hubbard Drive Waterline. All of these Major waterline improvements are described below:

- **Governor's Boulevard Waterline (Onsite)** – This project consists of approximately 10,000 linear feet of 12" diameter PVC water transmission main from the north entrance along Governor's Boulevard road down to the proposed clubhouse site. The waterline was constructed within the proposed right-of way of Governor's Boulevard. This section included a connection to the 18" water- main at FM740, installation of twenty-eight 12" valves, twenty-three fire hydrants, 4 tons of ductile iron fittings. This project has been constructed and is complete.

- **Land Dedication (Onsite)** – This project consists of the dedication to the City of a one-acre tract of land located at the south end of the property for a future water storage tank. This project has been constructed and is complete.

- **FM 740 Offsite Waterline - Governor's Boulevard to Towne Center Park Driveway (Offsite)** – Project consists of approximately 1180 linear feet of an 18" PVC waterline from the intersection of FM 740 and the first (northern most) entrance of Governor's Boulevard (Heath Golf and Yacht Club Project (HGYC) entrance) along FM 740 to Towne Center Park Driveway. This project has been constructed and is complete.

- **Water Tower Connection (Offsite)** - This project consists of approximately 1300 linear feet of 18" PVC waterline from the existing 500,000 gallon elevated tank at City Hall generally along Towne Center Park Driveway across the City park to connect to the aforementioned 18" waterline in FM 740. This project has been constructed and is complete.

- **FM 740 Offsite Waterline -Towne Center Driveway to Hubbard Drive (Offsite)** – This project consists of approximately 1,450 linear feet of 18" PVC waterline from the intersection of Towne Center Park Driveway to Hubbard Drive. This Section of the 18-inch waterline has not been constructed at this time, but will be completed along with the construction of waterlines in Hubbard Drive and Improvement Area #3 Improvements.

  Hubbard Drive Waterline (Offsite) - This project consists of approximately 4730 linear feet of 12" PVC waterline along Ray Hubbard Drive from the entrance of the northernmost entrance of the Antigua Bay Subdivision to the south property line of McCrummen Estates. This Project will be constructed along with Improvement Area #3 Improvements and began in 2022 with an estimated completion by March 31, 2025.

- **FM 740 Offsite Waterline -Eagle Parkway to Whittle Blvd (Offsite)** – This project consisted of approximately 7,645 linear feet of 12" PVC waterline from the intersection of Governor's Parkway along FM 740 to Trophy Drive.

  The city purchased Forney Lake WSC assets in 2018. This included an existing 10" water line along the route of the proposed 12" water line. Since a 12" waterline was scheduled to be constructed and a 10" was purchased by the City, the City is seeking reimbursement for the value of the 10" line purchased from Forney Lake WSC under Item 10 2.1(k) of the second amendment to the Master Development Agreement.

All of the above listed major waterline improvements have been or will be constructed with the appropriate erosion control, trench safety and waterline testing. The line will be designed and constructed in accordance with City standards and specifications and will be dedicated to and operated by the City.

Sanitary Sewer Improvements

Major Utility Improvements constituting sanitary sewer improvements (all have been completed) are indicated on the attached exhibit titled "Major Improvements Wastewater Exhibit C-3", located in Appendix C, and include both onsite and offsite improvements. Onsite sanitary sewer improvements include Governor's Boulevard Wastewater Lines as they are located within the District boundaries. Offsite sanitary sewer lines include the Offsite Rush Creek Wastewater Lines and each are described below:

- **Governor's Boulevard Wastewater Lines (Onsite)** - This project consists of constructing approximately 960 linear feet of 8" and 5,950 linear feet of 12" PVC sanitary sewer gravity line generally along Governor's Boulevard and 835 linear feet of 12" PVC sanitary gravity line through Tract 3 to the City's south side lift station. The south side lift station is located adjacent to the property at Rush Creek. The existing lift station, wet-well and pumps are sized appropriately to accept and pump waste for Improvement Area #1. The wastewater will be lifted and forced through the existing force-main system and transmitted to the NTMWD's Buffalo Creek Interceptor. The line will be designed and constructed in accordance with City standards and specifications and will be conveyed to and operated by the City.

  This project has been constructed and is complete. Governor's Boulevard has subsequently been renamed as Governors Boulevard due to emergency service concerns.

- **Offsite Rush Creek Wastewater Line (Offsite)** - This project consists of approximately 2050 linear feet of 15" diameter PVC sanitary sewer line installed generally parallel to the City's existing Antigua Bay force main. This is a deep sewer line that will be constructed of SDR 26 PVC material and will allow service by gravity for the vast majority of the development. This line also ties Tract 6 and the Lakes addition into the wastewater sewer system and this line gravity flows into the City's south side lift station.

  This project has been constructed and is complete.

Storm Drainage Improvements

Major Utility Improvements constituting drainage improvements (both completed and future) are indicated on the attached exhibit titled "Major Improvements Drainage Exhibit C-4", located in Appendix C, and include both onsite and offsite major drainage improvements. The Governor's Boulevard Drainage improvements are onsite improvements and located within the District boundaries. The Hubbard Drive Drainage improvements are offsite improvements. Both drainage improvements are described below:

- **Governor's Boulevard Drainage (Onsite)** – This project consists of drainage improvements to support the installation of Governor's Boulevard and collection and conveyance of stormwater throughout the drainage basins associated with

Improvement Area #1. The system will include a series of storm sewer curb inlets connected to underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Improvement Area #1 flow to the Lake Ray Hubbard reservoir. Due to this fact, no storm water detention is required. This project will be constructed to City standards and specifications and will be conveyed to and operated by the City.

This project has been constructed and is complete.

- **Hubbard Drive Drainage (Offsite)** - This project consists of drainage improvements to support the improvements of Hubbard Drive and collection and conveyance of stormwater throughout the drainage areas that flow to Hubbard Drive. This project will be constructed to City standards and specifications and will be conveyed to and operated by the City.

  This Project will be constructed along with Improvement Area #3 Improvements and began in 2022 with an estimated completion by March 31, 2025.

There are two private projects (a clubhouse and golf course) and two tracts of land that are located within the boundaries of the District that are not being financed through the Bonds and are, therefore, excluded from the levy of Assessments. However, these projects and tracts of land will receive a benefit from the Major Improvements. As a result, the Developer will be required to finance the estimated costs of Major Improvements allocable to these tracts and projects for the portion of the benefits these projects and tracts of land receive from the Major Improvements. The detailed allocation basis and calculated amounts are shown in Table III-A on the following page.

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Table III-A
Major Improvement Estimated Costs

Improvement Project	Original Budget	Budget Changes	Revised Budget	Amount Spent	Remaining to be Spent
Roadway Improvements	$3,833,866	$724,135	$4,558,001	$2,546,549	$2,011,452
Less: Developer contributions for clubhouse, golf course and undeveloped tracts[1]	($163,817)	$0	($163,817)	($163,817)	$0
Subtotal – Net Major Roadway Improvements[2]	*$3,670,049*	*$724,135*	*$4,394,184*	*$2,382,732*	*$2,011,452*
Water Improvements	$2,313,258	$1,865,702	$4,178,960	$1,044,800	$3,134,160
Sanitary Sewer Improvements	$891,700	$324,860	$1,216,560	$1,216,560	$0
Storm Drainage Improvements	$850,172	$1,271,833	$2,122,005	$1,017,771	$1,104,234
Estimated total utility easements	$2,010,250	($2,010,250)	$0	$0	$0
Less: Developer contributions for clubhouse, golf course and undeveloped tracts[1]	($250,370)	$0	($250,370)	($250,370)	$0
Subtotal – Net Major Utility Improvements[2]	*$5,815,010*	*$1,452,144*	*$7,267,154*	*$3,028,761*	*$4,238,393*
Total Major Improvements	**$9,485,059**	**$2,176,279**	**$11,661,338**	**$5,411,493**	**$6,249,845**
Improvement Area #1					
Projected total Equivalent Units[3]	106.14		106.14		
% of total Equivalent units	31.14%		31.14%		
Proportionate Share of Major Roadway Improvement costs	$1,142,879		$1,368,380		
Proportionate Share of Major Utility Improvement costs	$1,810,835		$2,263,044		
Improvement Area #2					
Projected total Equivalent Units[3]	91.27		91.27		
% of total Equivalent units	26.78%		26.78%		
Proportionate Share of Major Roadway Improvement costs	$982,764		$1,176,673		
Proportionate Share of Major Utility Improvement costs	$1,557,141		$1,945,996		
Improvement Area #3					
Projected total Equivalent Units[3]	143.43		143.43		
% of total Equivalent units	42.08%		42.08%		
Proportionate Share of Major Roadway Improvement costs	$1,544,405		$1,849,131		
Proportionate Share of Major Utility Improvement costs	$2,447,033		$3,058,115		

Notes:

1 - The detailed description of the allocation basis and related calculations are shown in Appendix B as provided by the project engineer.

2 - The detailed costs of the Major Improvements are shown Appendix B.

3 - The detailed calculation of Equivalent Units is shown in Appendix D. The allocations are based upon the original projected Equivalent Units for each improvement area of the District.

C. Descriptions and Costs of Improvement Area #1 Improvements

The Improvement Area #1 Improvements include roadway improvements (the "Improvement Area #1 Road Improvements") and water distribution system, sanitary sewer collection and drainage collection system improvements (collectively the "Improvement Area #1 Utility Improvements") as described below. All of the Improvement Area #1 Improvements provide benefit to Improvement Area #1. Diagrams of the Improvement Area #1 Improvements are included as Appendix C to this SAP.

The Improvement Area #1 Improvements include roadway improvements (the "Improvement Area #1 Roadway Improvements") and water distribution system, sanitary sewer collection and drainage collection system improvements (collectively the "Improvement Area #1 Utility Improvements") as described below. All of the Improvement Area #1 Improvements provide benefit to Improvement Area #1. The costs of the Improvement Area #1 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service and Assessment Plan Updates.

Improvement Area #1 Road Improvements

The roadway portion of the Improvement Area #1 Improvements consists of constructing approximately 14,990 linear feet of 6" thick, 31-foot wide, concrete pavement with curb and gutter. The concrete will be 3,600 pounds per square inch (psi) strength. Excavation for the roadway will consists of 56,060 cubic yards of cut and fill, 75,800 square yards (sy) of pavement sub-grade will be lime stabilized and compacted. Signage, lighting and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each lot within Improvement Area #1. This project will be designed and constructed in accordance with City standards and specifications and will be conveyed to and operated by the City. Improvement Area #1 Road Improvements are indicated on the attached exhibit titled "Improvement Area #1 Roadway Exhibit C-5" located in Appendix C.

This project has been constructed and is complete.

Improvement Area #1 Utility Improvements

Water Improvements

The water portion of the Improvement Area #1 Improvements consists of constructing approximately 1,540 linear feet of 12" water line, 13,550 of 8" water line with associated 12", 8" and 6" gate valves. One-inch diameter water services will be provided to each of the 313 lots within Improvement Area #1. All associated waterline testing, trench safety and erosion protection during construction are included. The waterline will be connected to the 12" water line constructed in Spine Road "A". These lines will be designed and constructed in accordance with City standards and specifications and will be conveyed to and operated by the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Improvement Area #1 and all lots within Improvement Area #1. Improvement Area #1 Utility Improvements constituting water improvements are indicated on the attached exhibit titled "Improvement Area #1 Water Exhibit C-6" located in Appendix C.

This project has been constructed and is complete.

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Sanitary Sewer Improvements

The wastewater portion of the Improvement Area #1 Improvements consist of constructing approximately 14,990 linear feet of 8" gravity sanitary sewer line that connect to the Spine Road "A" sewer trunk main. Construction includes connection at multiple points through 30 concrete manholes. Services to individual lots are by 6" gravity sewer services. 17 cleanouts will be constructed to facilitate maintenance. These lines will be designed and constructed in accordance with City standards and specifications and will be conveyed to and operated by the City. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of Improvement Area #1 and each of the lots within Improvement Area #1. Improvement Area #1 Utility Improvements constituting sanitary sewer improvements are indicated on the attached exhibit entitled "Improvement Area #1 Wastewater Exhibit C-7" located in Appendix C.

This project has been constructed and is complete.

Storm Drainage Improvements

The drainage portion of the Improvement Area #1 Improvements shall consist of approximately 9,900 linear feet of drainage (storm sewer pipes) to support the residential units in Improvement Area #1. The main means of conveyance of storm drainage within Improvement Area #1, is within roadways and underground storm drain pipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff. Drainage improvements include all associated inlets, headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Improvement Area #1 flow to the Lake Ray Hubbard reservoir. Due to this fact, no storm water detention is required. This project will be constructed to City standards and specifications and will be conveyed to and operated by the City. Improvement Area #1 Utility Improvements constituting drainage improvements are indicated on the attached exhibit entitled "Improvement Area #1 Drainage Exhibit C-8" located in Appendix C.

This project has been constructed and is complete.

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Table III-B
Improvement Area #1 Actual Costs

Improvement Project	Actual costs
Roadway Improvements	$4,193,051
Utility Improvements	$4,716,687
Subtotal –Improvement Area #1 Improvements[1]	***$8,909,738***
Improvement Area #1 Share of Major Road Improvement Costs[2]	$1,368,380
Improvement Area #1 Share of Major Utility Improvement Costs[2]	$2,263,044
Grand Total	**$12,541,162**

Notes:
1- The detailed costs of the Improvement Area #1 Improvements are shown in Appendix B.
2- See Table III-A for proration of Major Improvement Area estimated costs.

D. Descriptions and Costs of Improvement Area #2 Improvements

Pursuant to the Omnibus Reimbursement Agreement and reimbursable from assessments or the proceeds of the Improvement Area #2 Bonds, the developer has funded or will fund the proportionate share of the costs of the Major Roadway Improvements and Major Utility Improvements attributable to Improvement Area #2 (as described above in Section III.B) as well as Improvement Area #2 Roadway Improvements and Improvement Area #2 Utility Improvements, which only benefit Improvement Area #2 Assessed Property.

The Improvement Area #2 Improvements include roadway improvements (the "Improvement Area #2 Roadway Improvements") and water distribution system, sanitary sewer collection and drainage collection system improvements (collectively the "Improvement Area #2 Utility Improvements") as described below. All of the Improvement Area #2 Improvements provide benefit to Improvement Area #2. The costs of the Improvement Area #2 Improvements are shown in Table III-C. The costs shown in Table III-C are estimates and may be revised in Annual Service and Assessment Plan Updates.

Improvement Area #2 Road Improvements

The roadway portion of the Improvement Area #2 Improvements consists of constructing concrete pavement with curb and gutter, excavation, lime stabilization and compacting, intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way. This project was designed and constructed in accordance with City standards and specifications and will be conveyed to and operated by the City. Improvement Area #2 Road Improvements are shown on exhibit C-9 in Appendix C.

This project has been constructed and is complete.

Improvement Area #2 Utility Improvements

Water Improvements

The water portion of the Improvement Area #2 Improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Improvement Area #2 Assessed Property. The water distribution system improvements were designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. Improvement Area #2 Water Improvements are shown on exhibit C-10 in Appendix C.

This project has been constructed and is complete.

Sanitary Sewer Improvements

The wastewater portion of the Improvement Area #2 Improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Improvement Area #2 Assessed Property including a trunk line running east to west along Governor's Blvd. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. Improvement Area #2 Sanitary Sewer Improvements are shown on exhibit C-11 in Appendix C.

This project has been constructed and is complete.

Storm Drainage Improvements

The drainage portion of the Improvement Area #2 Improvements shall consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements were designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. Improvement Area #2 Storm Drain Improvements are shown on exhibit C-12 in Appendix C.

This project has been constructed and is complete.

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Table III-C
Improvement Area #2 Actual Costs

Improvement Project	Actual Costs
Roadway Improvements	$4,671,801
Utility Improvements	$7,869,372
Subtotal- Improvement Area #2 Improvements[1]	***$1,219,393***
Improvement Area #2 Share of Major Road Improvement Costs[2]	$1,176,673
Improvement Area #2 Share of Major Road Improvement Costs[2]	$1,945,996
Grand Total	**$15,663,842**

Notes:
1-The detailed costs of the Improvement Area #2 Improvements are shown in Appendix B.
2- See Table III-A for proration of Major Improvement estimated costs.

E. Descriptions and Costs of Improvement Area #3 Improvements

The Improvement Area #3 Bonds will fund the proportionate share of the costs of the Major Road Improvements and Major Utility Improvements (as described above in Section III.B) as well as Improvement Area #3 Road Improvements and Improvement Area #3 Utility Improvements, which only benefit Improvement Area #3 Assessed Property.

The Improvement Area #3 Improvements include roadway improvements (the "Improvement Area #3 Road Improvements") and water distribution system, sanitary sewer collection and drainage collection system improvements (collectively the "Improvement Area #3 Utility Improvements") as described below. Improvement Area #3 is composed of Tracts 10,12,13,14,15,18 and 19. All of the Improvement Area #3 Improvements provide benefit to Improvement Area #3. The costs of the Improvement Area #3 Improvements are shown in Table III-C. The costs shown in Table III-C are estimates and may be revised in Annual Service and Assessment Plan Updates.

Improvement Area #3 Roadway Improvements

The roadway portion of the Improvement Area #3 Improvements consists of constructing concrete pavement with curb and gutter, excavation, lime stabilization and compacting, intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way. These roadway improvements include streets that will provide street access to each lot within Improvement Area #3. This project will be designed and constructed in accordance with City standards and specifications and will be conveyed to and operated by the City. Improvement Area #3 Road Improvements are shown on exhibit C-13 in Appendix C.

This project began in 2021. Improvement Area #3 Road Improvements for Tracts 12,13,18 and 19 have been completed and accepted by the City. Improvement Area #3 Road Improvements for Tracts 10, 14, and 15 are underway and are estimated to be completed by December 31, 2024.

Improvement Area #3 Utility Improvements

Water Improvements

The water portion of the Improvement Area #3 Improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Improvement Area #3 Assessed Property. The water distribution system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. Improvement Area #3 Water Improvements are shown on exhibit C-14 in Appendix C.

This project began in 2022. Improvement Area #3 Water Improvements for Tracts 12, 13, 18 and 19 have been completed and accepted by the City. Improvement Area #3 Water Improvements for Tracts 10,14, and 15 are underway and are estimated to be completed by December 31, 2024.

Sanitary Sewer Improvements

The wastewater portion of the Improvement Area #3 Improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Improvement Area #3 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. Improvement Area #3 Sanitary Sewer Improvements are shown on exhibit C-15 in Appendix C.

This project began in 2022. Improvement Area #3 Sanitary Sewer Improvements for Tracts 12,13,18 and 19 have been completed and accepted by the City. Improvement Area #3 Sanitary Sewer Improvements for Tracts 10,14 and 15 are underway and are estimated to be completed by December 31, 2024.

Storm Drainage Improvements

The drainage portion of the Improvement Area #3 Improvements shall consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. Improvement Area #3 Storm Drainage Improvements are shown on exhibit C-16 in Appendix C.

This project began in 2022. Improvement Area #3 Storm Drainage Improvements for Tracts 12, 13, 18, and 19 have been completed and accepted by the City. Improvement Area #3 Storm Drainage Improvements for Tracts 10, 14, and 15 are underway and are estimated to be completed by December 31, 2024.

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Table III-D
Improvement Area #3 Estimated Costs

Improvement Project	Updated Budgeted Costs	Actual Spent	Balance to Complete
Roadway Improvements [1]	$10,254,605	$6,049,212	$4,205,393
Utility Improvements[1]	$9,514,889	$7,955,478	$1,559,412
Subtotal- Improvement Area #3 Improvements	***$19,769,494***	***$14,004,690***	***$5,764,805***
Improvement Area #3 Share of Major Road Utility Improvement Costs[2]	$1,849,131	$1,511,556	$337,575
Improvement Area #3 Share of Major Utility Improvement Costs[2]	$3,058,115	$3,022,679	$35,436
Grand Total	**$24,676,740**	**$18,538,925**	**$6,137,816**

Notes:
1 - The detailed costs of the Improvement Area #3 Improvements are shown in Appendix B.
2 – See Table III-A for proration of Major Improvement estimated costs.

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IV. ASSESSMENT PLAN

A. INTRODUCTION

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

Parcels are only assessed for the special benefits conferred upon the Parcel because of the Major Improvements, the Improvement Area #1 Improvements, the Improvement Area #2 Improvements, and the Improvement Area #3 Improvements.

This section of the Plan currently describes the special benefit received by each Parcel within the District as a result of the Major Improvements, Improvement Area #1 Improvements, Improvement Area #2 Improvements, and Improvement Area #3 Improvements, provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments, and establishes the methodologies by which the Board of Directors allocates and reallocates the special benefit of the Major Improvements, Improvement Area #1, Improvement Area #2 Improvements, and Improvement Area #3 Improvements to Parcels in a manner that results in equal share of the Actual Cost being apportioned to Parcels similarly benefited. The determination by the Board of Directors of the assessment methodologies set forth below is the result of the discretionary exercise by the Board of Directors of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

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

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

benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

Pursuant to the Landowner's Agreement, each owner of the Assessed Property has ratified, confirmed, accepted, agreed to and approved; (i) the determinations and finding by the Board of Directors as to the special benefits described in this Plan and the Assessment Order; (ii) the Plan and the Assessment Order, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the Planned Development District Ordinance requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs through the District has been determined by the Board of Directors to be the most beneficial means of doing so. As a result, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the Board of Directors.

C. ALLOCATION OF ACTUAL COSTS OF MAJOR IMPROVEMENTS

The Major Improvements will provide a special benefit to all property in the District. Accordingly, the Actual Costs of the Major Improvements must be allocated between the Improvement Area #1 Assessed Property, the Improvement Area #2 Assessed Property, and the Improvement Area #3 Assessed Property based on the special benefit each receives. Table IV-A summarizes the allocation of Actual Costs for each Major Improvement based on the original Equivalent Unit Factors shown in Table D-5 in Appendix D.

The total amount of Major Roadway Improvements and Major Utility Improvements as shown in Table III-A are estimated to be $4,394,194 and $7,267,154, respectively. As shown in Appendix D and calculated using the original Equivalent Unit Factors in Table D-5, there were originally a total of 340.84 projected Equivalent Units within the District. The total Equivalent Units for Improvement Area #1 represent 31.14% (106.14 ÷ 340.84 = 31.14%) of the total original Equivalent Units within the District. As a result, the total of Major Roadway Improvements and Major Utility Improvements allocable to Improvement Area #1 are $1,368,380 ($4,394,194 × 31.14% = $1,368,380) and $2,263,043 ($7,267,154 × 31.14% = $2,263,043), respectively. The Equivalent Units for Improvement Area #2 represent 26.78% (91.27 ÷ 340.84 = 26.78%) of the total original Equivalent Units within the District. As a result, the total of Major Roadway Improvements and Major Utility Improvements allocable to Improvement Area #2 are $1,176,673 ($4,394,194 × 26.78% = $1,176,673 and $1,945,966 ($7,267,154 × 26.78% = $1,945,996), respectively. The Equivalent Units for Improvement Area #3 represent 42.08% (143.42 ÷ 340.84 = 42.08%) of the total originally projected Equivalent Units within the District. As a result, the total of Major Roadway Improvements and Major Utility Improvements allocable to Improvement Area #3 are $1,849,131 ($4,394,194 × 42.08% = $1,849,131) and $3,058,115 ($7,267,154 × 42.08% = $3,058,115), respectively.

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Table IV-A
Cost Allocation of Major Improvements

Authorized Improvements	Total Cost[1]	IA #1 Major Improvements % Allocation	IA #1 Major Improvements Share of Costs	IA #2 Major Improvements % Allocation	IA #2 Major Improvements Share of Costs	IA #3 Major Improvements % Allocation	IA #3 Major Improvements Share of Costs
Roadway Improvements	$4,558,001	31.14%	$1,419,394	26.78%	$1,220,540	42.08%	$1,918,067
Water Improvements	$4,178,960	31.14%	$1,301,358	26.78%	$1,119,040	42.08%	$1,758,562
Sanitary Sewer Improvements	$1,216,560	31.14%	$378,845	26.78%	$325,770	42.08%	$511,945
Storm Drainage Improvements	$2,122,005	31.14%	$660,807	26.78%	$568,230	42.08%	$892,968
Less: Developer Contribution	($414,187)	31.14%	($128,981)	26.78%	($110,911)	42.08%	($174,295)
Total Authorized Improvements	**$11,661,338**		**$3,631,424**		**$3,122,669**		**$4,907,246**

[1]See Table III-A for details.

D. ALLOCATION OF ACTUAL COSTS OF IMPROVEMENT AREA #1 IMPROVEMENTS

The Improvement Area #1 Improvements will provide a special benefit to Improvement Area #1 Assessed Property only. Accordingly, the Actual Costs of the Improvement Area #1 Improvements are allocated entirely to Improvement Area #1 Assessed Property based on the special benefit it receives.

Table IV-B summarizes the allocation of Actual Costs for each Improvement Area #1 Authorized Improvement. The costs shown in Table IV-A are estimates and may be revised in Annual Service and Assessment Plan Updates but may not result in increased Assessments without consent by each of the owners of the Parcels to the imposition of the increased Assessments to pay for the Actual Costs.

Table IV-B
Cost Allocation of Improvement Area #1 Improvements

Authorized Improvements	Total Cost[1]	IA #1 Major Improvements % Allocation	IA #1 Major Improvements Share of Costs	IA #1 Onsite Improvements % Allocation	IA #1 Onsite Improvements Share of Costs
Roadway Improvements	$5,232,678	31.14%	$1,419,394	100.00%	$3,813,284
Roadway Drainage Easements	$528,294	0.00%	$0	100.00%	$528,294
Water Improvements	$3,579,052	31.14%	$1,301,358	100.00%	$2,277,694
Sanitary Sewer Improvements	$1,615,148	31.14%	$378,845	100.00%	$1,236,303
Storm Drainage Improvements	$1,863,475	31.14%	$660,807	100.00%	$1,202,668
Less: Developer Contribution	($128,981)	31.14%	($128,981)	0.00%	$0
Total Authorized Improvements	**$12,689,667**		**$3,631,424**		**$9,058,243**

[1]See Table IV-A and Table III-B for details.

E. ALLOCATION OF ACTUAL COSTS OF IMPROVEMENT AREA #2 IMPROVEMENTS

The Improvement Area #2 Improvements will provide a special benefit to Improvement Area #2 Assessed Property only. Accordingly, the Actual Costs of the Improvement Area #2 Improvements

are allocated entirely to Improvement Area #2 Assessed Property based on the special benefit it receives.

Table IV-C summarizes the allocation of Actual Costs for each Improvement Area #2 Authorized Improvement. The costs shown in Table IV-C are estimates and may be revised in Annual Service and Assessment Plan Updates but may not result in increased Assessments without consent by each of the owners of the Parcels to the imposition of the increased Assessments to pay for the Actual Costs.

Table IV-C
Cost Allocation of Improvement Area #2 Authorized Improvements

		IA #2 Major Improvements		IA #2 Onsite Improvements	
Authorized Improvements	**Total Cost[1]**	**% Allocation**	**Share of Costs**	**% Allocation**	**Share of Costs**
Roadway Improvements	$5,892,341	26.78%	$1,220,540	100.00%	$4,671,801
Water Improvements	$5,192,721	26.78%	$1,119,040	100.00%	$4,073,681
Sanitary Sewer Improvements	$1,747,884	26.78%	$325,770	100.00%	$1,422,114
Storm Drainage Improvements	$2,941,807	26.78%	$568,230	100.00%	$2,373,577
Less: Developer Contribution	($110,911)	26.78%	($110,911)	0.00%	$0
Total Authorized Improvements	**$15,663,842**		**$3,122,669**		**$12,541,173**

[1]See Table IV-A and Table III-C for details.

F. ALLOCATION OF ACTUAL COSTS OF IMPROVEMENT AREA #3 IMPROVEMENTS

The Improvement Area #3 Improvements will provide a special benefit to Improvement Area #3 Assessed Property only. Accordingly, the Actual Costs of the Improvement Area #3 Improvements are allocated entirely to Improvement Area #3 Assessed Property based on the special benefit it receives.

Table IV-D summarizes the allocation of Actual Costs for each Improvement Area #3 Authorized Improvement. The costs shown in Table IV-D are estimates and may be revised in Annual Service and Assessment Plan Updates but may not result in increased Assessments without consent by each of the owners of the Parcels to the imposition of the increased Assessments to pay for the Actual Costs.

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Table IV-D
Cost Allocation of Improvement Area #3 Authorized Improvements

Authorized Improvements	Total Cost[1]	IA #3 Major Improvements % Allocation[2]	IA #3 Major Improvements Share of Costs[3]	IA #3 Onsite Improvements % Allocation	IA #3 Onsite Improvements Share of Costs
Roadway Improvements	$12,103,736	42.08%	$1,849,131	100.00%	$10,254,605
Utility Improvements	$12,573,004	42.08%	$3,058,115	100.00%	$9,514,889
Total Authorized Improvements	**$24,676,740**		**$4,907,246**		**$19,769,494**

[1]See Table IV-A and Table III-D for details.
[2]Allocation of Major Improvements are allocated based on the original Equivalent Unit Factors as shown in Table D-5 in Appendix D.
[3]Improvement Area #3's share of costs accounts for the $174,295 of Developer's equity contribution. See Table III-A for details.

G. ASSESSMENT METHODOLOGY

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

1. Assessment Methodology for Improvement Area #1

For purpose of this Plan, the Board of Directors has determined that the Actual Costs of the Improvement Area #1 Utility Improvements, the Improvement Area #1 Roadway Improvements, the portion of the Major Utility Improvements and the portion of the Major Roadway Improvements to be financed with the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix D using the types, number and average home value of the Lots anticipated to be developed on each Parcel within Improvement Area #1.

Based on the Actual Costs provided by FC Cuny Corporation for the Improvement Area #1 Utility Improvements, the Improvement Area #1 Roadway Improvements, the portion of the Major Utility Improvements that benefit Improvement Area #1 and the portion of the Major Roadway Improvements that benefit Improvement Area #1, as set forth in Table IV-A, the Board of Directors has determined that the benefit to Improvement Area #1 Assessed Property from the Authorized Improvements is at least equal to the Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the Board of Directors. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar values

will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the Board of Directors has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots.

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

2. Assessment Methodology for Improvement Area #2

For purpose of this Plan, the Board of Directors has determined that the Actual Costs of the Improvement Area #2 Utility Improvements, the Improvement Area #2 Roadway Improvements, the portion of the Major Utility Improvements and the portion of the Major Roadway Improvements that were initially financed by the Developer under the Omnibus Reimbursement Agreement, a portion of which are now being financed and/or reimbursed by the Improvement Area #2 Bonds and the Improvement Area #2 Reimbursement Agreement, shall be allocated to the Improvement Area #2 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix D using the types, number and average home value of the Lots anticipated to be developed on each Parcel within Improvement Area #2.

Based on the Actual Costs provided by FC Cuny Corporation for the Improvement Area #2 Utility Improvements, the Improvement Area #2 Roadway Improvements, the portion of the Major Utility Improvements that benefit Improvement Area #2 and the portion of the Major Roadway Improvements that benefit Improvement Area #2, as set forth in Table IV-A, the Board of Directors has determined that the benefit to Improvement Area #2 Assessed Property from the Authorized Improvements is at least equal to the Assessments levied on the Improvement Area #2 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the Board of Directors. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the Board of Directors has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots.

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

3. Assessment Methodology for Improvement Area #3

For purpose of this Plan, the Board of Directors has determined that the Actual Costs of the Improvement Area #3 Utility Improvements, the Improvement Area #3 Road Improvements, the portion of the Major Utility Improvements and the portion of the Major Road Improvements that were initially financed by the Developer under the Omnibus Reimbursement Agreement , a portion of which are now being financed and/or reimbursed the by the Improvement Area #3 Bonds shall be allocated to the Improvement Area #3 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix D using the types, number and average home value of the Lots anticipated to be developed on each Parcel within Improvement Area #3.

Based on the estimates provided by TNP Inc. of the costs of the Improvement Area #3 Utility Improvements, the Improvement Area #3 Road Improvements, the portion of the Major Utility Improvements that benefit Improvement Area #3 and the portion of the Major Road Improvements that benefit Improvement Area #3, as set forth in Table IV-A, the Board of Directors has determined that the benefit to Improvement Area #3 property of those improvements is at least equal to the Assessments levied on the Improvement Area #3 property.

Upon subsequent divisions of any Parcel in Improvement Area #3, the Assessment applicable to it will then be apportioned pro rata based on the updated Equivalent Units for Improvement Area #3 of each newly created Parcel as shown in Appendix D Table D-18. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, are determined by the Administrator and confirmed by the Board of Directors. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the Board of Directors has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #3 is shown on the Improvement Area #3 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Plan.

H. ASSESSMENT AND ANNUAL INSTALLMENTS

The Assessments for the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement will be allocated to each Lot Type as shown in Appendix D and levied on each Parcel according to the Improvement Area #1 Assessment Roll, attached hereto Appendix F. The Annual Installments for the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement will be collected at the time and in the amounts shown on the Improvement Area #1 Assessment Roll subject to any revisions made during an update to this Plan. The Annual Installments for the Improvement Area #1 Bonds comply with the requirements of the Development Agreement.

The Assessments for Improvement Area #2 relating to the Improvement Area #2 Improvements were initially financed by the Developer under the Omnibus Reimbursement Agreement, a portion of which were subsequently financed and/or reimbursed by the Improvement Area #2 Bonds and the Improvement Area #2 Reimbursement Agreement and will be allocated to each Lot Type in Improvement Area #2 as shown in Appendix D and levied on each Parcel according to the Improvement Area #2 Assessment Roll, attached hereto as Appendix G.

The Assessments for Improvement Area #3 Bonds relating to the Improvement Area #3 Improvements were initially financed by the Developer under the Omnibus Reimbursement Agreement, a portion of which are subsequently being financed and/or reimbursed by the Improvement Area #3 Bonds and will be allocated to each Lot Type in Improvement Area #3 as shown in Appendix D and levied on each Parcel according to the Improvement Area #3 Assessment Roll, attached hereto as Appendix H.

I. ADMINISTRATIVE EXPENSES

The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown the Improvement Area #1 Assessment Roll, the Improvement Area #2 Assessment Roll, and the Improvement Area #3 Assessment Roll, each of which may be revised based on Actual Costs incurred in any update to this Plan and the Service and Assessment Plan.

J. PREPAYMENT RESERVE (IMPROVEMENT AREA #1)

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds (the "Additional Interest Component"), and with respect to the Improvement Area #1 Bonds, with up to 0.20% (the "Prepayment Component") of such Additional Interest Component allocated to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Improvement Area #1 Bonds are prepaid, and with respect to the Improvement Area #1 Bonds, up to 0.30% (the "Delinquency Component) of such Additional Interest Component allocated to fund a Delinquency Reserve account as described below. The Prepayment Reserve Component shall be deposited to a Prepayment

Reserve until it reaches 1.50% of the outstanding Improvement Area #1 Bonds as stipulated in the Improvement Area #1 Bonds documents. Once the Prepayment Reserve is funded in full, the Prepayment Component will continue to be collected and the Prepayment Component shall be deposited in a Delinquent Reserve account as described in Section IV.K below.

K. DELINQUENCY RESERVE (IMPROVEMENT AREA #1)

The City has allocated the Delinquency Component of the Annual Installments, and with respect to the Improvement Area #1 Bonds, to offset any possible delinquent payments. The Delinquency Reserve shall be funded up to 4% of the outstanding Bonds. Once the Delinquent Reserve has reached such level, the Delinquency Component may not continue to be collected. The City may allocate a portion of the Delinquency Component of the Annual Installments to pay for Administrative Expenses, improvement costs, any other use that benefits the Assessed Property or reduce the Assessments, as determined by the City Council.

L. ADDITIONAL INTEREST RESERVE

Funds generated by the Additional Interest Rate related to the Improvement Area #2 Bonds are held in the "Additional Interest Reserve" under the applicable Trust Indenture, which may be used to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Improvement Area #2 Bonds are prepaid, to offset any possible delinquent payments and pay Administrative Expenses provided for in the applicable Trust Indenture.

Funds generated by the Additional Interest Rate related to the Improvement Area #3 Bonds are held in the "Additional Interest Reserve" under the applicable Trust Indenture, which may be used to fund the associated interest charged between the date of prepayment of an Assessment and the date on which the Improvement Area #3 Bonds are prepaid, to offset any possible delinquent payments and pay Administrative Expenses provided for in the applicable Trust Indenture.

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V. SERVICE PLAN

A. INTRODUCTION

The PID Act requires the Service Plan (i) cover a period of at least five years, and (ii) define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The majority of the Major Improvements, the Improvement Area #1 Improvements, and Improvement Area #2 Improvements have been constructed and accepted by the City. The Improvement Area #3 Improvements are anticipated to be completed and accepted by the City in the fourth quarter of 2024. A portion of the Major Improvements is expected to be completed in March 2025 as described in Section III.

The Actual Costs for the Improvement Area #1 Improvements plus costs related to the issuance of the Improvement Area #1 Bonds, and payment of expenses incurred in the establishment, administration and operation of the District is $14,953,505 as shown in Table V-A. The service plan shall be reviewed and updated each year for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll. Any update to this Plan is herein referred as an "Annual Service and Assessment Plan Update."

Table V-A summarizes the sources and uses of funds required to construct the Improvement Area #1 Improvements and issue the Improvement Area #1 Bonds. The sources and uses of funds shown in Table V-A shall be updated each year in the Annual Service and Assessment Plan Update to reflect any budget revisions and Actual Costs.

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

Sources of Funds	Improvement Area #1 Bonds	Improvement Area #1 Reimbursement Agreement	Total
Bond Par	$9,255,000	$0	$9,255,000
Reimbursement Agreement Assessments	$0	$3,245,000	$3,245,000
Other funding sources	$0	$2,453,505	$2,453,505
Total Sources of Funds	**$9,255,000**	**$5,698,505**	**$14,953,505**
Uses of Funds			
Improvement Area #1 Roadway Improvements	$231,003	$4,110,575	$4,341,578
Improvement Area #1's share of Major Roadway Improvements	$0	$1,368,380	$1,368,380
Improvement Area #1 Utility Improvements	$4,716,665	$0	$4,716,665
Improvement Area #1's share of Major Utility Improvements	$2,043,494	$219,549	$2,263,043
Subtotal Improvement Area #1 Improvements	*$6,991,162*	*$5,698,505*	*$12,689,667*
Bond Issuance Costs:			
Reserve Fund	$791,225	$0	$791,225
Capitalized Interest	$348,515	$0	$348,515
Administrative Fund	$30,000	$0	$30,000
Other costs of issuance	$1,094,098	$0	$1,094,098
Total Uses of Funds	**$9,255,000**	**$5,698,505**	**$14,953,505**

The Improvement Area #1 Bonds were issued to finance and or reimburse the Developer for all or a portion of the Improvement Area #1 share of the Major Utility Improvements, the Improvement Area #1 Utility Improvements, a portion of the Improvement Area #1 Roadway Improvements, and estimated costs to issue the Improvement Area #1 Bonds, as shown in Table V-A. The remaining costs of Improvement Area #1 Roadway Improvements and the Improvement Area #1 share of the Major Roadway Improvements will be paid by the Developer subject to reimbursement under the Improvement Area #1 Reimbursement Agreement. The Developer will continue to be obligated to construct and pay all costs of the Improvement Area #1 Improvements, Major Utility Improvements and Major Roadway Improvements regardless of the amount available for reimbursement of such costs from proceeds of the Improvement Area #1 Bonds or under the Improvement Area #1 Reimbursement Agreement.

Table V-B summarizes the original sources and uses of funds required to construct the Improvement Area #2 Improvements under the Omnibus Reimbursement Agreement.

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Table V-B
Improvement Area #2
Sources and Uses of Funds - Original

Sources of Funds	Total
Assessments	$10,750,000
Other funding sources	$4,913,842
Total Sources of Funds	**$15,663,842**
Uses of Funds	
Improvement Area #2 Roadway Improvements	$4,671,801
Improvement Area #2's share of Major Roadway Improvements	$1,176,673
Improvement Area #2 Utility Improvements	$7,869,372
Improvement Area #2's share of Major Utility Improvements	$1,945,996
Subtotal Improvement Area #2 Improvements	*$15,663,842*
Total Uses of Funds	**$15,663,842**

Table V-C summarizes the updated sources and uses of funds required to construct and/or reimburse the Developer for the Improvement Area #2 Improvements that will benefit the Improvement Area #2 Assessed Property, pay a portion of the costs related to the administration and operation of the District and to issue the Improvement Area #2 Bonds. The sources and uses of funds shown in Table V-C shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs.

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Table V-C
Improvement Area #2
Estimated Sources and Uses of Funds - Updated

Sources of Funds	Improvement Area #2 Bonds	Improvement Area #2 Reimbursement Agreement	Total
Bond Par	$9,230,000	$0	$9,230,000
Assessments	$0	$1,500,000	$1,500,000
Other funding sources	$0	$6,320,841	$6,320,841
Bond Premium	$154,677	$0	$154,677
Total Sources of Funds	**$9,384,677**	**$7,820,841**	**$17,205,518**
Uses of Funds			
Improvement Area #2 Improvements:			
Roadway Improvements	$2,371,701	$2,300,100	$4,671,801
Share of Major Roadway Improvements	$584,241	$592,432	$1,176,673
Utility Improvements	$3,994,990	$3,874,382	$7,869,372
Share of Major Utility Improvements	$892,068	$1,053,928	$1,945,996
Subtotal Improvement Area #2 Improvements	*$7,843,000*	*$7,820,841*	*$15,663,841*
Bond Issuance Costs:			
Reserve Fund	$528,805	$0	$528,805
Capitalized Interest	$0	$0	$0
Administrative Expenses Fund	$20,000	$0	$20,000
Cost of Issuance	$793,272	$0	$793,272
Underwriters Discount	$199,600	$0	$199,600
Subtotal Bond Issuance Costs	*$1,541,677*	*$0*	*$1,541,677*
Total Uses of Funds	**$9,384,677**	**$7,820,841**	**$17,205,518**

The estimated costs for the Improvement Area #2 Improvements, plus first year Administrative Expenses, are $15,683,841as shown in Table V-C. The estimated costs for Improvement Area #2 Improvements plus costs related to the issuance of the Improvement Area #2 Bonds for the Improvement Area #2 Improvements as shown in Table V-C. The service plan shall be reviewed and updated each year for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll. Any update to this Plan is herein referred as an "Annual Service and Assessment Plan Update."

Table V-D summarizes the original sources and uses of funds required to construct the Improvement Area #3 Improvements. Tables included in this Section may be rounded to the nearest whole dollar.

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Table V-D
Improvement Area #3- Original
Sources and Uses of Funds

Sources of Funds	Total
Assessments	$17,270,000
Other funding sources	$13,186,861
Total Sources of Funds	**$30,456,861**
Uses of Funds	
Roadway Improvements	$17,251,550
Share of Major Roadway Improvements	$1,849,131
Utility Improvements	$8,208,065
Share of Major Utility Improvements	$3,058,115
Subtotal Improvement Area #3 Improvements	*$30,366,861*
Other Assessment Levy Costs	
First Year Administrative Expenses	$90,000
Subtotal Other Assessment Levy Costs	*$90,000*
Total Uses of Funds	**$30,456,861**

The Improvement Area #3 Bonds are being issued in 2024 to reimburse a portion of the estimated costs of the Improvement Area #3 Improvements and/or fulfill obligations under the portion of the Omnibus Reimbursement Agreement to Improvement Area #3.

Table V-E on the following page summarizes the updated sources and uses of funds required to construct and or/reimburse the Developer for the Improvement Area #3 Improvements that will benefit the Improvement Area #3 Assessed Property, pay a portion of the costs related to the administration and operation of the District and to issue the Improvement Area #3 Bonds. The updated sources and uses of funds shown in Table V-E shall be updated each year in the Annual Service Plan Update to reflect any revisions to Actual Costs.

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Table V-E
Improvement Area #3
Estimated Sources and Uses of Funds- Updated

Sources of Funds	Total
Assessments	$17,270,000
Other funding sources	$10,706,740
Total Sources of Funds	**$27,976,740**
Uses of Funds	
Roadway Improvements	$10,254,605
Share of Major Roadway Improvements	$1,849,131
Utility Improvements	$9,514,889
Share of Major Utility Improvements	$3,058,115
Subtotal Improvement Area #3 Improvements	*$24,676,740*
Bond Issuance Costs	
Additional Interest Reserve Fund	$172,199
Debt Service Reserve Fund	$803,597
Capitalized Interest	$624,552
Cost of Issuance	$1,091,552
Underwriter's Discount	$518,100
Deposit to Improvement Area #3 Administrative Fund	$90,000
Subtotal Bond Issuance Costs	*$3,300,000*
Total Uses of Funds	**$27,976,740**

The estimated costs for the Improvement Area #3 Improvements, plus first year Administrative Expenses, are $27,976,740 as shown in Table V-E. The estimated cost for Improvement Area #3 Improvements plus costs related to the issuance of the Improvement Area #3 Bonds for the Improvement Area #3 Improvements are shown in Table V-E. The service plan shall be reviewed and updated each year for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll.

The Improvement Area #3 Improvements were initially financed by the Developer and reimbursable pursuant to the Omnibus Reimbursement Agreement. The Improvement Area #3 Bonds are being issued to satisfy the District's obligation under the Omnibus Reimbursement Agreement related to the Improvement Area #3 Improvements. Table V-E shows the updated estimated sources and uses for the Improvement Area #3 Improvements.

B. Annual Projected Costs and Indebtedness

Improvement Area #1

The annual projected costs and annual projected indebtedness for Improvement Area #1 is shown in Table V-F. The annual projected costs and indebtedness are subject to revision, and each shall

be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table V-F
Improvement Area #1
Annual Projected Costs and Projected Indebtedness

Period Ending 9/30	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Annual Installments
2022 & Prior	$14,953,505	$12,500,000	$2,453,505	$6,639,544
2023	$0	$0	$0	$1,014,191
2024	$0	$0	$0	$963,917
2025	$0	$0	$0	$971,482
2026	$0	$0	$0	$968,856
2027	$0	$0	$0	$991,198
2028	$0	$0	$0	$971,358
Total	**$14,953,505**	**$12,500,000**	**$2,453,505**	**$12,520,546**

The annual projected costs shown in Table V-G are the annual expenditures relating to the Improvement Area #1 Improvements shown in Table III-B and the costs associated with setting up the District and costs of issuance including reserves shown in Table V-B. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Improvement Area #2

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

Table V-G
Improvement Area #2
Annual Projected Costs and Projected Indebtedness

Period Ending 9/30	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Annual Installments
2022 & Prior	$17,205,518	$10,730,000	$6,475,518	$1,495,168
$2,022	$0	$0	$0	$737,094
$2,023	$0	$0	$0	$738,243
$2,024	$0	$0	$0	$738,275
$2,025	$0	$0	$0	$738,190
$2,026	$0	$0	$0	$737,987
$2,027	$0	$0	$0	$737,494
Total	**$17,205,518**	**$10,730,000**	**$6,475,518**	**$5,922,451**

The annual projected costs shown in Table V-G are the annual expenditures relating to the Improvement Area #2 Improvements shown in Table III-C and the costs associated with setting up the District and costs of issuance including reserves shown in Table V-C. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Improvement Area #3

The annual projected costs and annual projected indebtedness for Improvement Area #3 is shown in Table V-H. The annual projected costs and indebtedness are subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table V-H
Improvement Area #3
Annual Projected Costs and Projected Indebtedness- Updated

Period Ending 9/30	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Annual Installments
2024	$13,988,370	$17,270,000	$10,706,740	$0
2025	$13,988,370	$0	$0	$624,552
2026	$0	$0	$0	$1,272,017
2027	$0	$0	$0	$1,272,253
2028	$0	$0	$0	$1,272,044
2029	$0	$0	$0	$1,272,392
2030	$0	$0	$0	$1,272,253
2031	$0	$0	$0	$1,271,628
Total	**$27,976,740**	**$17,270,000**	**$10,706,740**	**$8,257,139**

The annual projected costs shown in Table V-H are the annual expenditures relating to the Improvement Area #3 Improvements shown in Table III-D and the costs associated with the issuance of the Improvement Area #3 Bonds are shown in Table V-E. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID Assessment Notice

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

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VI. TERMS OF THE SPECIAL ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1, IMPROVEMENT AREA #2, AND IMPROVEMENT AREA #3

The Assessments and Annual Installments for each Improvement Area #1 Assessed Property are shown on the Improvement Area #1 Assessment Roll in Appendix F. The Assessments and Annual Installments for each Improvement Area #2 Assessed Property are shown on the Improvement Area #2 Assessment Roll in Appendix G. The Assessments and Annual Installments for each Improvement Area #3 Assessed Property are shown on the Improvement Area #3 Assessment Roll in Appendix H.

The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act. The Annual Installments shall be collected from Improvement Area #1 Assessed Property in an amount sufficient to pay (i) the principal and interest on the Improvement Area #1 Bonds, (ii) to fund the Prepayment Reserve for the Improvement Area #1 Bonds, (iii) to fund the Delinquency Reserve for the Improvement Area #1 Bonds, and (iv) to cover the Administrative Expenses of Improvement Area #1.

The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act. The Annual Installments shall be collected from Improvement Area #2 Assessed Property in an amount sufficient to pay (i) the principal and interest on the Improvement Area #2 Bonds, (ii) to fund the Additional Interest Reserve for the Improvement Area #2 Bonds, and (iii) to cover the Administrative Expenses of Improvement Area #2.

The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act. The Annual Installments shall be collected from Improvement Area #3 Assessed Property in an amount sufficient to pay (i) the principal and interest on the Improvement Area #3 Bonds, (ii) to fund the Additional Interest Reserve for the Improvement Area #3 Bonds, and (iii) to cover the Administrative Expenses of Improvement Area #3. The Annual Installments shall include Additional Interest as described in Section IV.L. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest, or other funds applicable to the Parcel.

B. REALLOCATION OF ASSESSMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1, IMPROVEMENT AREA #2, AND IMPROVEMENT AREA #3

Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Parcel prior to the division among the newly divided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the new divided Lot
B = the Assessment for the Lot prior to division
C = the Equivalent Units of the new divided Lot
D = the sum of the Equivalent Units for all of the new divided Lots

The calculation of the Equivalent Units of a Parcel shall be performed by the Administrator based on information available in the Official Public Records of Rockwall or Kaufman County, Texas regarding the Assessed Property and development related information provided by the property owners. The calculation as confirmed by the Board of Directors shall be conclusive.

The sum of the Assessments for all newly divided Parcels shall equal the Assessment for the Parcels prior to subdivision. The calculation shall be made separately for each newly divided Parcel. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the Board of Directors.

1. **Upon Subdivision by a Recorded Subdivision Plat**

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot
B = the Assessment for the Lot prior to subdivision
C = the Equivalent Units of the new divided Lot
D = the sum of the Equivalent Units for all of the new divided Lots

Prior to the recording of a subdivision plat, the Developer shall provide the District and the Administrator an estimated average home value by Lot Type as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact the average home value and any other information available to the Developer. The calculation of the Equivalent Units for a Lot shall be performed by the Administrator and confirmed by the Board of Directors based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records Rockwall or Kaufman County, Texas regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the

reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the Board of Directors.

2. Upon Consolidation

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

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the District the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per Unit on a Parcel exceeds the applicable Improvement Area #1 Maximum Assessment Per Equivalent Unit, the Improvement Area #2 Maximum Assessment Per Equivalent Unit, or the Improvement Area #3 Maximum Assessment Per Equivalent Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the District prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Equivalent Unit for the Parcel exceeds the applicable Improvement Area #1 Maximum Assessment Per Equivalent Unit, the Improvement Area #2 Maximum Assessment Per Equivalent Unit, or the Improvement Area #3 Maximum Assessment Per Equivalent Unit calculated in this Service and Assessment Plan.

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

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Assessments securing such series of Bonds, resulting in excess Bond proceeds being available to redeem Bonds of such series, then the Assessment securing such series of Bonds for each Assessed Property shall be reduced by the Board of Directors pro rata such that the sum of the resulting reduced Assessments for all Assessed

Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem Bonds of such series. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds.

2. If the Authorized Improvements to be funded with a series of Bonds are not undertaken o completed by the District, resulting in excess Bond proceeds being available to redeem Bonds of such series, the Assessment securing such series of Bonds for each Assessed Property shall be reduced by the Board of Directors to reflect only the Actual Costs that were expended and such excess Bond proceeds shall be applied to redeem Bonds of such series. The Board of Directors shall reduce such Assessments for each Assessed Property pro rata such that the sum of the resulting reduced Assessments equals the Actual Costs with respect to such Authorized Improvements that were undertaken. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds.

E. PAYMENT OF ASSESSMENTS

1. Payment in Full

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

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

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

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

2. Payment in Annual Installments

The Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the District may collect interest and collection costs on the outstanding Assessment. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Improvement Area #1 Assessment Roll, Improvement Area #2

Assessment Roll and Improvement Area #3 Assessment Roll, which includes interest on the outstanding Assessment and Administrative Expenses.

The Annual Installments as listed on the Improvement Area #1 Assessment Roll have been calculated using the actual interest rate on the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement of 5.75%, 6.25% and 6.5% percent. The Annual Installments shown in the Improvement Area #2 Assessment Roll have been calculated using an interest rate on the Improvement Area #2 Bonds of 2.50% in years 1 through 5 (2022-2026), 3.00% in years 6 through 10 (2027-2031), 3.250% in years 11 through 20 (2032-2041), and 4.00% in years 21 through 29 (2042-2050), and an interest rate of 3.680 % on the Improvement Area #2 Reimbursement Agreement. The Annual Installments may not exceed the amounts shown on the Improvement Area #1 Assessment Roll and the Improvement Area #2 Assessment Roll, except pursuant to any amendment or update to this SAP.

Each Assessment for the Improvement Area #3 Assessed Property shall be paid with interest related to the actual interest rate paid on the Improvement Area #3 Bonds allocable to Improvement Area #3, as shown in the Improvement Area #3 Assessment Roll is based on an actual interest rate of 4.38%, 5.10%, and 5.38%, plus the Additional Interest at the rate of 0.5% to fund the Additional Interest Reserve, if collected. The Annual Installments may not exceed the amounts shown on the Improvement Area #3 Assessment Roll and have been calculated using an interest rate on the Improvement Area #3 Bonds of 4.38% for years 1 through 6 (2025-2031), 5.10% in years 7-19 (2032-2044), and 5.38% on years 20-30 (2045-2055). The Improvement Area #3 Assessment Roll is shown as Appendix H.

The Annual Installments shall be reduced to equal the actual costs of repaying the related series of Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances and actual costs of paying reimbursement obligations under the Improvement Area #1 Reimbursement Agreement, the Improvement Area #2 Reimbursement Agreement, or any other applicable reimbursement agreement.

The District reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds and to make required payments under the Improvement Area #1 Reimbursement Agreement and the Improvement Area #2 Reimbursement Agreement and such refunding bonds shall constitute "Bonds" for purposes of this Service and Assessment Plan.

F. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the Board of Directors shall approve, an Annual Service and Assessment Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service and Assessment Plan Update shall include an updated

Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll, and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment collected in Improvement Areas where Bonds have been issued shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the District in the same manner and at the same time as ad valorem taxes for other entities and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes. The Board of Directors may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

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

Each Improvement Area #1 Annual Installment, including the interest on the unpaid amount of an Assessment, shall be assessed on September 1 and shall be due on October 1 of that year. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the first Annual Installment for Improvement Area #1 commenced in 2017.

Each Improvement Area #2 Annual Installment, including the interest on the unpaid amount of an Assessment, shall be assessed on September 1 and shall be due on October 1 of that year. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the first Annual Installment for Improvement Area #2 commenced in 2020.

Each Improvement Area #3 Annual Installment, including the interest on the unpaid amount of an Assessment, shall be assessed on September 1 and shall be due on October 1 of that year. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the first Annual Installment Improvement Area #3 is will commence in 2026.

SURPLUS FUNDS REMAINING IN IMPROVEMENT AREA #1 BOND ACCOUNT

If Improvement Area #1 Bond proceeds still remain after all of the Improvement Area #1 Improvements (including Improvement Area #1's share of the Major Improvements) are constructed and conveyed to the City, the proceeds may be utilized to finance other Authorized Improvements that specially benefit all Improvement Area #1 Assessed Property.

G. SURPLUS FUNDS REMAINING IN IMPROVEMENT AREA #2 BOND ACCOUNT

If Improvement Area #2 Bond proceeds still remain after all of the Improvement Area #2 Improvements are constructed and conveyed to the City, the proceeds may be utilized to finance other Authorized Improvements that specially benefit the Improvement Area #2 Assessed Property.

H. SURPLUS FUNDS REMAINING IN IMPROVEMENT AREA #3 BOND ACCOUNT

If Improvement Area #3 Bond proceeds still remain after all of the Improvement Area #3 Improvements are constructed and conveyed to the City, the proceeds may be utilized to finance other Authorized Improvements that specially benefit the Improvement Area #3 Assessed Property.

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VII. THE ASSESSMENT ROLL

A. IMPROVEMENT AREA #1 ASSESSMENT ROLL

Each Parcel within Improvement Area #1 has been evaluated by the Board of Directors (based on the Planned Development District Ordinance, developable area, proposed Homeowner Association Property and Public Property, the Improvement Area #1 Improvements, a proportionate share of the Major Improvements, best and highest use of land, and other development factors deemed relevant by the Board of Directors) to determine the amount of Assessed Property within the Parcel.

Improvement Area #1 Assessed Property has been assessed for the special benefits conferred upon the property because of the Improvement Area #1 Improvements and the proportionate share of the Major Improvements. Table VII-A summarizes the $14,953,505 in special benefit received by Improvement Area #1 Assessed Property from the Improvement Area #1 Improvements that benefit Improvement Area #1, a proportionate share of the Major Improvements, the costs of the District formation, and Bond issuance costs. The total amount of Improvement Area #1 Bonds and the amount payable under the Improvement Area #1 Reimbursement Agreement is $12,500,000 as shown in Table V-A, which is less than the benefit received by Improvement Area #1 Assessed Property, and as such the total Assessment for all Assessed Property within Improvement Area #1 is $12,500,000 plus annual Administrative Expenses. The Assessment for each Assessed Property within Improvement Area #1 is calculated based on the allocation methodologies described in Section IV.G of this Service and Assessment Plan. The Improvement Area #1 Assessment Roll is attached hereto as Appendix F.

Table VII-A
Improvement Area #1
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements[1]	$12,689,667
Bond Issuance Costs:	
Reserve Fund	$791,225
Capitalized Interest	$348,515
Administrative Fund	$30,000
Other Costs of Issuance	$1,094,098
Subtotal Bond Issuance Costs	*$2,263,838*
Total Special Benefit	**$14,953,505**
Special Benefit:	
Total Special Benefit	$14,953,505
Projected Assessment	$12,500,000
Excess Benefit	**$2,453,505**

[1]See Table III-B for details.

B. Improvement Area #2 Assessment Roll

Each Parcel within Improvement Area #2 has been evaluated by the Board of Directors (based on the Planned Development District Ordinance, developable area, proposed Homeowner Association Property and Public Property, the Improvement Area #2 Improvements, a proportionate share of the Major Improvements, best and highest use of land, and other development factors deemed relevant by the Board of Directors) to determine the amount of Assessed Property within the Parcel.

Improvement Area #2 Assessed Property has been assessed for the special benefits conferred upon the property because of the Improvement Area #2 Improvements and a proportionate share of the Major Improvements. Table VII-B summarizes the $17,205,518 in special benefit received by Improvement Area #2 Assessed Property from the Improvement Area #2 Improvements that benefit Improvement Area #2, a proportionate share of the Major Improvements, and the costs associated with issuing the Improvement Area #2 Bonds. The total original amount payable for the Improvement Area #2 Improvements under the Omnibus Reimbursement Agreement was $10,750,000 as shown in Table VII-B, which is less than the benefit received by Improvement Area #2 Assessed Property, and as such the total Assessment for all Assessed Property within Improvement Area #2 is $10,750,000 plus annual Administrative Expenses. The Assessment for each Assessed Property within Improvement Area #2 is calculated based on the allocation methodologies described in Section IV.G of this Service and Assessment Plan. The Improvement Area #2 Assessment Roll is attached hereto as Appendix G.

Table VII-B
Improvement Area #2
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements[1]	$15,663,841
Bond Issuance Costs:	
Reserve Fund	$528,805
Capitalized Interest	$0
Administrative Expenses Fund	$20,000
Cost of Issuance	$793,272
Underwriters Discount	$199,600
Subtotal Bond Issuance Costs	*$1,541,677*
Total Special Benefit	**$17,205,518**
Special Benefit:	
Total Special Benefit	$17,205,518
Assessment	$10,750,000
Excess Benefit	**$6,455,518**

[1]See Table III-C for details.

C. Improvement Area #3 Assessment Roll

Each Parcel within Improvement Area #3 has been evaluated by the Board of Directors (based on the Planned Development District Ordinance, developable area, proposed Homeowner Association Property and Public Property, the Improvement Area #3 Improvements, a proportionate share of the Major Improvements, best and highest use of land, and other development factors deemed relevant by the Board of Directors) to determine the amount of Assessed Property within the Parcel.

Improvement Area #3 Assessed Property has been assessed for the special benefits conferred upon the property because of the Improvement Area #3 Improvements and a proportionate share of the Major Improvements. Table VII-C summarizes the $27,976,740 in special benefit received by Improvement Area #3 Assessed Property from the Improvement Area #3 Improvements that benefit Improvement Area #3, a proportionate share of the Major Improvements, and applicable Bond issuance costs. The Assessment amount of the Improvement Area #3 Bonds as shown in Table VII-C, which is less than the benefit received by Improvement Area #3 Assessed Property, and as such the total Assessment for all Assessed Property within Improvement Area #3 is $17,270,000 plus annual Administrative Expenses. The Assessment for each Assessed Property within Improvement Area #3 is calculated based on the allocation methodologies described in Section IV.G of this Service and Assessment Plan. The Improvement Area #3 Assessment Roll is attached hereto as Appendix H.

Table VII-C
Improvement Area #3
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements[1]	$24,676,740
Bond Issuance Costs:	
Additional Interest Reserve Fund	$172,199
Debt Service Reserve Fund	$803,597
Capitalized Interest	$624,552
Cost of Issuance	$1,091,552
Underwriter's Discount	$518,100
Administrative Expense Fund	$90,000
Subtotal Bond Issuance Costs	*$3,300,000*
Total Special Benefit	**$27,976,740**
Special Benefit	
Total Special Benefit	$27,976,740
Assessment	$17,270,000
Excess Benefit	**$10,706,740**

[1]See Table III-C for details.

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D. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the Board of Directors for approval, annual updates to the Improvement Area #1 Assessment Roll, the Improvement Area #2 Assessment Roll, and the Improvement Area #3 Assessment Roll in conjunction with the Annual Service and Assessment Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the District: (i) the identification of each Parcel (ii) the Assessment for each Assessed Property, including any adjustments authorized by this Plan; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E of this Service and Assessment Plan.

The Annual Service Plan Update will reflect the actual interest on the Improvement Area #1 Bonds, the Improvement Area #1 Reimbursement Agreement, the Improvement Area #2 Bonds, the Improvement Area #2 Reimbursement Agreement, and the Improvement Area #3 Bonds, and any reduction in the Improvement Area #1 Assessments, Improvement Area #2 Assessments, and Improvement Area #3 Assessments and any revisions in the Actual Costs to be funded by the Improvement Area #1 Bonds, the Improvement Area #2 Bonds, or the Improvement Area #3 Bonds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

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

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

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

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

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

C. AMENDMENTS

Amendments to the Plan can be made as permitted or required under Texas law.

The Board of Directors reserves the right to amend this Service and Assessment Plan without notice and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of

Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The Board of Directors shall administer (or cause the administration of) the District, this Plan, and all Annual Service and Assessment Plan Updates consistent with the Creation Legislation and the PID Act and shall make all interpretations and determinations related to the application of this Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

E. Severability

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

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

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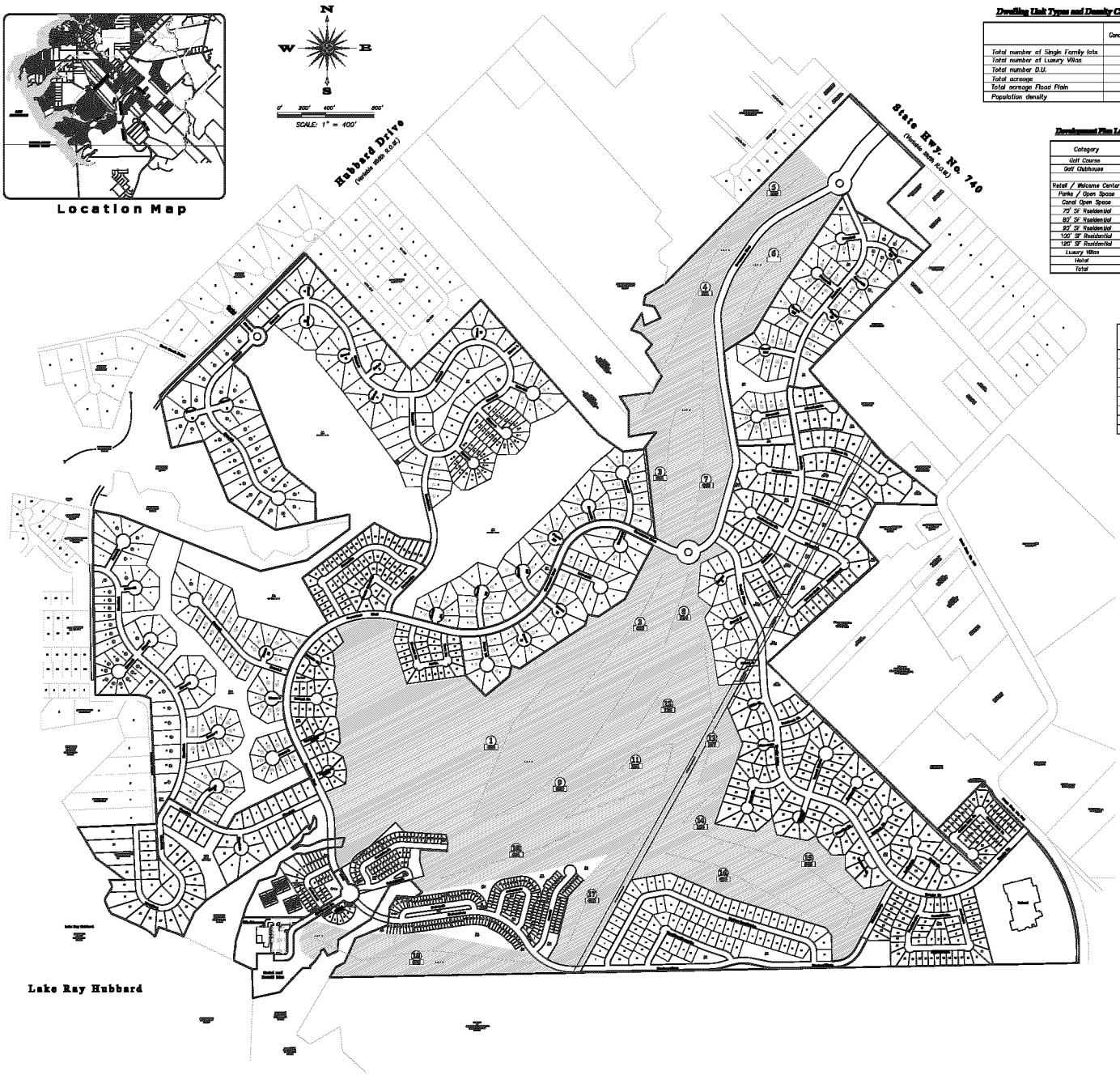
APPENDIX A
DISTRICT MAP

Location Map



Dwelling Unit Types and Density Calculation Comparison

	Concept Plan Adopted 5/15/12	Proposed Phase 1 (By Development Plan 7/17/13)	Proposed Phase 2 (By Development Plan)	Proposed Phase 3 (By Development Plan)	Proposed Phase 4 (By Development Plan)
Total number of Single Family lots	777 units	195 units	151 units	0 units	393 units
Total number of Luxury Villas	450 units	124 units	90 units	236 units	34 units
Total number D.U.	1227 units	323	241 units	236 units	427 units
Total acreage	781.7 acres	358.626 acres	116.400 acres	27.700 acres	279.0 acres
Total acreage Flood Plain	65.3 acres	65.3 acres	—.— acres	—.— acres	—.— acres
Population density	1.57 units per acre	1.12 units per acre	1.30 units per acre	3.61 units per acre	1.53 units per acre

Development Plan Land Use Summary

Category	Approx. Acreage (Approved Concept Plan)	Percentage of Coverage (Approved Concept Plan)	Approx. Acreage (Development Plan Phase 1,2&3)	Percentage of Coverage (Development Plan Phase 1,2&3)	Approx. Acreage (Development Plan Phase 4)	Percentage of Coverage (Development Plan Phase 4)
Golf Course	289.1	37%	224.8	28.76%	64.3	8.24%
Golf Clubhouse	9.4	1.20%	9.4	1.20%	—	—
Retail / Welcome Center	4.3	0.55%	—	—	4.3	0.55%
Parks / Open Space	50.6	6.47%	14.2	1.82%	36.4	4.65%
Canal Open Space	15.9	2.03%	2.4	0.31%	13.5	1.72%
70' SF Residential	87.0	11.13%	32.1	4.11%	54.9	7.02%
80' SF Residential	95.4	12.20%	47.3	6.05%	48.1	6.15%
90' SF Residential	39.9	5.11%	—	—	39.9	5.11%
100' SF Residential	73.3	9.25%	2.3	0.29%	83.3	8.10%
120' SF Residential	39.2	5.01%	0.4	0.05%	38.8	4.96%
Luxury Villas	68.7	8.79%	25.7	3.29%	43.7	5.59%
Hotel	8.9	1.20%	—	—	—	1.14%
Total	781.7	100%	358.6	45%	423.1	54%

Lot Summary (PD 0701 18)

Approved Concept Plan Size (Min. Lot Width)	Concept Plan Quantity (D.U.)	Phase 1 Development Plan Quantity (D.U.)	Phase 2 Development Plan Quantity (D.U.)	Phase 3 Development Plan Quantity (D.U.)	Phase 4 Development Plan Quantity (D.U.)	Remaining for Future Phases Quantity (D.U.)
70'	244	85	119	0	25	0
80'	239	105	25	0	107	0
90'	94	0	7	0	83	0
100'	148	8	0	0	129	0
120'	52	1	0	0	49	0
Total	777	199	0	0	393	0
Luxury Villas	450	124	90	236	34	0
Total	1227	323	241	236	427	0
Hotel Units	300	0	0	0	0	300

Description of the Proposed Lots (Per Approved Concept Plan) No Proposed Changes

	PD SF-120	PD SF-100	PD SF-90	PD SF-80	PD SF-70	PD L.V Detach
1. Min Lot area	22,000 sf	16,000 sf	10,800 sf	9,600 sf	8,400 sf	3,500 sf
2. Max Number single family Dwellings	1	1	1	1	1	1
3. Min Square footage	2,500 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	1,800 sf
4. Min Lot width	100' @ bldg line	90' @ bldg line	80' @ bldg line	70' @ bldg line	65' @ bldg line	40' @ bldg line
4A. Min Lot width @ Cul-de-Sac	70' @ bldg line	65' @ bldg line	60' @ bldg line	50' @ bldg line	45' @ bldg line	30' @ bldg line
5. Min Lot Depth	150'	140'	120'	120'	120'	90'
6. Min Depth of front setback	30'	30'	30'	30'	30'	20'
7. Min depth Rear setback	25' main bldg 15' aux bldg	20' main bldg 10' aux bldg	20' main bldg 10' aux bldg	20' main bldg 10' aux bldg	20' main bldg 10' aux bldg	10' main bldg
8A. Min width side setback interior lot	15'	7.5'	5	5	5'	0', 5', or 10'
8B. Min width side setback abutting street	25'	20'	20'	20'	15'	15'
9. Min distance between bldg	30'	15'	10'	10'	10'	10'
10. Min length driveway pvmt	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 20'	the greater dist from r.o.w. to bldg line or 20'
11. Max Bldg Coverage	35%	35%	40%	40%	50%	60%
12. Max Height	35'	35'	35'	35'	35	35'
13. Min Number of paved parking spaces	2	2	2	2	2	2

Lot Type Identifier

PD L.V Detach	⊕
PD SF-70	⊕
PD SF-80	⊕
PD SF-90	⊕
PD SF-100	⊕
PD SF-120	⊕

Proposed Planning Chart (Acreage, D.U. Type & Size)

Phase	Proposed Acreage	Proposed Lot Type's 120's Min. 3000 S.F.	100's Min. 2000 S.F.	90's Min. 2400 S.F.	80's Min. 2100 S.F.	70's Min. 2000 S.F.	Luxury Villas	Total DU	Year
Phase 1	124.4	1	8	—	101	85	124	319	2012-2015
18 Holes Golf	224.8	—	—	—	—	—	—	—	2019
Club House	9.4	—	—	—	—	—	—	—	TBD
Remaining Phases	423.1	51	140	94	138	159	326	908	TBD
Hotel	300 Room	—	—	—	—	—	—	—	TBD

Proposed Schedule of Offsite Capital Improvements (May Be Amended In Accordance With Approved Developer's Agreement)

Phase	Proposed Acreage	Total DU	Year	Capital Improvements: Water	Sanitary Sewer	Roadways
Phase 1	124.4	323	Complete	– Extend Water from Tower to Site – Extend Water along L.R.H. Drive	Upgrade Lift Station Pump (If Required)	– Construct Lt. Turn Lane @ F.M. 740 – Improvements to L.R.H. Drive
18 Holes Golf	224.8	—	Under Const.	–	–	–
Club House	9.4	—	Complete 12-31-16	–	–	–
Phase 2 & 3	144.1	477	Complete	–	–	– Lt. Turn Lane @ South Entrance
Phase 4	279.0	427	TBD	– Extend Water along Hubbard Drive	–	– Construct Hubbard Drive
Hotel	300 Room	–	TBD	–	–	–

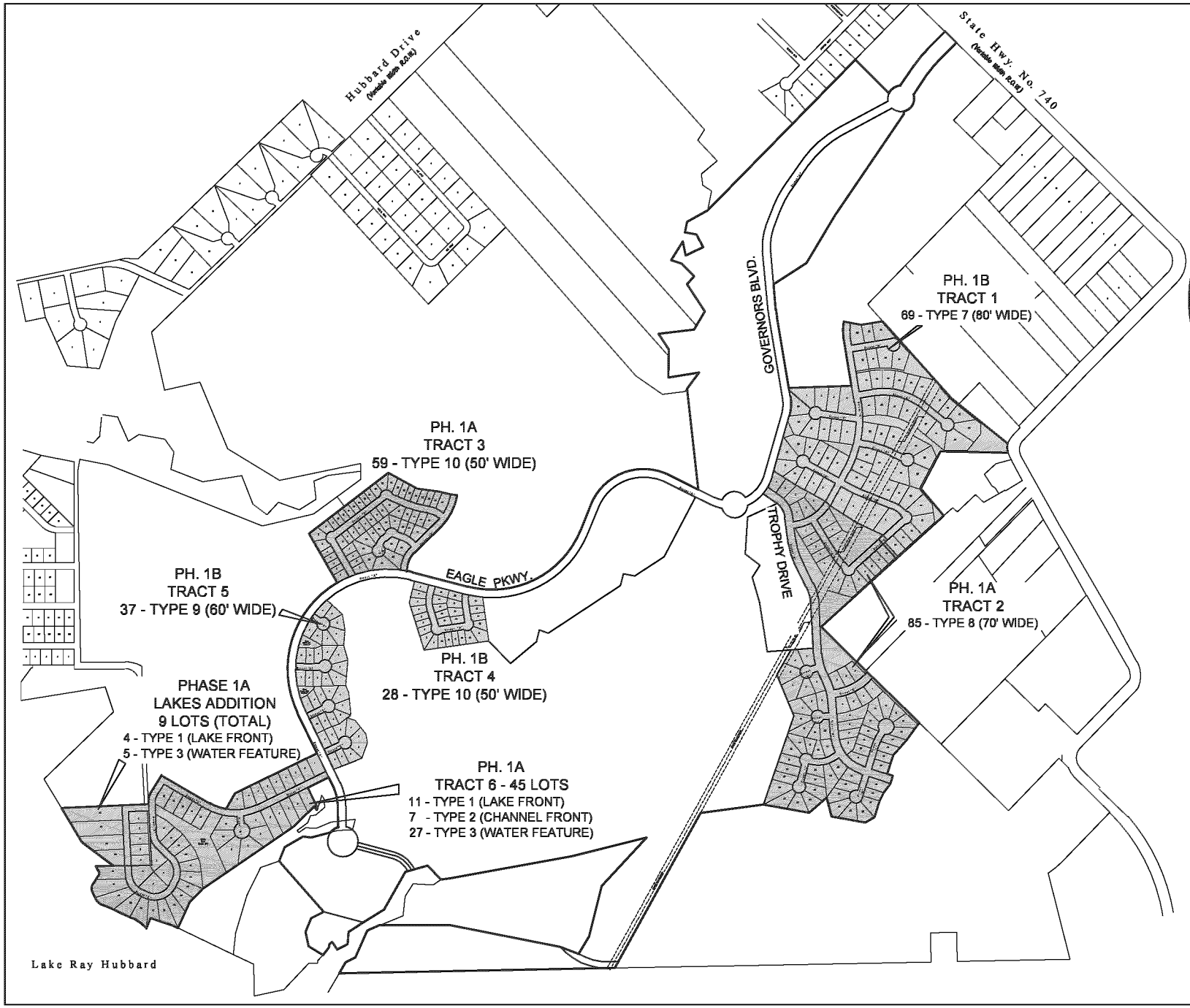
Development Plan
HEATH GOLF & YACHT CLUB
~Phase Four - Tracts A, B & C - 427 Lots~
279.014 Acres
CITY OF HEATH, ROCKWALL & KAUFMAN COUNTY, TEXAS

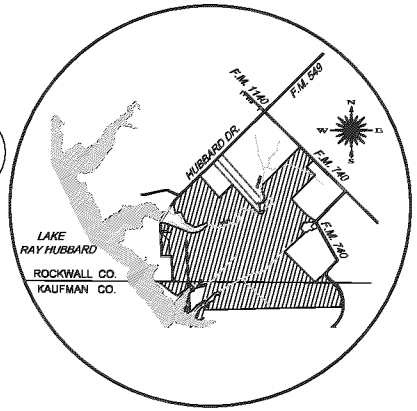
Owner:
HGYC, I.L.C.
P.O. Box 549
Rockwall, Texas 75087
(972) 771-5225

Engineer:
F.C. CURY CORP.
62 Harbison Court, Suite 100
Heath, Texas 75032
(469) 402-7780

Scale: 1"=400'

October 12, 2016





Location Map

LEGEND

PHASE 1A

PHASE 1B

Phase 1A - 198 Lots
Phase 1B - 134 Lots
Total Phase 1 - 332 Lots

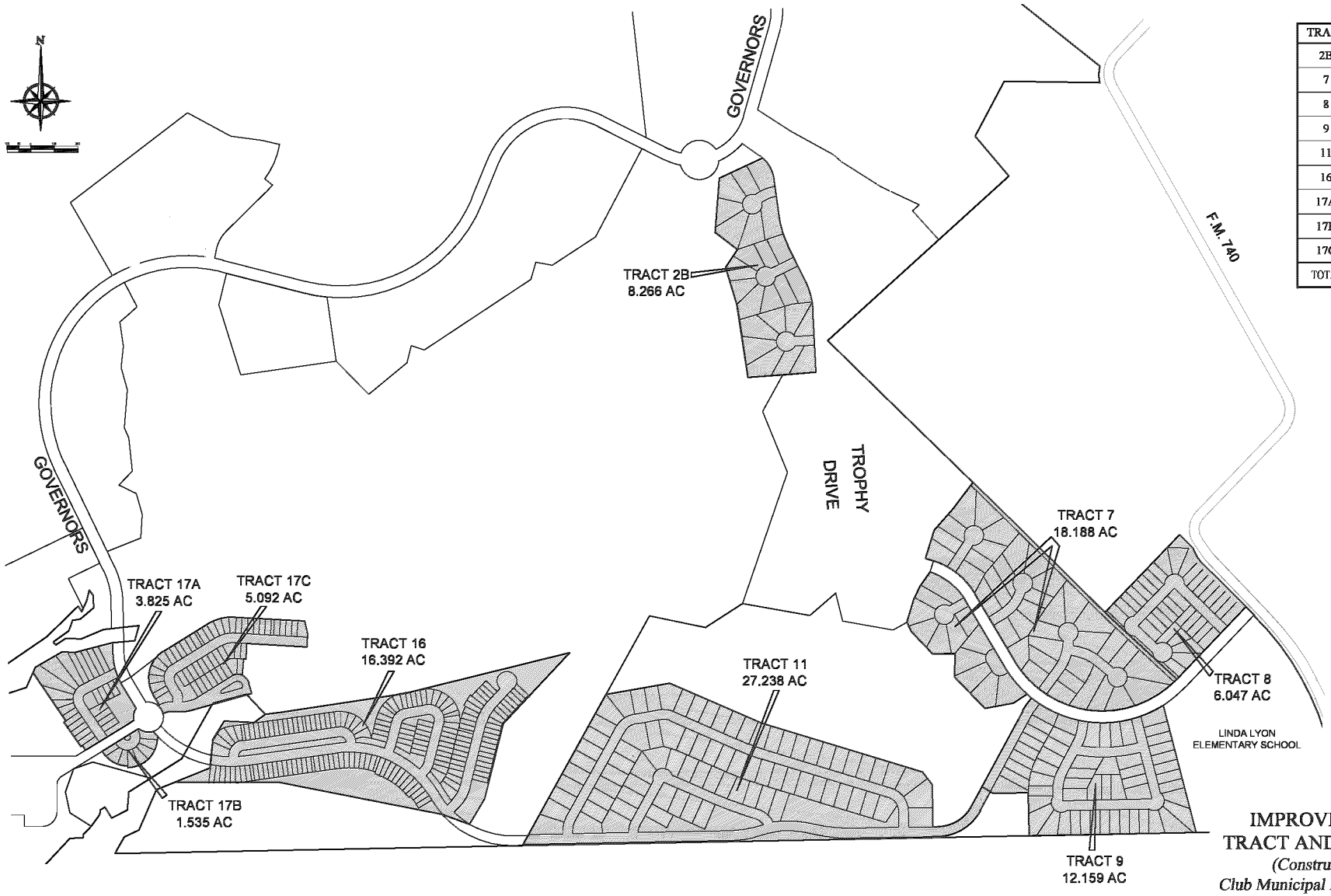
IMPROVEMENT AREA #1
PHASE I (A&B)
TRACT & LOT EXHIBIT A-1
(Constructed and Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase I

CITY OF HEATH
ROCKWALL & KAUFMAN COUNTY, TEXAS

Owner:
HGYC, L.L.C.
P.O. Box 369
Rockwall, Texas 75087
(972) 771-5253

Engineer:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700

Revised February 10, 2021



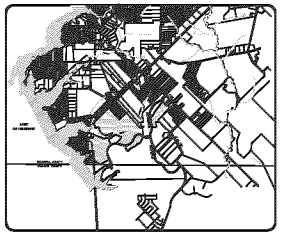
TRACT	ACREAGE	LOTS
2B	8.266	22
7	18.188	49
8	6.047	35
9	12.159	55
11	27.238	80
16	16.392	156
17A	3.825	25
17B	1.535	6
17C	5.092	49
TOTAL	98.742	477

IMPROVEMENT AREA #2
TRACT AND LOT EXHIBIT A-2
(Constructed & Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 2

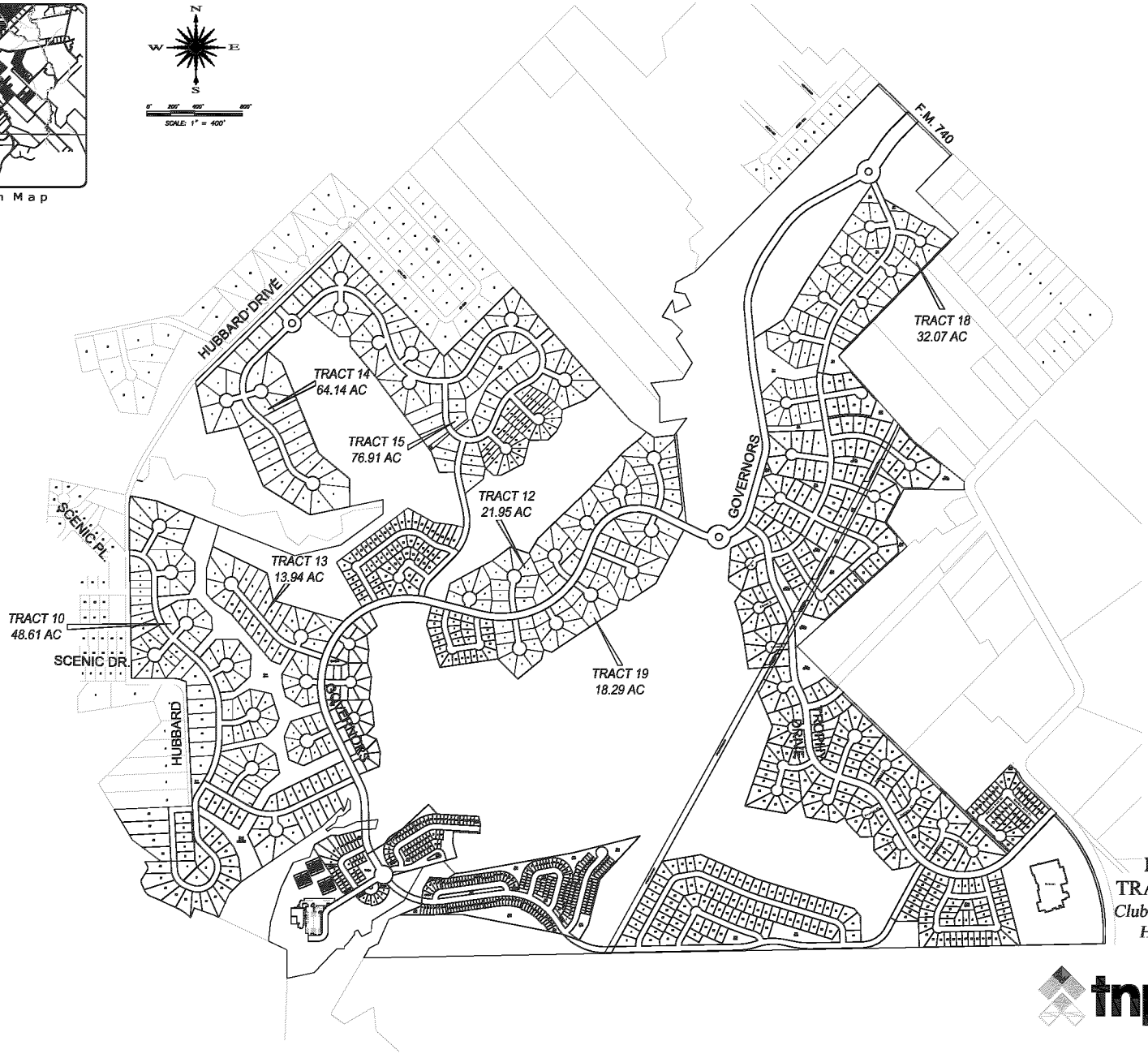
Prepared by:

F.C. CUNY CORPORATION
12 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

February 10, 2021



Location Map



TRACT	ACREAGE	LOTS
10	48.61	75
12	21.95	52
13	17.05	43
14	64.14	33
15	76.91	118
18	32.07	63
19	18.29	43
TOTAL	279.02	427

IMPROVEMENT AREA #3
TRACT AND LOT EXHIBIT A-3
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 3

teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

February 10, 2021

APPENDIX B
AUTHORIZED IMPROVEMENT COSTS

Estimated Authorized Improvement Costs

Prepared by: Chris Cuny, P.E.of Teague Nall & Perkins, Inc.
Date: February 19, 2021

Road Improvements

Description	Original CIP Estimated Major Improvement Costs	Actual Completed Major Improvement Costs	Estimated Future Major Improvement Costs	Total: Completed & Future Major Improvement Costs	Original CIP Estimated Improvement Area #1 Costs	Actual Completed Improvement Area #1 Costs	Substantially Complete Improvement Area #2 Costs	Estimated Future Improvement Area #3 Costs
Right-of-way clearing & Grubbing	$107,946	$8,000	$99,946	$107,946	$73,492	$18,000	$193,277	$301,800
Street Excavation	$183,467	$89,262	$145,776	$235,038	$261,399	$230,265	$343,101	$203,626
Lime Stabilization	$117,603	$125,012	$74,165	$199,177	$165,525	$177,417	$201,011	$423,784
Lime Material	$134,786	$95,844	$37,972	$133,816	$187,883	$194,579	$194,855	$271,222
Concrete Paving	$1,550,926	$1,011,150	$676,400	$1,687,550	$2,197,741	$2,428,679	$2,535,221	$3,981,000
Left Turn Lane or Asphalt Overlay	$279,007	$202,088	$3,000	$205,088	$0	$0	$30,900	$0
ADA (Barrier Free) Ramps	$7,734	$7,563	$133,200	$140,763	$59,435	$64,094	$38,600	$144,000
Sawcut & Connect to Existing Paving	$0	$2,018	$2,700	$4,718	$0	$10,175	$14,200	$54,000
Street Signs	$10,000	$0	$45,000	$45,000	$46,000	$46,000	$31,000	$48,000
Street Lights	$7,500	$0	$57,500	$57,500	$58,000	$58,000	$15,500	$48,000
Erosion Control and Storm Water Pollution Prevention	$220,633	$0	$243,593	$243,593	$38,095	$38,095	$63,348	$71,768
Maintenance Bond	$0	$32,500	$25,622	$58,122	$0	$19,250	$76,400	$160,869
Contingency	$185,773	$0	$130,674	$130,674	$170,857	$0	$373,741	$570,807
Surveying and Engineering	$222,036	$137,676	$140,148	$277,824	$296,379	$287,398	$359,726	$549,402
City Inspection Fee 4%	$0	$62,937	$57,497	$120,434	$0	$131,382	$157,171	$251,155
Capital Improvement Fee	$0	$0	$0	$0	$0	$0	$0	$0
Geotechnical and Materials Testing	$33,955	$0	$59,205	$59,205	$109,950	$109,950	$43,750	$43,750
Right-of way costs (15.45 acres Governor's Blvd)	$772,500	$772,500	$0	$772,500	$0	$0	$0	$0
Drainage Easements (43.8% of 21.09 acres @ $55,000 est.)	$0	$0	$0	$0	$528,294	$528,294	$0	$0
Subtotal - Road Costs	**$3,833,866**	**$2,546,549**	**$1,932,398**	**$4,478,947**	**$4,193,050**	**$4,341,578**	**$4,671,801**	**$7,123,181**
Less: Developer Contribution to Clubhouse	($98,567)	($98,567)	$0	$0	$0	$0	$0	$0
Developer Contribution to Golf Course	($60,696)	($60,696)	$0	$0	$0	$0	$0	$0
Developer Contribution to 40 Acre Undeveloped Tract North	$0	$0	$0	$0	$0	$0	$0	$0
Developer Contribution to 21 Acre Undeveloped Tract South	($4,554)	($4,554)	$0	$0	$0	$0	$0	$0
Subtotal - Net Road Costs	**$3,670,049**	**$2,382,732**	**$1,932,398**	**$4,478,947**	**$4,193,050**	**$4,341,578**	**$4,671,801**	**$7,123,181**

Engineers Notes to Appendix B-1 & B-2:
Completed Major Improvement Costs are compiled from contractor approved pay requests including: Chase Excavation, LH Lacy, Sister's Asphalt.
Completed Major Improvements Onsite include: Governors Blvd (Paving, Drainage, Water and Sanitary Sewer).
Completed Major Improvements Offsite include: Both Left turn lanes into the Project, FM 740 18" waterline to Existing Water Tower, 15" Sanitary Sewer Line from Antigua Bay to South side Lift Station.
Future Major improvements include: Hubbard Drive (pavement widening, 12" waterline and Drainage improvements) and the Capital Improvement fee of $4.0 Million.

Completed Area Improvement #1 (HGYC Phase 1A - Tracts 2,3,6 and the Lakes addition) costs are compiled from contractor approved pay requests including: Chase excavation and LH Lacy.
Completed Area Improvement #1 (HGYC Phase 1B - Tracts1,4,5 & Trophy Drive) costs are compiled from contractor aprroved pay requests including: Chase excavation, LH Lacy and Double R.

Completed Area Improvement #1 (HGYC Phase1A &1B) include: Tracts 1,2,3,4,5, 6 & Lakes Addition consisting of 332 lots. Improvements include: Forcemain relocation, section of Hubbard Dr. & Trophy Dr. extension.

Substantially Completed Area Improvement #2 (HGYC Phase 2) costs are compiled from original contractor contracts including: Chase Excavation, RPMX, Double R, Haws Concrete.
Substantially Completed Area Improvement #2 (HGYC Phase 2) include: Tracts 2B, 7,8,9,11,16 & 17 consisting of 447 lots. Improvements include: Sanitary Sewer extension along south section of Governors Blvd.

Area Improvement #3 (HGYC Phase 3) costs are based on an Opinion of Probable Cost (OPC) utilizing Area Improvement 2 Unit Prices. These improvement projects are currently out to Bid as of February 22, 2021.
Area Improvement #3 (HGYC Phase 3) include: Tracts 10, 12, 13, 14, 18 and 19, consisting of 427 lots.

Improvement costs for all areas exclude concrete trails.
Improvement costs for all areas exclude lot grading.

Estimated Authorized Improvement Costs

Prepared by: Chris Cuny, P.E.of Teague Nall & Perkins, Inc.
Date: February 19, 2021

Utility Improvements

Description:	Original CIP Estimated Major Improvement Costs	Actual Completed Major Improvement Costs	Estimated Future Major Improvement Costs	Total: Completed & Future Major Improvement Costs	Original CIP Estimated Improvement Area #1 Costs	Actual Completed Improvement Area #1 Costs	Substantially Complete Improvement Area #2 Costs	Estimated Future Improvement Area #3 Costs
Water Improvements								
18" Waterline	$401,444	$181,012	$0	$181,012	$0	$0	$0	$0
18" Gate Valve	$58,479	$58,479	$0	$58,479	$0	$0	$0	$0
1/3 Cost Contribution McCrummen Waterline from Smirl	$65,000	$65,000	$0	$65,000	$0	$0	$0	$0
12" PVC Waterline	$768,457	$295,424	$214,200	$509,624	$0	$103,375	$178,490	$68,000
8" PVC Waterline	$25,421	$15,186	$15,000	$30,186	$313,559	$354,776	$298,350	$462,625
6" PVC Waterline	$2,984	$2,940	$0	$2,940	$3,263	$5,158	$28,163	$13,000
4" PVC Waterline	$0	$0	$0	$0	$0	$0	$0	$348,585
12" Gate valve	$128,263	$43,984	$43,200	$87,184	$0	$16,884	$43,044	$115,920
8" Gate valve	$25,148	$22,402	$2,700	$25,102	$54,496	$68,216	$54,000	$152,550
6" Gate valve	$14,254	$14,038	$0	$14,038	$15,669	$29,940	$34,400	$56,800
Fire Hydrant with Lead	$158,656	$48,096	$60,800	$108,896	$110,209	$115,480	$163,650	$269,800
1" Service	$7,622	$1,668	$0	$1,668	$284,734	$234,561	$230,280	$226,310
2" Irrigation Service	$0	$5,838	$0	$5,838	$5,928	$11,103	$7,201	$88,200
2" Flush Valve	$0	$7,834	$0	$7,834	$0	$7,831	$7,158	$94,600
Fittings	$103,822	$53,003	$34,200	$87,203	$70,692	$97,320	$87,900	$175,318
Connect to Existing	$0	$6,211	$3,000	$9,211	$0	$15,300	$44,760	$91,200
Roadway Bore	$0	$87,598	$0	$87,598	$0	$0	$0	$0
Trench Safety	$15,349	$2,208	$5,260	$7,468	$5,712	$6,634	$10,788	$41,010
Water testing and Chlorination	$20,728	$7,586	$5,260	$12,846	$6,168	$11,153	$11,988	$41,010
Erosion Control & SWPPP	$104,958	$0	$104,958	$104,958	$5,000	$5,000	$0	$0
Maintenance Bond	$0	$0	$7,672	$7,672	$0	$34,957	$19,222	$65,103
Contingency	$130,822	$0	$38,362	$38,362	$47,943	$0	$121,939	$231,003
Surveying and Engineering	$182,848	$89,554	$41,143	$130,698	$82,326	$97,798	$117,367	$222,340
City Inspection Fee 4%	$0	$36,740	$16,879	$53,620	$0	$44,708	$52,836	$101,641
Capital Improvement Fee	$0	$0	$0	$0	$0	$0	$0	$0
Geotechnical and Materials Testing	$49,003	$0	$74,253	$74,253	$17,500	$17,500	$43,750	$43,750
Dedication of Land to City for Water Tank Site	$50,000	$0	$0	$0	$0	$0	$0	$0
City water Improvements	$0	$0	$0	$0	$1,000,000	$1,000,000	$2,518,396	$1,581,608
Subtotal - Water Costs	**$2,313,258**	**$1,044,800**	**$666,888**	**$1,711,688**	**$2,023,199**	**$2,277,694**	**$4,073,681**	**$4,490,374**
Less: Developer Contribution to Clubhouse	($96,000)	($96,000)	$0	($96,000)	$0	$0	$0	$0
Developer Contribution to Golf Course	($3,381)	($3,381)	$0	($3,381)	$0	$0	$0	$0
Developer Contribution to 40 Acre Undeveloped Tract North	($21,441)	($21,441)	$0	($21,441)	$0	$0	$0	$0
Developer Contribution to 21 Acre Undeveloped Tract South	($40,902)	($40,902)	$0	($40,902)	$0	$0	$0	$0
Subtotal - Net Water Costs	**$2,151,534.00**	**$883,076.44**	**$666,887.93**	**$1,549,964.36**	**$2,023,199.00**	**$2,277,693.58**	**$4,073,681.03**	**$4,490,373.52**

Estimated Authorized Improvement Costs

Prepared by: Chris Cuny, P.E.of Teague Nall & Perkins, Inc.
Date: February 19, 2021

Utility Improvements

Description:	Original CIP Estimated Major Improvement Costs	Actual Completed Major Improvement Costs	Estimated Future Major Improvement Costs	Total: Completed & Future Major Improvement Costs	Original CIP Estimated Improvement Area #1 Costs	Actual Completed Improvement Area #1 Costs	Substantially Complete Improvement Area #2 Costs	Estimated Future Improvement Area #3 Costs
Sanitary Sewer Improvements								
15" PVC Offsite Sani Sewer Line	$200,000	$321,951	$0	$321,951	$0	$0	$0	$0
5.0' Diameter Manhole	$26,221	$26,221	$0	$26,221	$31,519	$48,356	$0	$0
5.0' Diameter Drop Manhole	$85,693	$85,693	$0	$85,693	$22,723	$17,086	$0	$0
4.0' Diameter Drop Manhole	$0	$0	$0	$0	$13,738	$32,929	$0	$0
12" PVC Sani Sewer Line	$256,757	$604,963	$0	$604,963	$155,831	$177,218	$7,500	$0
8" PVC Sani Sewer Line	$155,073	$13,635	$0	$13,635	$337,698	$370,653	$436,790	$615,150
8" SDR 26 Deep Sewer Pipe	$0	$0	$0	$0	$0	$0	$0	$0
6" Forcemain	$0	$0	$0	$0	$0	$86,514	$5,100	$0
Connect to Existing	$2,364	$0	$0	$0	$0	$0	$32,415	$70,644
6" SWR Service	$1,358	$1,358	$0	$1,358	$186,246	$161,994	$381,600	$341,600
4.0' Diameter Manhole	$37,922	$0	$0	$0	$146,993	$112,487	$142,190	$123,030
Cleanout	$0	$0	$0	$0	$2,176	$4,156	$20,000	$52,500
Concrete encasement	$1,331	$1,331	$0	$1,331	$0	$44,871	$15,150	$23,100
Line testing	$9,678	$5,754	$0	$5,754	$16,057	$27,498	$25,823	$30,758
Trench Safety	$3,617	$2,004	$0	$2,004	$10,057	$12,738	$17,855	$20,505
Manhole Testing	$0	$0	$0	$0	$0	$0	$12,850	$20,505
Maintenance Bond	$0	$0	$0	$0	$0	$0	$19,825	$37,636
Construction Contingency	$31,750	$0	$0	$0	$51,304	$0	$93,380	$133,543
Surveying and Engineering	$72,436	$103,634	$0	$103,634	$17,500	$95,944	$107,750	$128,535
City Inspection Fee (4%)	$0	$42,516	$0	$42,516	$86,786	$43,860	$47,637	$58,759
Capital Improvement Fee	$0	$0	$0	$0	$0	$0	$0	$0
Geotechnical and Materials Testing	$7,500	$7,500	$0	$7,500	$0	$0	$56,250	$43,750
Subtotal - Sanitary Sewer Costs	**$891,700**	**$1,216,560**	**$0**	**$1,216,560**	**$1,078,628**	**$1,236,303**	**$1,422,114**	**$1,700,014**
Less: Developer Contribution to Clubhouse	($12,662)	($12,662)	$0	($12,662)	$0	$0	$0	$0
Developer Contribution to Golf Course	($1,070)	($1,070)	$0	($1,070)	$0	$0	$0	$0
Developer Contribution to 40 Acre Undeveloped Tract North	($27,464)	($27,464)	$0	($27,464)	$0	$0	$0	$0
Developer Contribution to 21 Acre Undeveloped Tract South	($14,446)	($14,446)	$0	($14,446)	$0	$0	$0	$0
Subtotal - Net Sanitary Sewer Costs	**$836,058**	**$1,160,918**	**$0**	**$1,160,918**	**$1,078,628**	**$1,236,303**	**$1,422,114**	**$1,700,014**

Estimated Authorized Improvement Costs

Prepared by: Chris Cuny, P.E.of Teague Nall & Perkins, Inc.
Date: February 19, 2021

Utility Improvements

Description:	Original CIP Estimated Major Improvement Costs	Actual Completed Major Improvement Costs	Estimated Future Major Improvement Costs	Total: Completed & Future Major Improvement Costs	Original CIP Estimated Improvement Area #1 Costs	Actual Completed Improvement Area #1 Costs	Substantially Complete Improvement Area #2 Costs	Estimated Future Improvement Area #3 Costs
Storm Drainage Improvements								
Basic storm sewer installation including:	$0		$424,377	$424,377			$1,430,317	$1,997,824
Reinforced Concrete Storm Sewer Pipe & Wye Connections	$211,423	$412,140	$0	$412,140	$604,993	$707,011	$0	$0
Inlets	$81,543	$80,929	$0	$80,929	$163,744	$292,233	$0	$0
Reinforced Concrete Headwalls	$40,666	$42,863	$0	$42,863	$27,379	$22,395	$49,000	$0
Box Culvert	$450,185	$0	$0	$0	$0	$0	$50,000	$200,000
Trench Safety	$914	$900	$0	$900	$1,941	$3,174	$0	$0
Rock Rip Rap	$0	$20,231	$0	$20,231	$5,000	$32,986	$0	$0
Drainage Excavation & Infrastructure	$0	$0	$300,000	$300,000	$0	$0	$307,925	$376,375
Grade to Drain storm outfalls	$0	$0	$100,000	$100,000	$5,000	$0	$13,163	$210,000
Detention Pond & Channel Excavation	$0	$0	$101,500	$101,500	$0	$0	$0	$84,375
Erosion Control and seeding	$5,000	$0	$46,014	$46,014	$0	$0	$18,199	$100,600
Maintenance Bond	$0	$0	$19,338	$19,338	$0	$0	$5,954	$86,106
Contingency	$9,692	$0	$96,689	$96,689	$43,555	$0	$182,381	$305,528
Surveying and Engineering	$43,249	$54,314	$103,699	$158,013	$75,391	$92,557	$179,982	$294,071
City Inspection Fee 4%	$0	$22,283	$42,543	$64,826	$0	$42,312	$80,408	$134,432
Capital Improvement Fee	$0	$0	$0	$0	$0	$0	$0	$0
Geotechnical and Materials Testing	$7,500	$0	$32,750	$32,750	$10,000	$10,000	$56,250	$43,750
Right-of way costs (15.45 acres Governor's Blvd)	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal - Storm Drainage Costs	**$850,172**	**$633,660**	**$1,266,910**	**$1,900,570**	**$937,003**	**$1,202,668**	**$2,373,577**	**$3,833,061**
Less: Developer Contribution to Clubhouse	($20,426)	($20,426)	$0	$0	$0	$0	$0	$0
Developer Contribution to Golf Course	($12,578)	($12,578)	$0	$0	$0	$0	$0	$0
Developer Contribution to 40 Acre Undeveloped Tract North	$0	$0	$0	$0	$0	$0	$0	$0
Developer Contribution to 21 Acre Undeveloped Tract South	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal - Net Storm Drainage Costs	**$817,168**	**$600,656**	**$1,266,910**	**$1,900,570**	**$937,003**	**$1,202,668**	**$2,373,577**	**$3,833,061**
Estimated Utility Easements								
Governor's Blvd utility easments (14.6 acres @ $55,000 est.)	$850,300	**$0**	**$850,300**	**$850,300**	**$0**	**$0**	$0	$0
Drainage easements (56.2% of 21.09 acres @$55,000 est.)	$0	$0	$0	$0	$0	$0	$0	$0
Phase 1 Utility Easements (21.93 acres @ 55,000 est.)	$1,159,950	$0	$1,159,950	$1,159,950	$0	$0	$0	$0
Subtotal: Estimated Utility Easements	**$2,010,250**	$0	$2,010,250	$2,010,250	$0	$0	$0	$0
Total Estimated Utility Costs	**$5,815,010**	**$2,644,650**	**$1,933,798**	**$6,621,702**	**$4,038,830**	**$4,716,665**	**$7,869,373**	**$10,023,448**
GRAND TOTAL ROADS & UTILITIES (WATER, SANI SEWER, DRAINAGE)	**$9,485,059**	**$5,027,382**	**$5,876,446**	**$11,100,649**	**$8,231,880**	**$9,058,243**	**$12,541,174**	**$17,146,629**

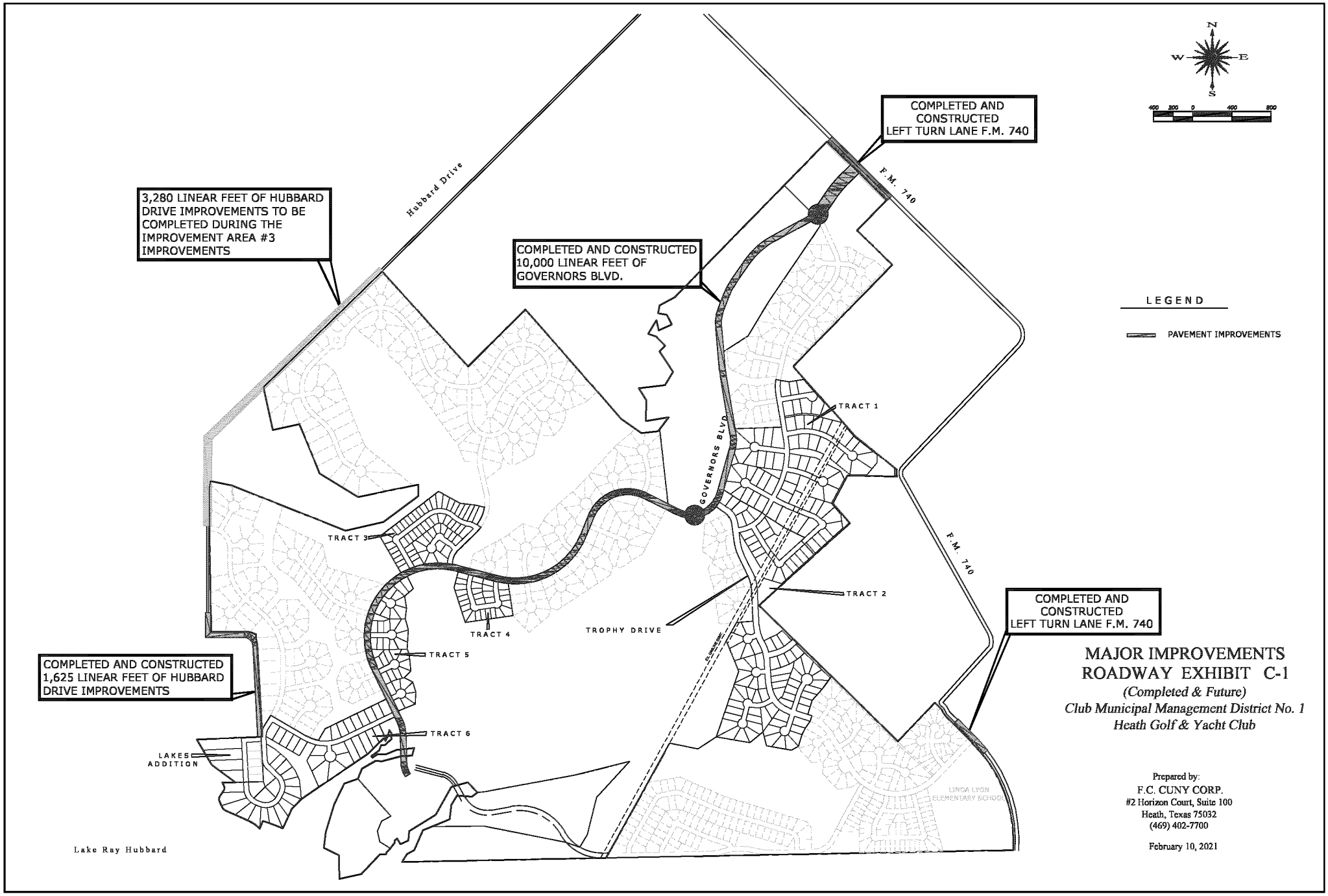
TRACT	10	12	13	14	15	18	19	Hubbard Drive	TOTAL
ROAD IMPROVEMENTS									
Row Clearing/Grubbing	$29,100.00	$46,095.00	$10,290.00	$18,864.00	$31,500.00	$38,484.00	$14,632.00		$188,965.00
Street Excavation	$121,255.68	$83,303.80	$68,358.30	$103,806.00	$229,061.00	$169,771.00	$90,445.50		$866,001.28
Lime Stabilization	$285,128.63	$117,027.11	$97,361.71	$134,240.73	$376,496.85	$204,854.84	$89,011.86		$1,304,121.73
Lime Material									$0.00
Concrete Paving	$1,204,006.21	$487,120.62	$424,565.19	$603,936.55	$1,655,523.56	$935,374.68	$384,347.57		$5,694,874.38
Left Turn Lane or Asphalt Overlay									$0.00
ADA (Barrier Free) Ramps	$12,800.00	$9,600.00	$6,400.00	$4,800.00	$19,200.00	$12,800.00	$8,000.00		$73,600.00
Sawcut & Connect to Existing Paving	$45,237.13	$20,732.83	$25,712.16	$11,065.08	$24,307.34	$15,307.93	$6,870.15		$149,232.62
Street Signs	$22,500.00	$15,600.00	$12,900.00	$9,900.00	$35,400.00	$18,900.00	$12,900.00		$128,100.00
Street Lights, Pole Bases	$16,148.38	$8,628.95	$8,628.95	$8,628.95	$25,109.10	$16,148.38			$83,292.71
Erosion Control and Storm Water Pollution Prevention	$17,790.00	$12,725.00	$17,790.00	$23,986.00	$23,986.00	$21,181.00	$12,725.00		$130,183.00
Maintenance Bond	$36,504.19	$14,901.62	$13,606.06	$18,523.67	$50,241.71	$28,445.24	$11,770.42		$173,992.91
Contingency							$21,556.42		$21,556.42
Surveying and Engineering	$245,233.67	$159,881.99	$127,166.05	$164,229.89	$453,746.81	$232,526.14	$112,139.61		$1,494,884.16
City Inspection Fee 4% (Estimate)	$67,500.00	$46,800.00	$38,700.00	$29,700.00	$106,200.00	$56,700.00	$38,700.00		$384,300.00
Capital Improvement Fee									$0.00
Geotechnical and Materials Testing	$75,000.00	$52,000.00	$43,000.00	$33,000.00	$118,000.00	$63,000.00	$43,000.00		$427,000.00
Right-of-way costs (15.45 acres Governor's Blvd)									$0.00
Drainage Easements (43.8% of 21.09 acres @ $55,000 est.)									$0.00
Subtotal - Road Costs	$2,178,203.89	$1,074,376.92	$894,478.42	$1,164,580.87	$3,148,772.37	$1,813,493.21	$846,098.53		$11,120,104.21
Less: Developer Contribution to Clubhouse									$0.00
Developer Contribution to Golf Course									$0.00
Developer Contribution to 40 Acre Undeveloped Tract North									$0.00
Developer Contribution to 21 Acre Undeveloped Tract South									$0.00
Subtotal - Net Road Costs									$0.00
									$0.00
UTILITY IMPROVEMENTS									$0.00
Water Improvements									$0.00
18" Waterline									$0.00
18" Gate Valve									$0.00
1/3 Cost Contribution McCrummen Waterline from Smirl									$0.00
12" PVC Waterline				$23,947.00	$235,312.00				$259,259.00
8" PVC Waterline	$177,645.00	$59,532.00	$73,358.00	$93,912.00	$178,708.00	$165,679.00	$56,320.00		$805,154.00
6" PVC Waterline									$0.00
4" PVC Waterline	$60,502.00	$40,440.00	$45,182.00	$38,396.00	$53,244.00	$66,700.00	$45,994.00		$350,458.00
12" Gate Valve			$2,982.00	$5,964.00	$29,820.00				$38,766.00
8" Gate Valve	$23,916.00	$11,052.00	$9,210.00	$11,052.00	$29,472.00	$25,788.00			$110,520.00
5" Gate Valve									$0.00
4" Gate Valve	$5,831.00	$4,998.00	$4,165.00	$833.00	$7,497.00	$6,664.00	$8,330.00		$38,318.00
4" Bore							$12,950.00		$12,950.00
Fire Hydrant with Leand	$96,160.00	$52,948.00	$54,708.00	$52,385.20	$126,118.00	$85,506.80	$41,620.00		$509,446.00
1" Service	$48,150.00	$33,384.00	$27,606.00	$21,186.00	$75,756.00	$40,446.00	$27,606.00		$274,134.00
12" Plug				$920.00					$920.00
2" Irrigation Service									$0.00
2" flush Valve									$0.00
Fittings									$0.00
Connect to Existing	$10,404.00	$41,340.00	$18,570.00	$2,988.00	$5,300.00	$8,664.00	$22,100.00		$109,366.00
Roadway Bore									$0.00
Saw Cut and Replace Concrete Pavement						$9,450.00			$9,450.00
Trench Safety	$1,376.40	$5,402.00	$3,264.00	$3,819.00	$1,357.20	$3,076.50	$5,732.00		$24,027.10
Water Testing and Chlorination	$3,441.00	$2,701.00	$3,264.00	$1,909.50	$2,714.40	$3,076.50	$2,866.00		$19,972.40
Erosion Control & SWPPP									$0.00
Maintenance Bond	$4,900.00	$3,974.00	$4,710.00	$4,200.00	$9,988.00	$5,320.00	$4,900.00		$37,992.00
Contingency									$0.00
Surveying and Engineering									$0.00
City Inspection Fee 4%									$0.00
Capital Improvement Fee	$338,625.00	$234,780.00	$194,145.00	$148,995.00	$532,770.00	$284,445.00	$194,145.00		$1,927,905.00
Geotechnical and Materials Testing									$0.00
Dedication of Land to City for Water Tank Site									$0.00
City Water Improvements									$0.00
Subtotal - Water Costs	$770,980.40	$490,551.00	$441,184.00	$410,506.70	$1,288,055.60	$704,815.80	$422,563.00		$4,528,637.50
									$0.00
Less: Developer Contribution to Clubhouse									$0.00
Developer Contribution to Golf Course									$0.00
Developer Contribution to 40 Acre Undeveloped Tract North									$0.00
Developer Contribution to 21 Acre Undeveloped Tract South									$0.00
Subtotal - Net Water Costs									$0.00
									$0.00
UTILITY IMPROVEMENTS									$0.00
Sanitary Sewer Improvements									$0.00
15" PVC Offsite									$0.00
5.0' Diameter Manhole						$12,800.00			$12,800.00
5.0' Diameter Drop Manhole				$24,600.00	$24,600.00	$41,000.00			$90,200.00
4.0' Diameter Drop Manhole			$19,140.00	$9,570.00	$70,180.00	$4,980.00			$103,870.00
12" PVC Sani Sewer Line									$0.00
8" SDR-35 PVC Sani Sewer Line	$89,415.00	$46,032.00	$42,840.00	$52,740.00	$214,016.00	$98,055.00	$53,768.00		$596,866.00
8" SDR-26 Sewer Pipe	$26,418.00	$28,125.00	$50,932.00	$94,406.00	$94,783.50	$46,826.50			$341,571.00
6" Forcemain									$0.00
Connect to Existing		$6,654.00	$3,306.00						$9,960.00
8" Plug				$765.00					$765.00
6" SWR Service	$19,056.00								$19,056.00
6" Lateral	$72,360.00	$55,080.00	$45,360.00	$35,640.00	$127,440.00	$56,160.00	$46,440.00		$438,480.00
4.0' Diameter Manhole	$25,520.00	$20,340.00				$20,940.00	$16,950.00		$83,750.00
6" Lateral Service Connected to Ex. Sewer Line						$31,350.00			$31,350.00
Connect to Existing 8" Sewer Stub	$1,200.00				$1,682.00	$1,482.00	$5,410.00		$9,774.00
Connect to Existing Manhole	$7,500.00		$1,900.00	$2,200.00	$2,380.00				$13,980.00
8" Cleanout	$1,020.00			$1,020.00					$2,040.00
Testing	$4,862.00	$2,818.00	$3,616.00	$5,520.00	$9,685.50	$5,932.00	$2,444.00		$34,877.50
Cleanout									$0.00
Concrete Encasement									$0.00
Line Testing									$0.00
Trench Safety	$2,431.00	$2,818.00	$1,808.00	$2,760.00	$3,228.50	$2,966.00	$2,444.00		$18,455.50
Manhole Testing									$0.00
Maintenance Bond	$2,680.00	$3,200.00	$3,520.00	$4,200.00	$8,800.00	$4,700.00	$3,700.00		$30,800.00
Construction Contingency									$0.00
Surveying and Engineering									$0.00
City Inspection Fee (4%)									$0.00
Capital Improvement Fee									$0.00
Geotechnical and Materials Testing									$0.00
Subtotal - Sanitary Sewer Costs	$252,462.00	$165,067.00	$172,422.00	$233,501.00	$556,795.50	$327,191.50	$131,156.00		$1,838,595.00
Less: Developer Contribution to Clubhouse									$0.00
Developer Contribution to Golf Course									$0.00
Developer Contribution to 40 Acre Undeveloped Tract North									$0.00
Developer Contribution to 21 Acre Undeveloped Tract South									$0.00
Subtotal - Net Sanitary Sewer Costs									$0.00
									$0.00

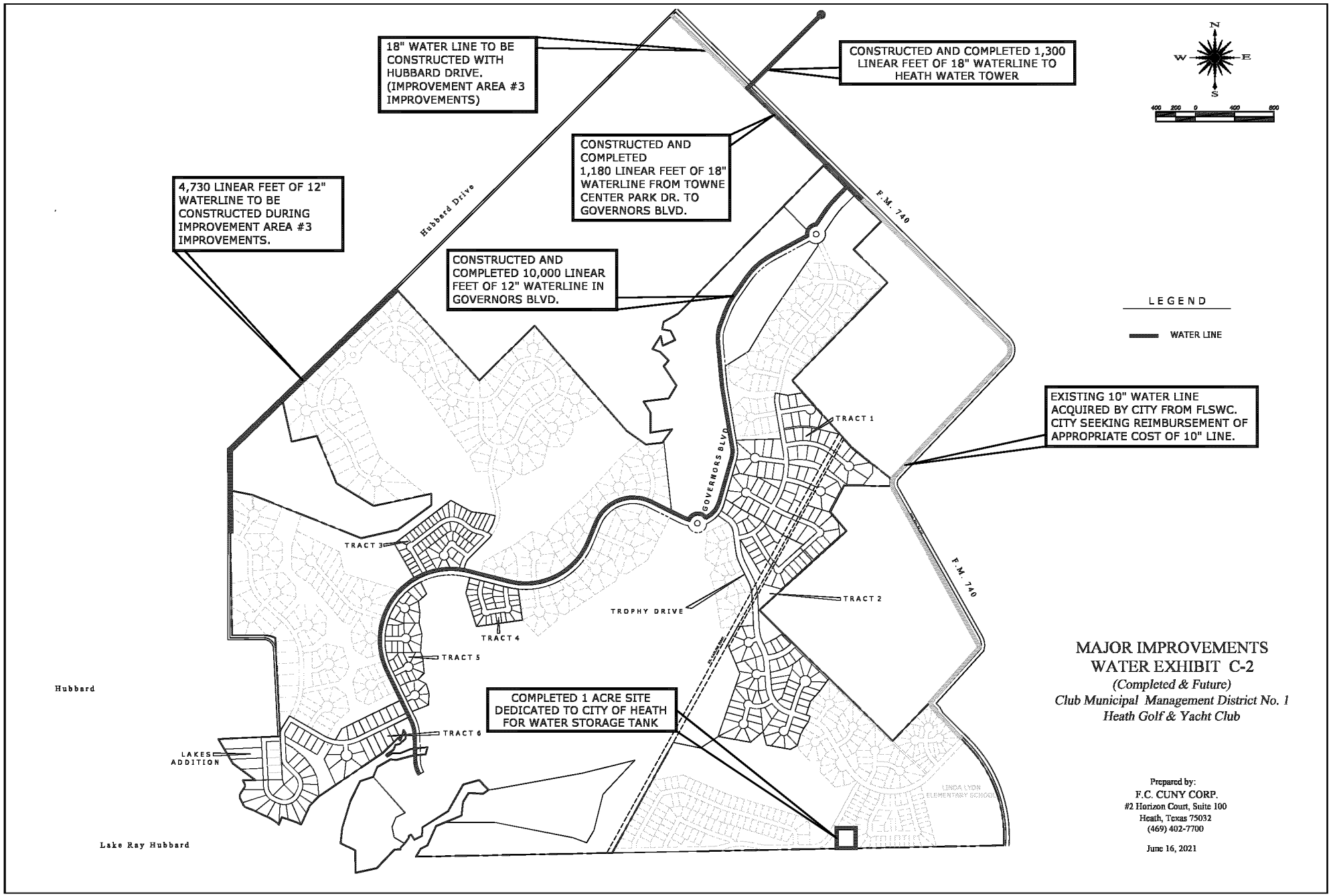
UTILITY IMPROVEMENTS									$0.00
Storm Drainage Improvements									$0.00
Basic Storm Sewer Installation Including:									$0.00
18"CL III RCP	$73,160.00	$18,644.00	$15,930.00	$19,824.00	$240,779.00	$139,594.00	$6,216.00		$514,147.00
21" CL III RCP		$36,582.00	$39,195.00	$41,741.00	$29,279.00	$43,215.00	$4,698.00		$194,710.00
24"CL III RCP	$18,720.00	$22,881.00	$8,970.00		$24,174.00	$14,220.00			$88,965.00
27"CL III RCP		$24,050.00	$18,966.00		$45,671.00		$3,250.00		$91,937.00
30"CL III RCP			$22,320.00	$48,190.00	$7,560.00				$78,070.00
33"CL III RCP	$7,482.00		$33,669.00	$61,533.00					$102,684.00
36"CL III RCP	$45,731.00	$12,354.00			$35,306.00				$93,391.00
42"CL III RCP		$125,330.00			$99,600.00				$224,930.00
48"CL III RCP		$12,630.00		$117,176.00	$45,784.00				$175,570.00
18"Type "B" Headwall	$2,600.00	$2,800.00	$2,600.00	$2,600.00					$10,600.00
21" Type "B" Headwall					$3,100.00				$3,100.00
24"Type "B" Headwall	$2,900.00								$2,900.00
27"Type "B" Headwall		$4,120.00	$4,100.00						$8,220.00
30" Type "B" Headwall				$3,950.00					$3,950.00
33" Type "B" Headwall			$4,280.00	$4,280.00					$8,560.00
36"Type "B" Headwall	$4,480.00								$4,480.00
42"Type "B" Headwall					$5,120.00				$5,120.00
48"Type "B" Headwall		$11,240.00		$11,240.00	$5,620.00				$28,100.00
18" Sloped Headwall					$9,300.00				$9,300.00
21" Sloped Headwall					$3,600.00				$3,600.00
24" Sloped Headwall						$3,100.00			$3,100.00
TXDOT MBC Headwall					$104,080.00				$104,080.00
33" Parallel Headwall	$20,816.00								$20,816.00
Connect to Ex 18" RCP	$950.00					$2,800.00			$3,750.00
Connect to Ex 21" RCP					$2,200.00	$6,200.00	$18,120.00		$26,520.00
Connect to Ex 24" RCP	$700.00		$1,350.00		$2,300.00				$4,350.00
Connect to Ex 27" RCP							$3,990.00		$3,990.00
Connect to Ex 33" RCP							$4,790.00		$4,790.00
Connect to Ex 36" RCP		$2,800.00							$2,800.00
Connect to Ex 42" RCP		$3,200.00							$3,200.00
Connect to Ext Y Inlet						$2,500.00			$2,500.00
Wye Connection	$2,000.00	$2,000.00	$1,600.00	$2,800.00	$7,200.00	$3,200.00	$400.00		$19,200.00
2' X2' Junction Box					$3,300.00				$3,300.00
4' X 4' Junction Box					$11,240.00				$11,240.00
15" Connect to Ex Nyloplast Grate Inlet							$2,700.00		$2,700.00
15" Nyloplast Grate Inlet					$47,320.00	$13,520.00	$11,830.00		$72,670.00
5' Curb Inlet	$9,120.00			$9,120.00	$4,560.00				$22,800.00
10' Curb Inlet	$36,160.00	$44,960.00	$26,100.00	$26,100.00	$99,180.00	$57,420.00	$39,354.00		$329,274.00
14' Curb Inlet			$7,440.00		$7,440.00				$14,880.00
15' Curb Inlet	$7,440.00						$7,440.00		$14,880.00
4' X 4' Wye Inlet	$5,650.00				$5,212.00				$10,862.00
21" Plug				$890.00					$890.00
Grounded Dry Rock Rip Rap	$9,520.00	$18,850.00	$5,600.00	$36,400.00	$194,600.00	$1,680.00			$266,650.00
8' X 10' CL III RCB					$300,852.00				$300,852.00
12" HDPE					$756.00		$21,168.00		$21,924.00
18" HDPE					$25,916.00		$2,244.00		$28,160.00
Grade to Drain all Storm Outlets (No Quanitity)	$0.00								$0.00
SawCut, Remove, and Replace Concrete Pavement	$11,600.00						$8,700.00		$20,300.00
Trench Safety	$1,867.00	$2,217.00	$1,591.00	$2,435.00	$1,854.25	$1,595.50	$1,604.00		$13,163.75
Maintenance Bond	$4,400.00	$8,118.00	$4,420.00	$8,600.00	$19,200.00	$6,920.00	$5,900.00		$57,558.00
Reinforced Concrete Storm Sewer Pipe & Wye Connections									$0.00
Inlets									$0.00
Reinforced Concrete Hewadwalls									$0.00
Box Culvert									$0.00
Trench Safety									$0.00
Rock Rip Rap									$0.00
Drainage Excavation and Infrastructure									$0.00
Grade to Drain Storm Outfalls									$0.00
Detenetion Pond & Channel Excavation									$0.00
Erosion Control and Seeding									$0.00
Maintenance Bond									$0.00
Contingency									$0.00
Surveying and Engineering									$0.00
City Inspection Fee (4%)									$0.00
Capital Improvement Fee									$0.00
Geotechnical and Materials Testing									$0.00
Right of Way Costs (15.45 Acres Governor's Blvd)									$0.00
Subtotal - Net Storm Drainage Costs	$284,896.00	$352,756.00	$198,131.00	$396,878.00	$1,392,103.25	$295,964.50	$142,404.00		$3,043,133.75
									$0.00
CONTINGENCY	$300,000.00	$250,000.00	$240,000.00	$250,000.00	$400,000.00	$300,000.00	$250,000.00		$1,990,000.00
									$0.00
									$0.00
									$0.00
TOTAL	$3,466,542.29	$2,082,750.92	$1,706,195.42	$2,205,587.57	$6,385,727.72	$3,141,485.01	$1,542,221.53		$22,520,470.46

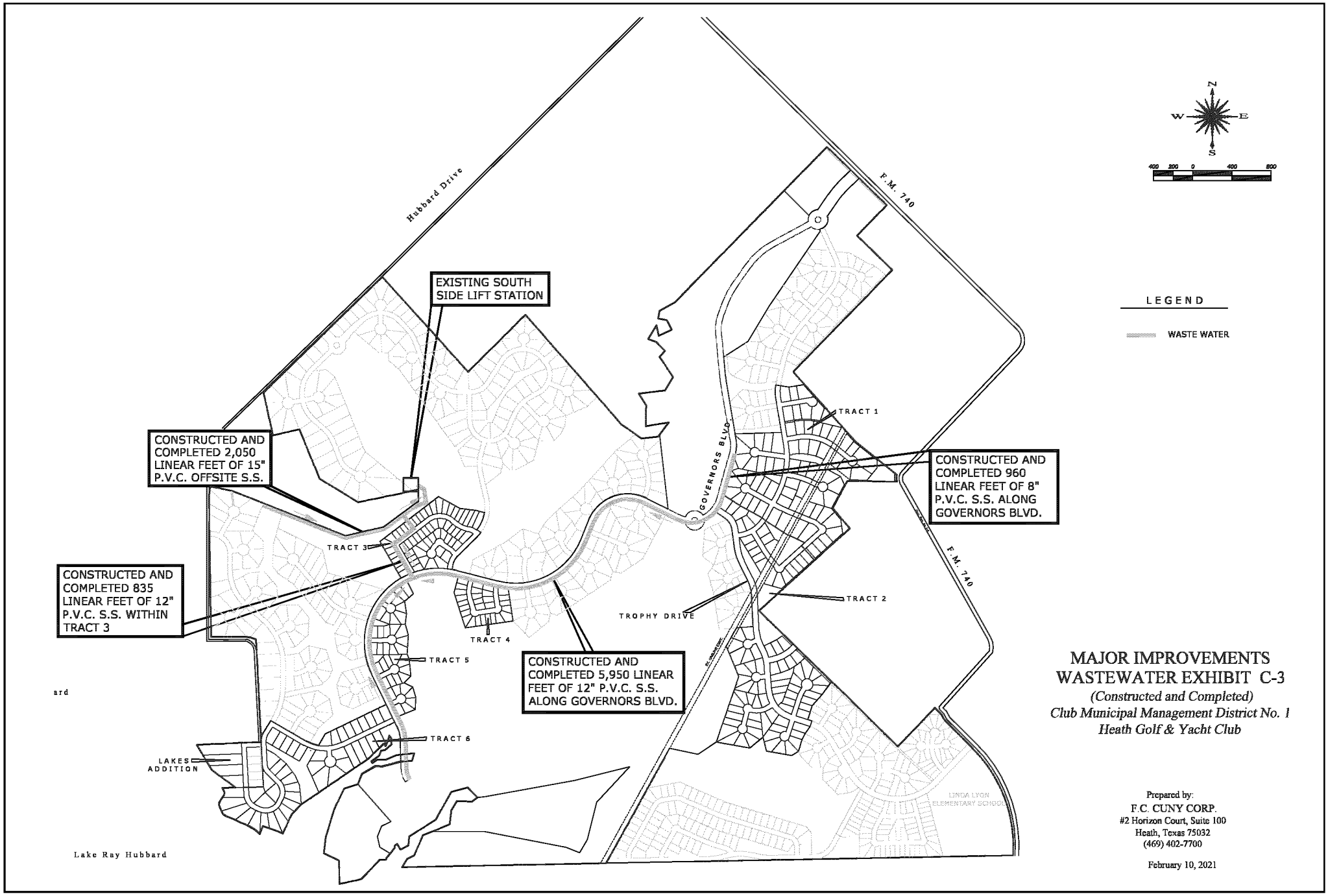
TRACT	10	12	13	14	15	18	19	Hubbard Drive	TOTAL
ROAD IMPROVEMENTS									
Row Clearing/Grubbing	$29,100.00	$46,095.00	$10,290.00	$18,864.00	$31,500.00	$38,484.00	$14,632.00	$188,918.00	$377,883.00
Street Excavation	$121,255.68	$83,303.80	$68,358.30	$103,806.00	$229,061.00	$169,771.00	$89,445.50	$69,979.00	$934,980.28
Lime Stablization	$279,517.94	$117,027.11	$97,361.71	$142,454.34	$375,104.28	$189,576.88	$89,011.86	$206,191.27	$1,496,245.39
Lime Material									$0.00
Concrete Paving	$1,210,088.42	$487,120.62	$424,565.19	$626,841.41	$1,682,227.16	$885,422.02	$384,347.57	$995,982.92	$6,696,595.31
Left Turn Lane or Asphalt Overlay									$0.00
Hike and Bike Trail	$248,748.77				$310,676.75			$218,284.16	$777,709.68
Sidewalk	$7,877.76	$16,393.39	$22,570.03	$8,718.96	$22,391.34	$13,045.60			$90,997.08
ADA (Barrier Free) Ramps	$12,800.00	$9,600.00	$6,400.00	$4,800.00	$19,200.00	$12,800.00	$8,000.00	$16,800.00	$90,400.00
Sawcut & Connect to Existing Paving	$2,052.86	$4,339.44	$3,142.13	$2,346.12	$1,916.00	$2,262.33	$6,870.15	$11,000.00	$33,929.03
Street Signs	$22,500.00	$15,600.00	$12,900.00	$9,900.00	$35,400.00	$18,900.00	$12,900.00		$128,100.00
Street Lights, Pole Bases	$16,148.38	$8,628.95	$8,628.95	$8,628.95	$25,109.10	$11,578.00			$78,722.33
Erosion Control and Storm Water Pollution Prevention	$17,790.00	$12,725.00	$17,790.00	$23,986.00	$23,986.00	$21,181.00	$12,725.00	$17,210.00	$147,393.00
Maintenance Bond	$42,686.65	$14,901.62	$13,606.06	$19,210.81	$63,025.16	$35,314.47	$11,770.43	$42,317.85	$242,833.05
Contingency							$21,556.42		$21,556.42
Surveying and Engineering	$245,233.67	$159,841.99	$127,166.05	$164,229.89	$453,746.81	$232,526.14	$112,139.61	$159,001.49	$1,653,885.65
City Inspection Fee 4% (Estimate)	$67,500.00	$46,800.00	$38,700.00	$29,700.00	$106,200.00	$56,700.00	$38,700.00	$70,667.33	$454,967.33
Capital Improvement Fee									$0.00
Geotechnical and Materials Testing	$75,000.00	$52,000.00	$43,000.00	$33,000.00	$118,000.00	$63,000.00	$43,000.00	$23,000.00	$450,000.00
Right-of way costs (15.45 acres Governor's Blvd)	$305,800.00	$143,550.00	$129,800.00	$188,650.00	$510,950.00	$259,600.00	$121,000.00	$0.00	$1,659,350.00
Drainage Easements (43.8% of 21.09 acres @ $55,000 est.)	$56,100.00	$13,750.00	$14,850.00	$24,200.00	$74,800.00	$75,350.00	$0.00	$0.00	$259,050.00
Subtotal - Road Costs	**$2,760,200.13**	**$1,231,676.92**	**$1,039,128.42**	**$1,409,336.48**	**$4,083,293.60**	**$2,085,511.44**	**$966,098.54**	**$2,019,352.02**	**$15,594,597.55**
Less: Developer Contribution to Clubhouse									$0.00
Developer Contribution to Golf Course									$0.00
Developer Contribution to 40 Acre Undeveloped Tract North									$0.00
Developer Contribution to 21 Acre Undeveloped Tract South									$0.00
Subtotal - Net Road Costs									$0.00
UTILITY IMPROVEMENTS									
Water Improvements									
18" Waterline								$1,029,392.00	$1,029,392.00
18" Gate Valve								$183,876.00	$183,876.00
1/3 Cost Contribution McCrummen Waterline from Smirl									$0.00
12" PVC Waterline	$187,488.00			$15,960.00					$203,448.00
8" PVC Waterline	$97,020.00	$59,532.00	$73,358.00	$89,425.00	$319,480.00	$165,679.00	$56,320.00	$17,460.00	$878,274.00
6" PVC Waterline	$41,360.00			$19,140.00	$39,160.00			$48,070.00	$147,730.00
4" PVC Waterline		$40,440.00	$45,182.00		$0.00	$66,700.00	$45,994.00		$198,316.00
12" Gate Valve	$37,884.00		$2,982.00	$10,824.00	$0.00				$51,690.00
8" Gate Valve	$36,708.00	$11,052.00	$9,210.00	$5,244.00	$49,818.00	$25,788.00		$9,044.00	$146,864.00
6" Gate Valve	$4,839.00			$14,517.00				$24,968.00	$44,324.00
4" Gate Valve		$4,998.00	$4,165.00	$0.00	$0.00	$6,664.00	$8,330.00		$24,157.00
4" Bore							$12,950.00		$12,950.00
Fire Hydrant with Lead	$74,544.00	$40,628.00	$40,628.00	$43,484.00	$124,240.00	$63,844.00	$29,020.00	$72,816.00	$489,204.00
1" Service	$56,775.00	$33,384.00	$27,606.00	$24,981.00	$83,426.00	$40,446.00	$27,606.00		$294,224.00
8" Plug				$920.00				$2,955.00	$3,875.00
18" Plug								$2,244.00	$2,244.00
2' Irrigation Service									$0.00
2" flush Valve								$15,820.00	$15,820.00
Fittings	$44,460.00	$12,320.00	$14,080.00	$24,700.00	$34,580.00	$21,662.80	$12,600.00	$41,085.20	$205,488.00
16" Steel Encasement	$10,000.00								
Connect to Existing	$26,348.00	$41,340.00	$18,570.00	$3,518.00	$6,936.00	$8,664.00	$22,100.00	$87,413.00	$214,889.00
Roadway Bore	$15,000.00								$15,000.00
Saw Cut and Replace Concrete Pavement	$4,000.00					$9,450.00			$13,450.00
Trench Safety	$1,030.40	$5,402.00	$3,264.00	$2,450.00	$1,111.50	$3,076.50	$5,732.00	$21,208.00	$43,274.40
Water Testing and Chlorination	$3,348.80	$2,701.00	$3,264.00	$1,592.50	$3,705.50	$3,076.50	$2,866.00	$10,604.00	$31,158.30
Erosion Control & SWPPP									$0.00
Maintenance Bond	$6,900.00	$3,974.00	$4,710.00	$4,200.00	$9,188.00	$5,320.00	$4,900.00	$37,900.00	$77,092.00
Contingency									$0.00
Surveying and Engineering								$1,444,369.68	$1,444,369.68
City Inspection Fee 4%								$64,194.21	$64,194.21
Capital Improvement Fee	$338,625.00	$234,780.00	$194,145.00	$148,995.00	$532,770.00	$284,445.00	$194,145.00		$1,927,905.00
Geotechnical and Materials Testing									$0.00
Dedication of Land to City for Water Tank Site									$0.00
City Water Improvements									$0.00
Subtotal - Water Costs	**$986,330.20**	**$490,551.00**	**$441,164.00**	**$409,950.50**	**$1,204,415.00**	**$704,815.80**	**$422,563.00**	**$3,113,419.09**	**$7,773,208.59**
									$0.00
Less: Developer Contribution to Clubhouse									$0.00
Developer Contribution to Golf Course									$0.00
Developer Contribution to 40 Acre Undeveloped Tract North									$0.00
Developer Contribution to 21 Acre Undeveloped Tract South									$0.00
Subtotal - Net Water Costs									$0.00
									$0.00
UTILITY IMPROVEMENTS									$0.00
Sanitary Sewer Improvements									$0.00
15" PVC Offsite									$0.00
5.0' Diameter Manhole						$12,800.00			$12,800.00
5.0' Diameter Drop Manhole				$25,620.00	$24,600.00	$41,000.00			$91,220.00
4.0' Diameter Drop Manhole			$19,140.00	$9,570.00	$70,180.00	$4,980.00			$103,870.00
12" PVC Sani Sewer Line									$0.00
8" SDR-35 PVC Sani Sewer Line	$101,337.00	$46,032.00	$42,840.00	$59,772.00	$214,016.00	$98,055.00	$53,768.00		$615,820.00
8" SDR-26 Sewer Pipe	$29,082.00	$28,125.00	$50,937.00	$104,014.00	$94,783.50	$46,826.50			$353,763.00
6" Forcemain									$0.00
Connect to Existing		$6,654.00	$3,306.00						$9,960.00
8" Plug				$795.00					$795.00
6" SWR Service	$20,656.00								$20,656.00
6" Lateral	$75,174.00	$55,080.00	$45,360.00	$37,026.00	$127,440.00	$56,160.00	$46,440.00		$442,680.00
4.0' Diameter Manhole	$25,520.00	$20,340.00				$20,940.00	$16,950.00		$83,750.00
6" Lateral Service Connected to Ex. Sewer Line						$31,350.00			$31,350.00
Connect to Existing 8" Sewer Stub	$1,300.00				$1,682.00	$1,482.00	$5,410.00		$9,874.00
Connect to Existing Manhole	$9,500.00		$1,900.00	$2,700.00	$2,380.00				$16,480.00
8" Cleanout	$1,130.00			$1,130.00					$2,260.00
Testing	$4,862.00	$2,818.00	$3,616.00	$6,210.00	$9,685.50	$5,932.00	$2,444.00		$35,567.50
Cleanout									$0.00
Concrete Encasement									$0.00
Line Testing	$5,469.75								$5,469.75
Trench Safety	$2,431.00	$2,818.00	$1,808.00	$2,760.00	$3,228.50	$2,966.00	$2,444.00		$18,455.50
Manhole Testing									$0.00
Maintenance Bond	$2,790.00	$3,200.00	$3,520.00	$4,200.00	$8,800.00	$4,700.00	$3,700.00		$30,910.00
Construction Contingency									$0.00
Surveying and Engineering									$0.00
City Inspection Fee (4%)									$0.00
Capital Improvement Fee									$0.00
Geotechnical and Materials Testing									$0.00
Subtotal - Sanitary Sewer Costs	**$279,251.75**	**$165,067.00**	**$172,422.00**	**$253,797.00**	**$556,795.50**	**$327,191.50**	**$131,156.00**	**$0.00**	**$1,885,680.75**
Less: Developer Contribution to Clubhouse									$0.00
Developer Contribution to Golf Course									$0.00
Developer Contribution to 40 Acre Undeveloped Tract North									$0.00
Developer Contribution to 21 Acre Undeveloped Tract South									$0.00
Subtotal - Net Sanitary Sewer Costs									$0.00

TRACT	10	12	13	14	15	18	19	Hubbard Drive	TOTAL
UTILITY IMPROVEMENTS									$0.00
Storm Drainage Improvements									$0.00
Basic Storm Sewer Installation Including:									$0.00
18"CL III RCP	$88,040.00	$18,644.00	$15,930.00	$23,856.00	$289,751.00	$139,594.00	$6,216.00	$14,200.00	$596,231.00
21" CL III RCP		$36,582.00	$39,195.00	$47,971.00	$34,086.00	$43,215.00	$4,698.00	$600.00	$206,347.00
24"CL III RCP	$18,720.00	$22,881.00	$8,970.00		$23,868.00	$14,220.00			$88,659.00
27"CL III RCP		$24,050.00	$18,966.00		$49,023.00		$3,250.00	$97,740.00	$193,029.00
30"CL III RCP			$22,320.00	$49,770.00	$8,127.00			$304,290.00	$384,507.00
33"CL III RCP	$7,482.00		$33,669.00	$66,303.00					$107,454.00
36"CL III RCP	$45,731.00	$12,354.00			$35,306.00				$93,391.00
42"CL III RCP		$125,330.00			$105,600.00			$19,500.00	$250,430.00
48"CL III RCP		$12,610.00		$129,256.00	$49,324.00				$191,190.00
24" HDPE	$108,880.00								$108,880.00
30" HDPE	$26,520.00								$26,520.00
36" HDPE	$35,280.00								$35,280.00
18"Type "B" Headwall	$2,759.00	$2,800.00	$2,600.00	$2,759.00					$10,918.00
21" Type "B" Headwall					$3,100.00				$3,100.00
24"Type "B" Headwall	$3,990.00								$3,990.00
27"Type "B" Headwall		$4,120.00	$4,100.00					$5,500.00	$13,720.00
30" Type "B" Headwall				$4,520.00					$4,520.00
33" Type "B" Headwall			$4,280.00	$4,712.00					$8,992.00
36"Type "B" Headwall	$10,666.00								$10,666.00
42"Type "B" Headwall					$5,120.00			$20,000.00	$25,120.00
48"Type "B" Headwall		$11,240.00		$12,640.00	$5,620.00				$29,500.00
18" Sloped Headwall					$9,300.00				$9,300.00
21" Sloped Headwall					$3,600.00				$3,600.00
24" Sloped Headwall						$3,100.00			$3,100.00
TXDOT MBC Headwall					$104,080.00				$104,080.00
33" Parrallel Headwall	$23,224.00								$23,224.00
Connect to Ex 18" RCP	$600.00					$2,800.00			$3,400.00
Connect to Ex 21" RCP					$2,200.00	$6,200.00	$18,120.00		$26,520.00
Connect to Ex 24" RCP	$750.00		$1,350.00		$2,300.00				$4,400.00
Connect to Ex 27" RCP							$3,990.00		$3,990.00
Connect to Ex 33" RCP							$4,790.00		$4,790.00
Connect to Ex 36" RCP		$2,800.00							$2,800.00
Connect to Ex 42" RCP		$3,200.00							$3,200.00
Connect to Ext Y Inlet						$2,500.00			$2,500.00
Wye Connection	$2,200.00	$2,000.00	$1,600.00	$3,080.00	$7,200.00	$3,200.00	$400.00	$3,400.00	$23,080.00
2' X2' Junction Box					$3,300.00				$3,300.00
4' X 4' Junction Box					$11,240.00				$11,240.00
15" Connect to Ex Nyloplast Grate Inlet							$2,700.00		$2,700.00
15" Nyloplast Grate Inlet					$47,320.00	$13,520.00	$11,830.00		$72,670.00
5' Curb Inlet	$11,040.00			$11,040.00	$5,520.00				$27,600.00
10' Curb Inlet	$49,760.00	$44,960.00	$26,100.00	$31,100.00	$118,180.00	$57,420.00	$39,354.00	$32,000.00	$398,874.00
14' Curb Inlet			$7,440.00		$8,923.00			$12,000.00	$28,363.00
15' Curb Inlet	$8,923.00						$7,440.00		$16,363.00
20' Curb Inlet								$20,000.00	$20,000.00
4' X 4' Wye Inlet	$6,452.00				$5,212.00				$11,664.00
2' X 2' Junction Box					$3,300.00				$3,300.00
4' X 4' Junction Box	$6,036.00				$11,240.00				$17,276.00
3' X 3' Grate Inlet	$5,900.00								$5,900.00
2' X 2' Grate Inlet	$4,900.00								$4,900.00
21" Plug				$890.00					$890.00
Grounded Dry Rock Rip Rap	$9,520.00	$18,850.00	$5,600.00	$36,400.00	$194,600.00	$1,680.00		$4,000.00	$270,650.00
8' X 10' CL III RCB					$300,852.00			$1,144,554.55	$1,445,406.55
12" HDPE					$756.00		$21,168.00		$21,924.00
18" HDPE					$25,916.00		$2,244.00		$28,160.00
Grade to Drain all Storm Outlets (No Quanitiy)	$0.00								$0.00
SawCut, Remove, and Replace Concrete Pavement	$11,600.00						$8,700.00	$11,060.00	$31,360.00
Trench Safety	$2,727.00	$2,217.00	$1,591.00	$2,435.00	$1,854.25	$1,595.50	$1,604.00	$8,273.00	$22,296.75
Maintenance Bond	$5,420.00	$8,118.00	$4,420.00	$8,600.00	$19,200.00	$6,920.00	$5,900.00	$12,000.00	$70,578.00
Reinforced Concrete Storm Sewer Pipe & Wye Connections									$0.00
Inlets									$0.00
Reinforced Concrete Hewadwalls									$0.00
Box Culvert									$0.00
Trench Safety									$0.00
Rock Rip Rap									$0.00
Drainage Excavation and Infrastructure									$0.00
Grade to Drain Storm Outfalls									$0.00
Detenetion Pond & Channel Excavation									$0.00
Erosion Control and Seeding									$0.00
Maintenance Bond									$0.00
Contingency									$0.00
Surveying and Engineering								$153,820.58	$153,820.58
City Inspection Fee (4%)								$68,364.70	$68,364.70
Capital Improvement Fee									$0.00
Geotechnical and Materials Testing									$0.00
Right of Way Costs (15.45 Acres Governor's Blvd)									$0.00
Subtotal - Net Storm Drainage Costs	$497,120.00	$352,756.00	$198,131.00	$435,332.00	$1,495,018.25	$295,964.50	$142,404.00	$1,931,302.83	$5,348,028.58
									$0.00
CONTINGENCY	$300,000.00	$250,000.00	$240,000.00	$250,000.00	$400,000.00	$300,000.00	$250,000.00	$250,000.00	$2,240,000.00
									$0.00
									$0.00
									$0.00
TOTAL	$4,522,902.08	$2,240,050.92	$1,850,845.42	$2,508,415.98	$7,339,522.35	$3,413,483.24	$1,662,221.54	$7,064,073.94	$32,841,515.47

APPENDIX C
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS


N
W
E
S
400 200 0 400 800
COMPLETED AND CONSTRUCTED LEFT TURN LANE F.M. 740
3,280 LINEAR FEET OF HUBBARD DRIVE IMPROVEMENTS TO BE COMPLETED DURING THE IMPROVEMENT AREA #3 IMPROVEMENTS
Hubbard Drive
F.M. 740
COMPLETED AND CONSTRUCTED 10,000 LINEAR FEET OF GOVERNORS BLVD.
LEGEND
PAVEMENT IMPROVEMENTS
TRACT 1
GOVERNORS BLVD
TRACT 3
F.M 740
TRACT 2
TRACT 4
TROPHY DRIVE
COMPLETED AND CONSTRUCTED LEFT TURN LANE F.M. 740
TRACT 5
COMPLETED AND CONSTRUCTED 1,625 LINEAR FEET OF HUBBARD DRIVE IMPROVEMENTS
TRACT 6
LAKES ADDITION
LINDA LYON ELEMENTARY SCHOOL
Lake Ray Hubbard
MAJOR IMPROVEMENTS
ROADWAY EXHIBIT C-1
(Completed & Future)
Club Municipal Management District No. 1
Heath Golf & Yacht Club
Prepared by:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700
February 10, 2021


18" WATER LINE TO BE CONSTRUCTED WITH HUBBARD DRIVE. (IMPROVEMENT AREA #3 IMPROVEMENTS)
CONSTRUCTED AND COMPLETED 1,300 LINEAR FEET OF 18" WATERLINE TO HEATH WATER TOWER
CONSTRUCTED AND COMPLETED 1,180 LINEAR FEET OF 18" WATERLINE FROM TOWNE CENTER PARK DR. TO GOVERNORS BLVD.
4,730 LINEAR FEET OF 12" WATERLINE TO BE CONSTRUCTED DURING IMPROVEMENT AREA #3 IMPROVEMENTS.
CONSTRUCTED AND COMPLETED 10,000 LINEAR FEET OF 12" WATERLINE IN GOVERNORS BLVD.
EXISTING 10" WATER LINE ACQUIRED BY CITY FROM FLSWC. CITY SEEKING REIMBURSEMENT OF APPROPRIATE COST OF 10" LINE.
COMPLETED 1 ACRE SITE DEDICATED TO CITY OF HEATH FOR WATER STORAGE TANK
Hubbard Drive
F.M. 740
GOVERNORS BLVD
TROPHY DRIVE
TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5
TRACT 6
LAKES ADDITION
Hubbard
Lake Ray Hubbard
LINDA LYON ELEMENTARY SCHOOL
N
S
E
W
400 200 0 400 800
LEGEND
WATER LINE
MAJOR IMPROVEMENTS
WATER EXHIBIT C-2
(Completed & Future)
Club Municipal Management District No. 1
Heath Golf & Yacht Club
Prepared by:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700
June 16, 2021



MAJOR IMPROVEMENTS
WASTEWATER EXHIBIT C-3
(Constructed and Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club

Prepared by:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
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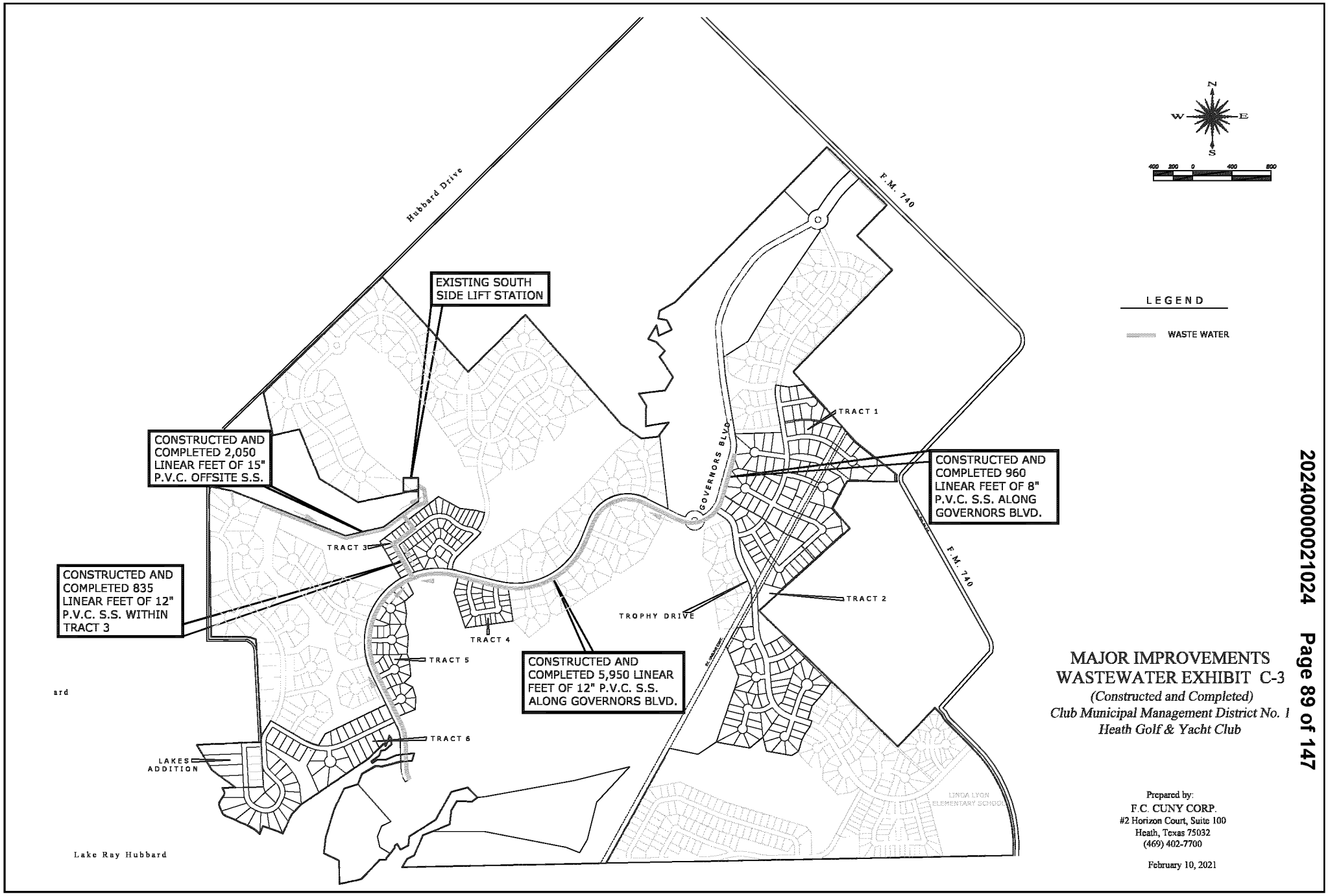
February 10, 2021



MAJOR IMPROVEMENTS
WASTEWATER EXHIBIT C-3
(Constructed and Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club

Prepared by:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
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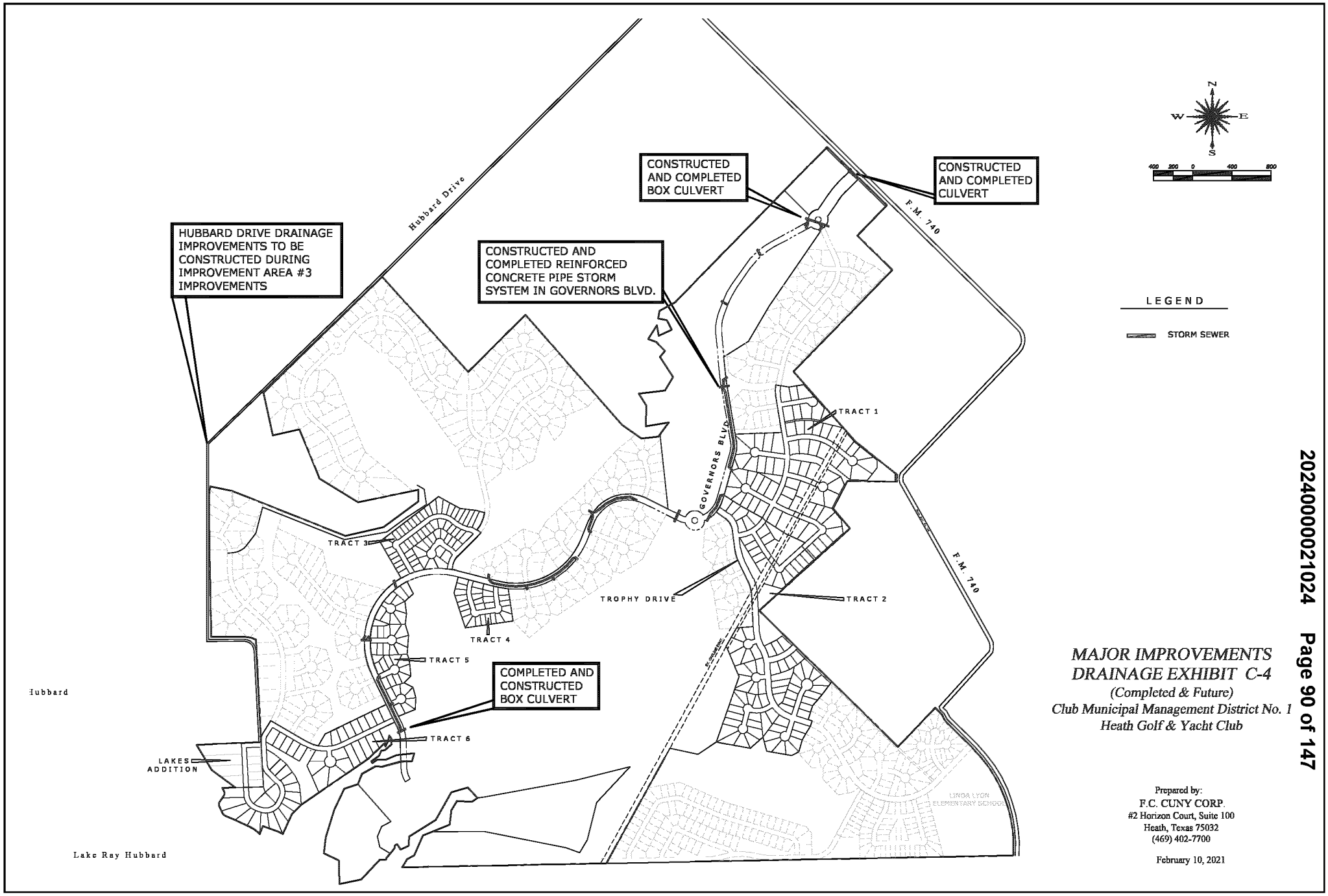
February 10, 2021



MAJOR IMPROVEMENTS
DRAINAGE EXHIBIT C-4
(Completed & Future)
Club Municipal Management District No. 1
Heath Golf & Yacht Club

Prepared by:
F.C. CUNY CORP.
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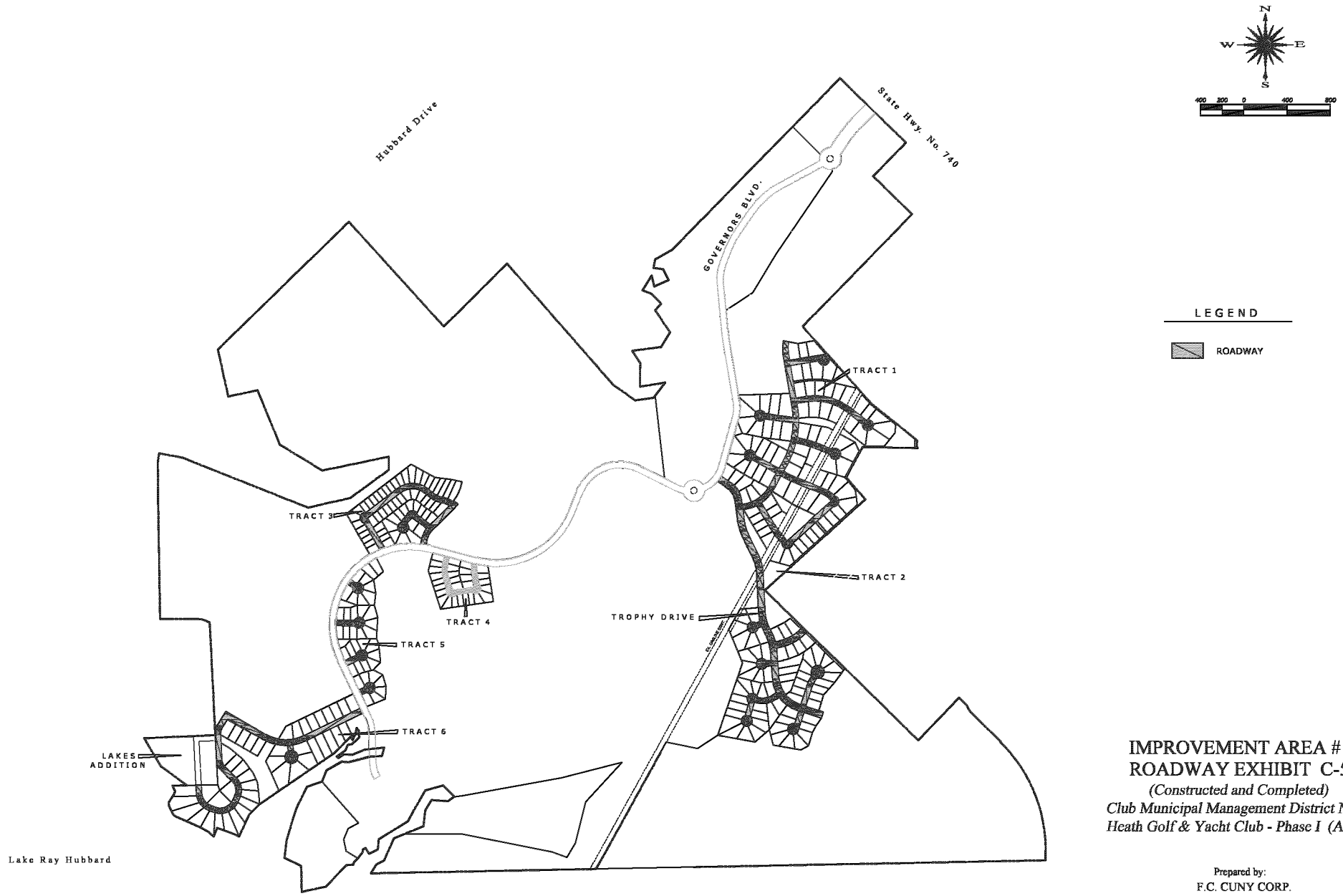
Heath, Texas 75032
(469) 402-7700

February 10, 2021



IMPROVEMENT AREA #1
ROADWAY EXHIBIT C-5
(Constructed and Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase I (A&B)

Prepared by:
F.C. CUNY CORP.
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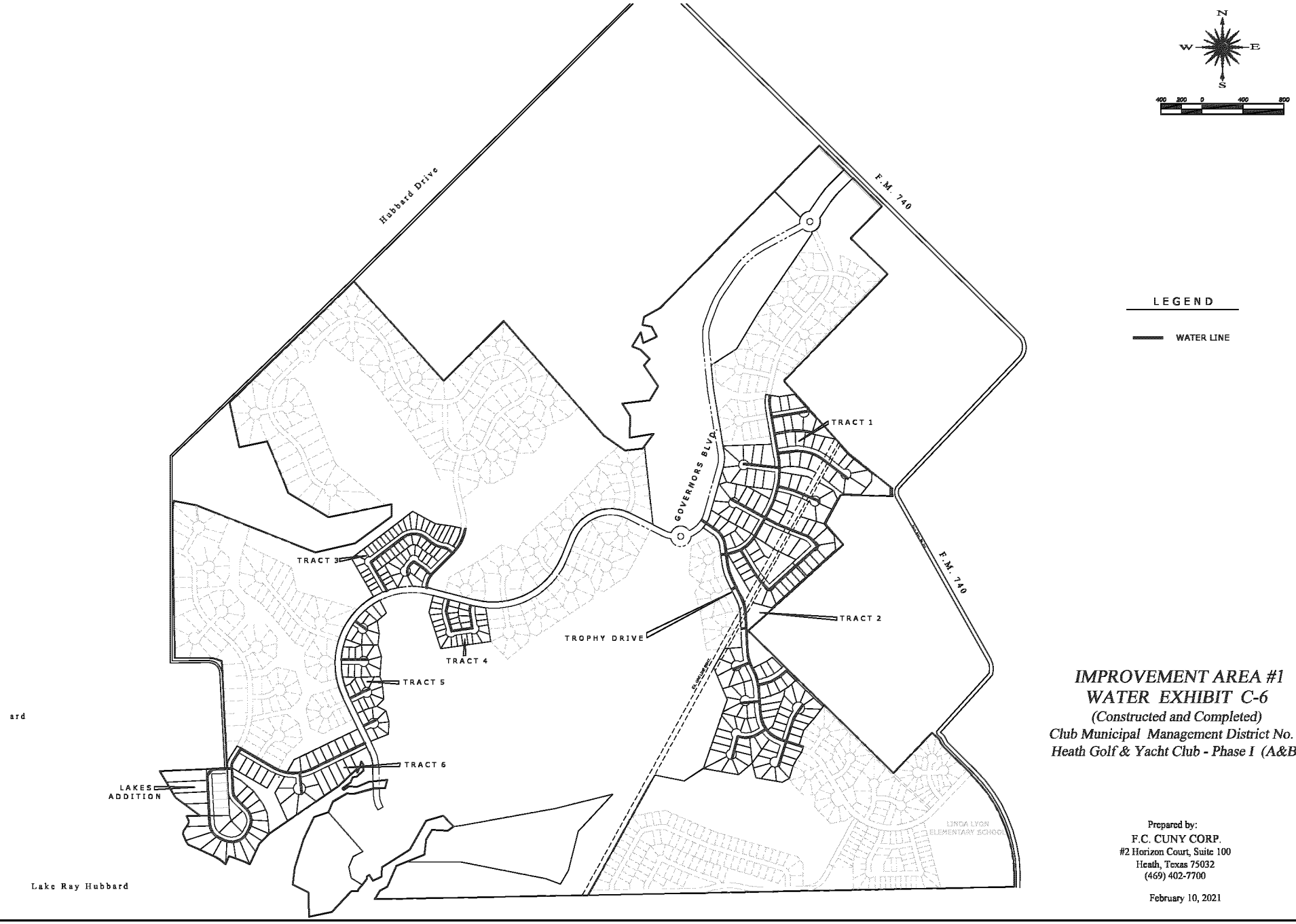
Heath, Texas 75032
(469) 402-7700

February 10, 2021



IMPROVEMENT AREA #1
WATER EXHIBIT C-6
(Constructed and Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase I (A&B)

Prepared by:
F.C. CUNY CORP.
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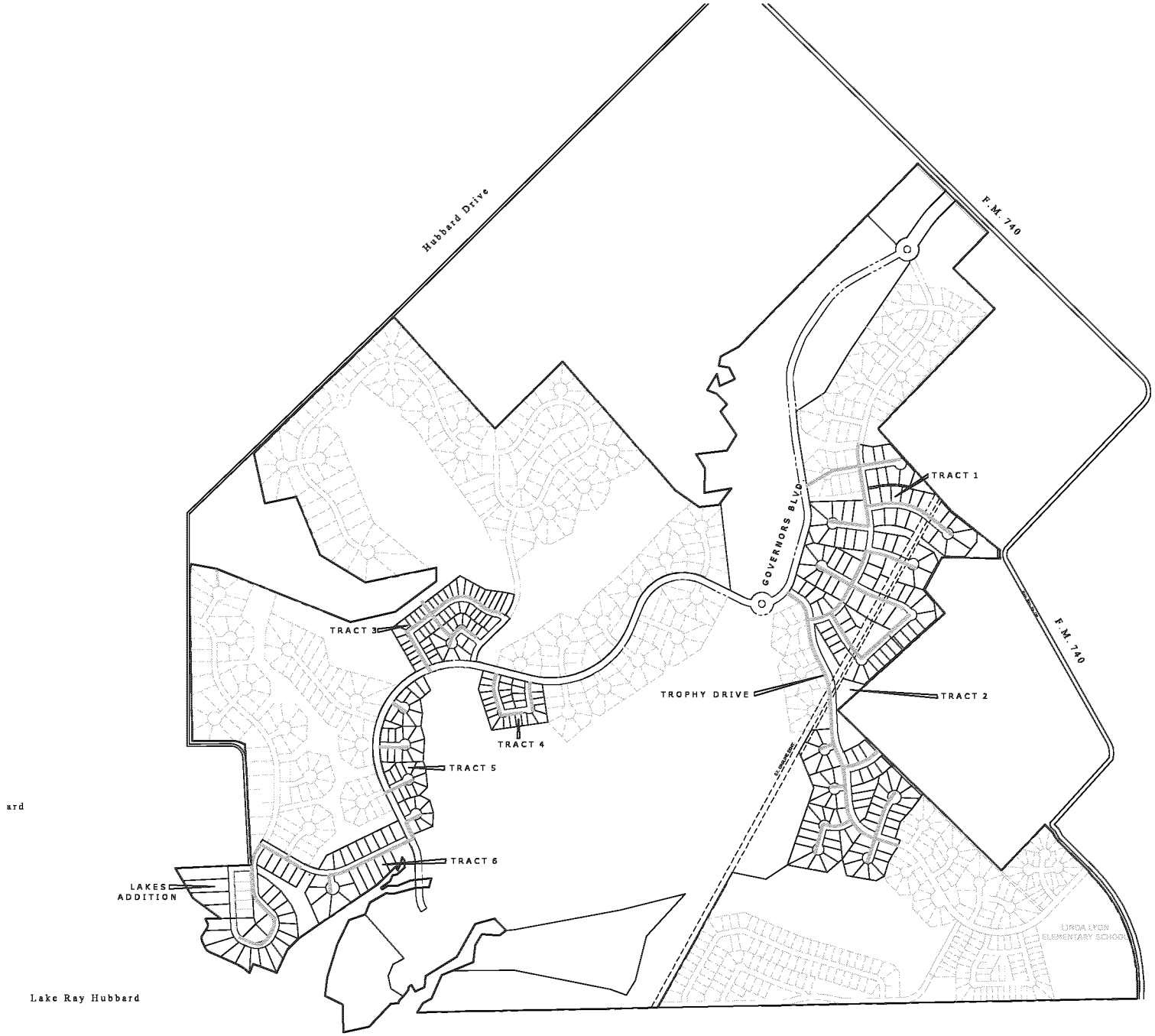
February 10, 2021



N
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400 200 0 400 800

LEGEND

WASTE WATER

IMPROVEMENT AREA #1
WASTEWATER EXHIBIT C-7
(Constructed and Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase I (A&B)

Prepared by:
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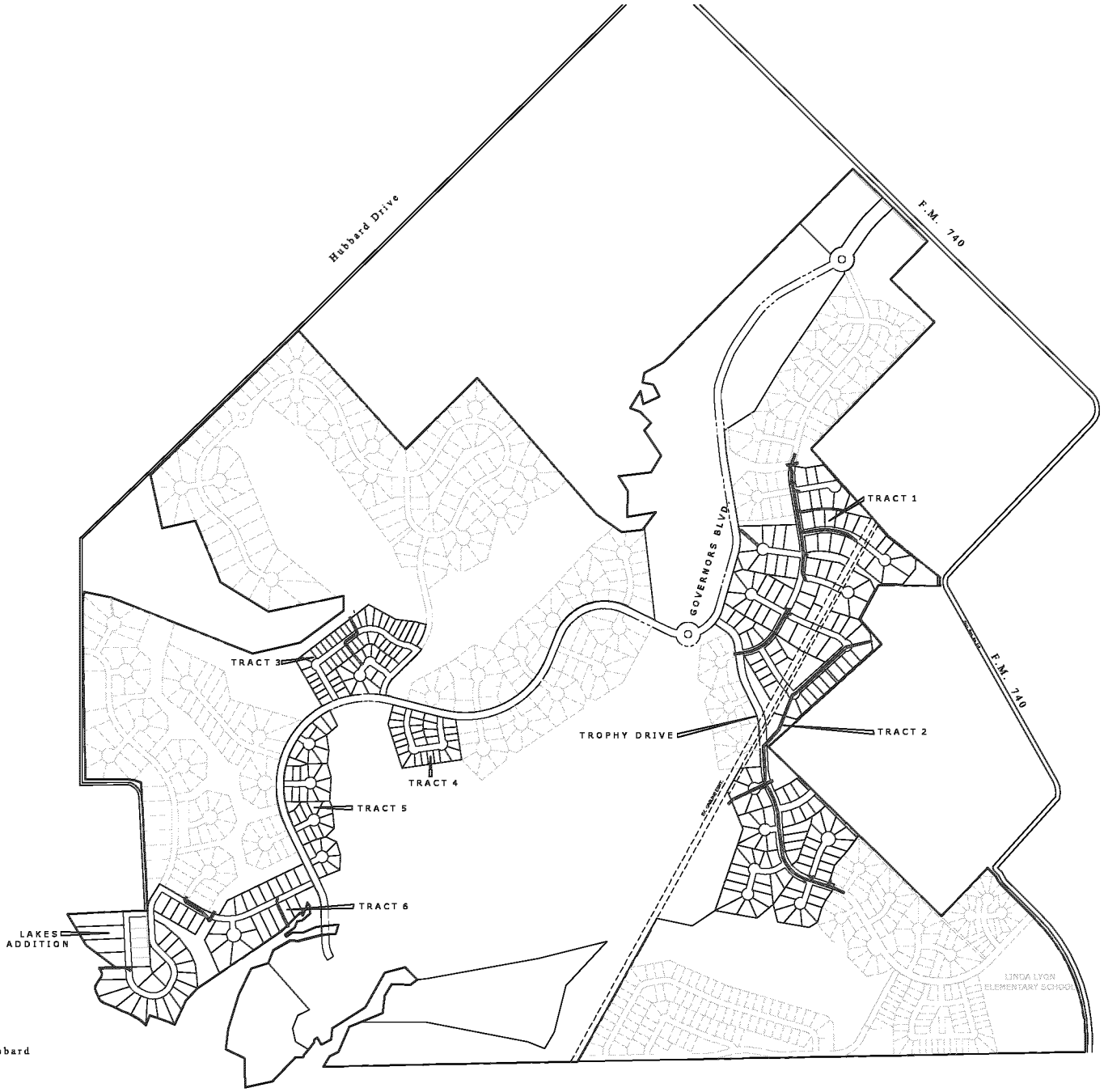
February 10, 2021



N
W E
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400 200 0 400 800

LEGEND

DRAINAGE PIPE

IMPROVEMENT AREA #1
DRAINAGE EXHIBIT C-8
(Constructed and Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase I (A&B)

Prepared by:
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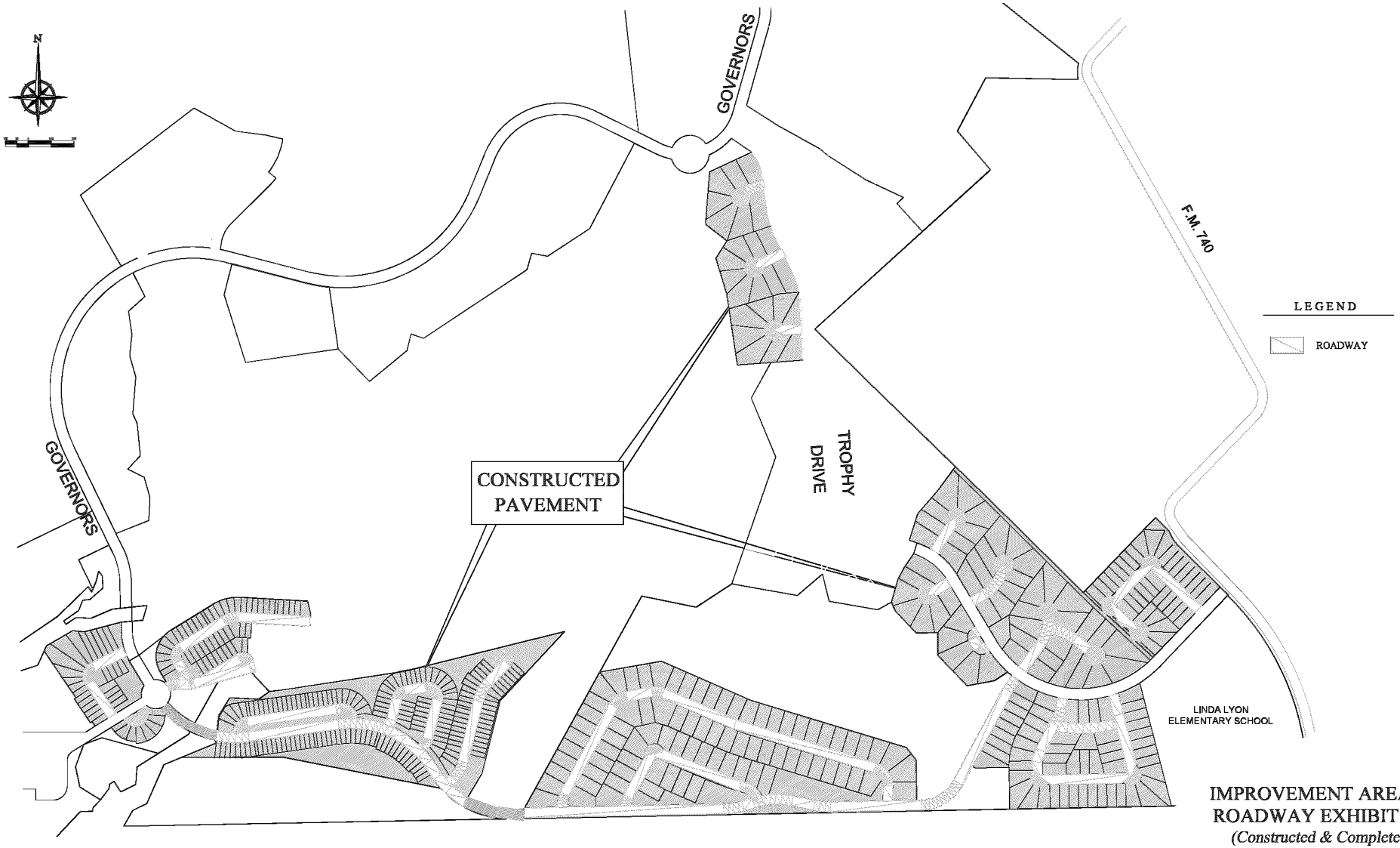
February 10, 2021

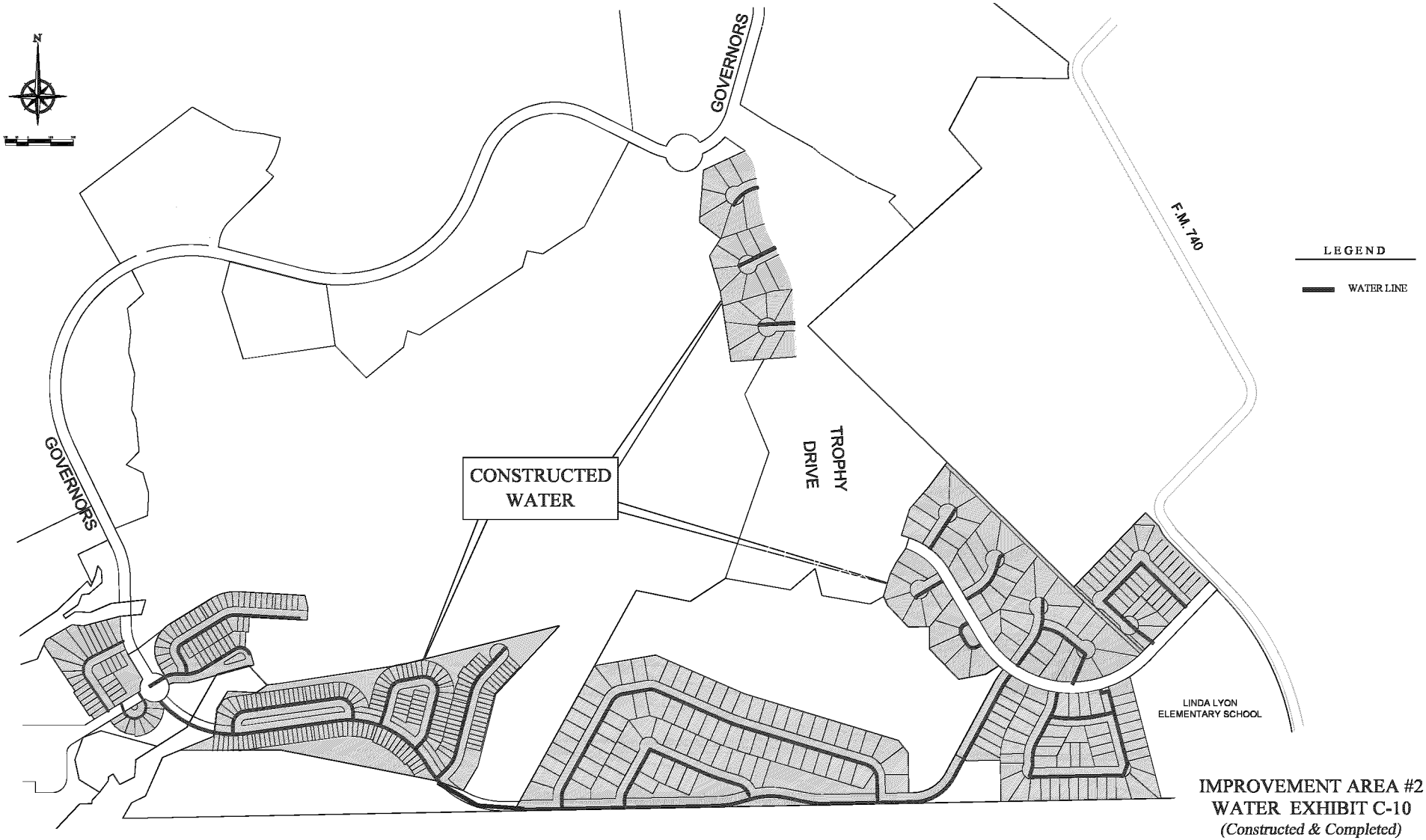


IMPROVEMENT AREA #2
ROADWAY EXHIBIT C-9
(Constructed & Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 2

Prepared by:

F.C. CUNY CORPORATION
12 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

February 10, 2021

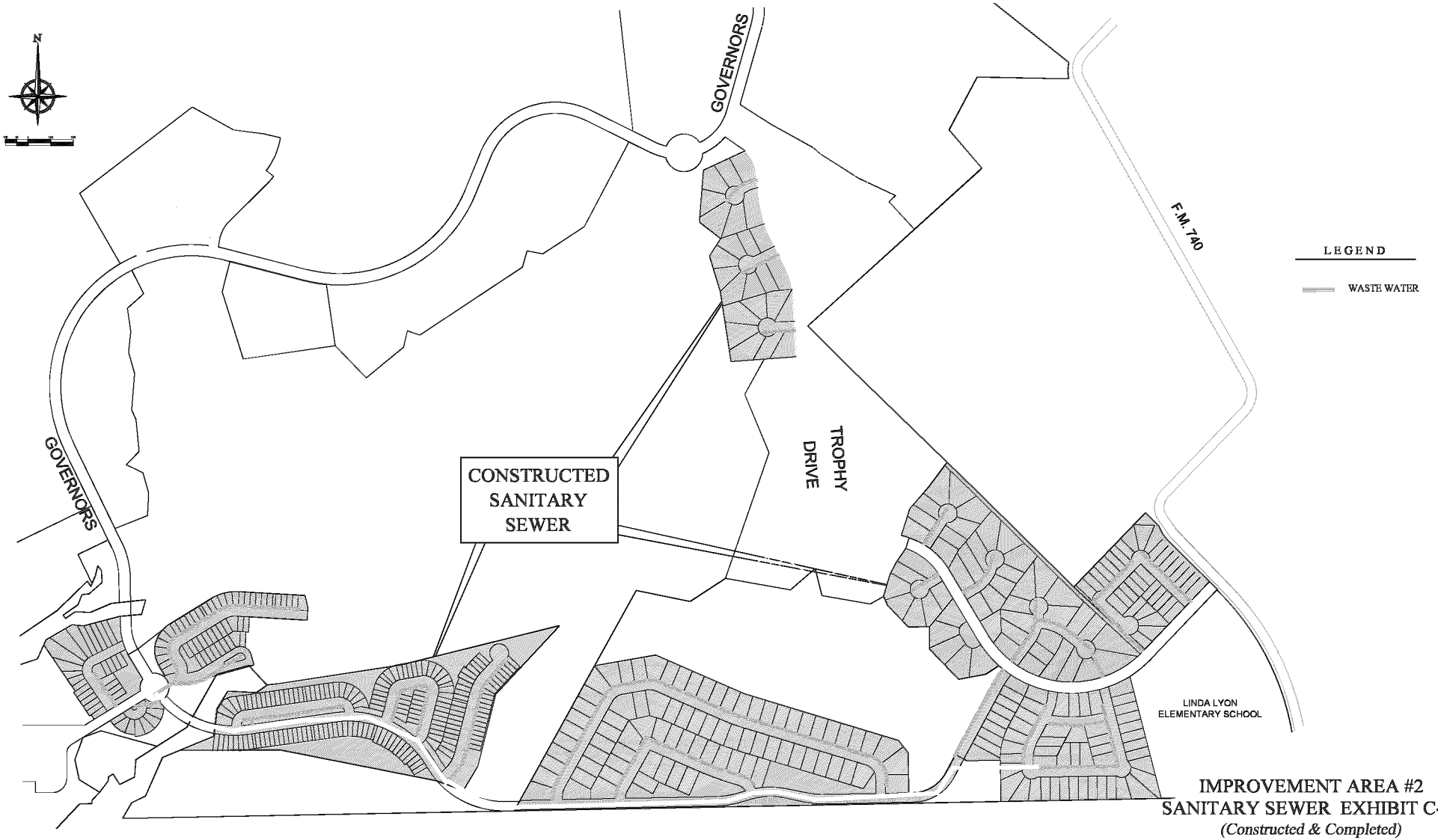


IMPROVEMENT AREA #2
WATER EXHIBIT C-10
(Constructed & Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 2

Prepared by:

F.C. CUNY CORPORATION
12 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

February 10, 2021

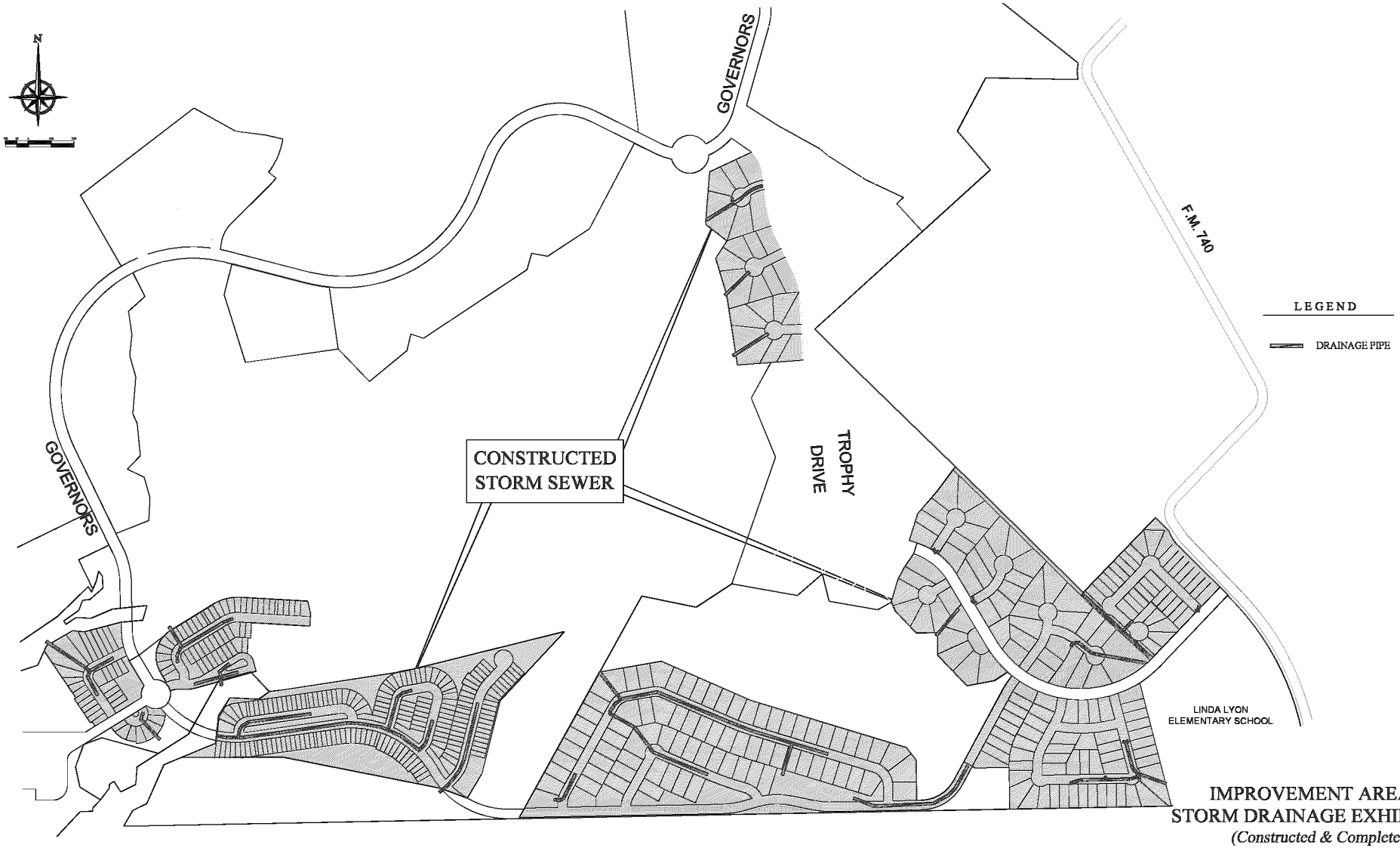


IMPROVEMENT AREA #2
SANITARY SEWER EXHIBIT C-1
(Constructed & Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 2

Prepared by:

F.C. CUNY CORPORATION
12 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

February 10, 2021

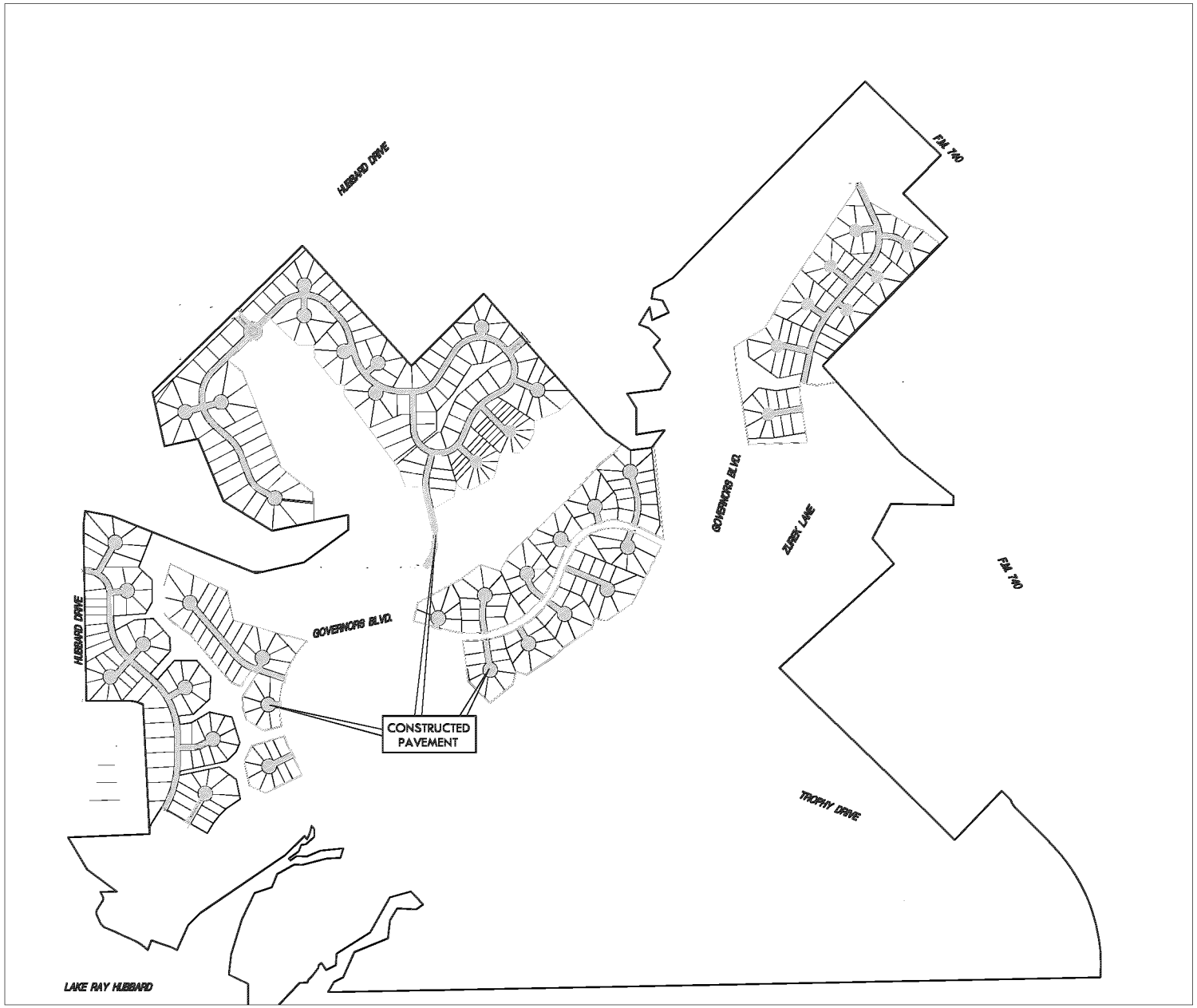


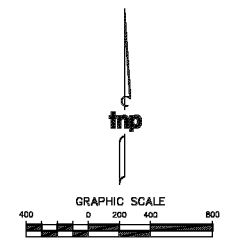
IMPROVEMENT AREA #2
STORM DRAINAGE EXHIBIT C-1
(Constructed & Completed)
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 2

Prepared by:

F.C. CUNY CORPORATION
12 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

February 10, 2021





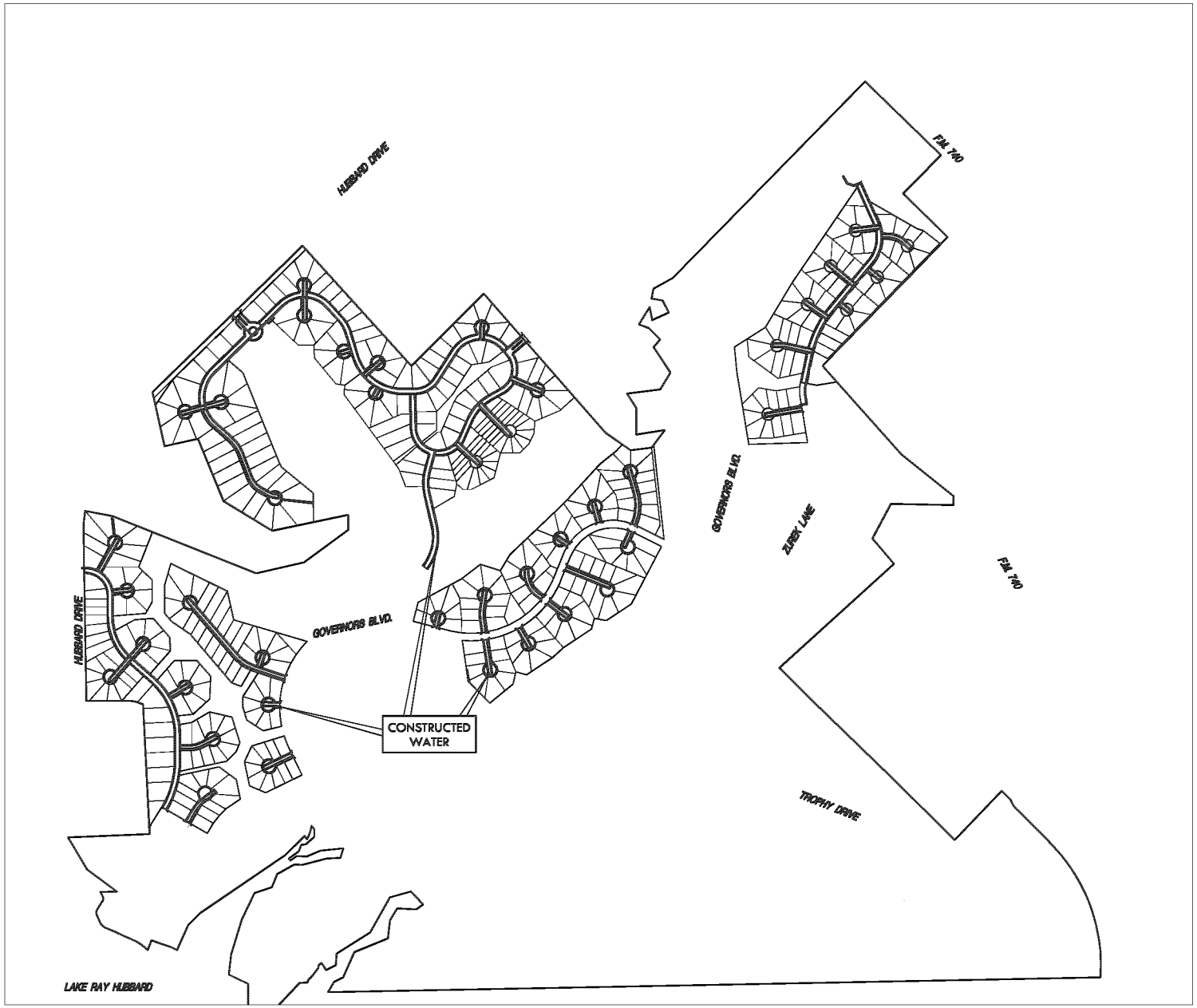
Legend

Roadway

IMPROVEMENT AREA #3
ROADWAY EXHIBIT
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 3

tnp
teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GSPE: PEF007431; TBAE: BR 2673

April 9, 2023



GRAPHIC SCALE

400 0 200 400 800

Legend

Waterline

IMPROVEMENT AREA #3
ROADWAY EXHIBIT
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 3

teague nall and perkins, inc
825 Watters Creek Blvd., Suite N300
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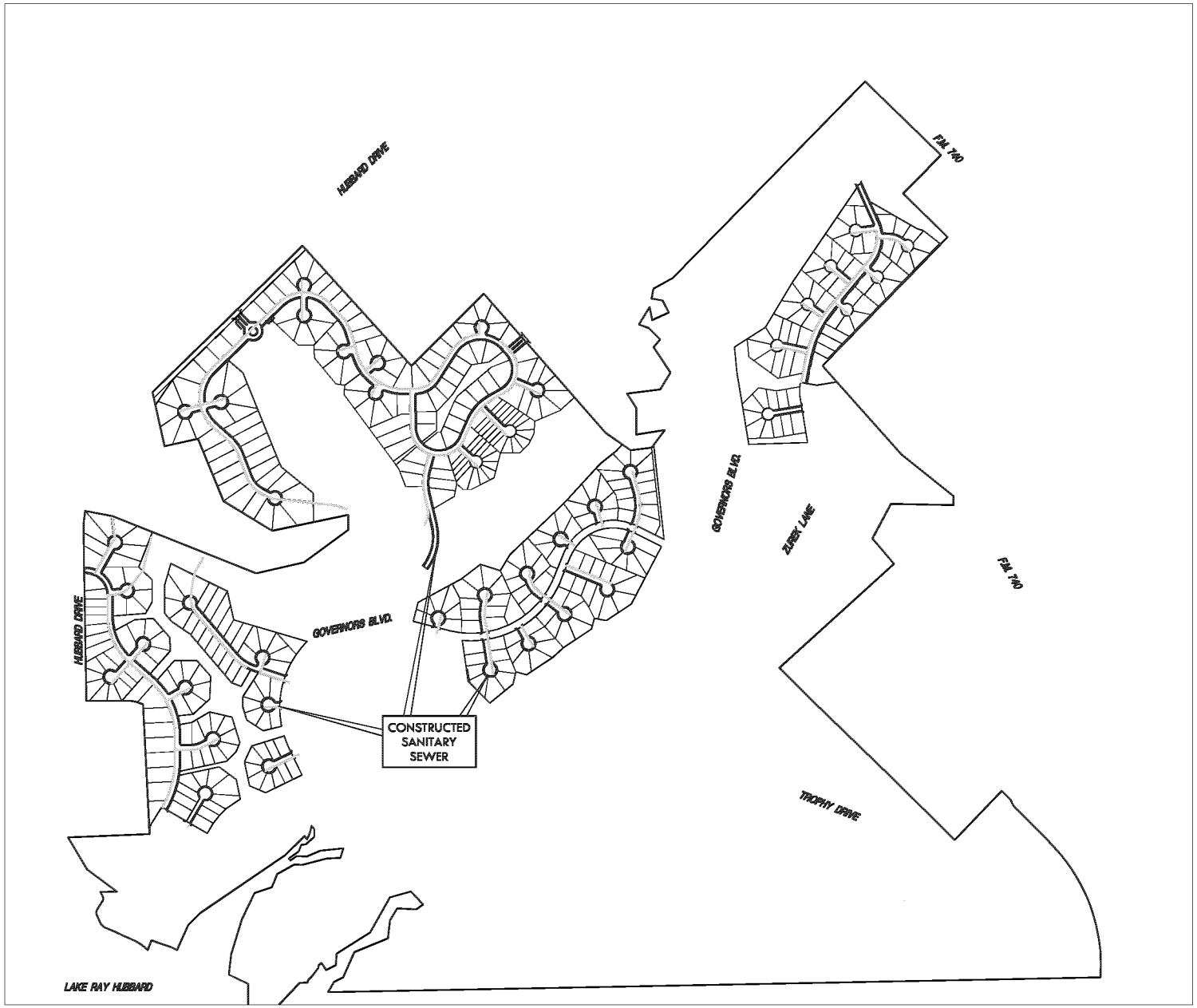
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: FEE027431; TBAE BR 2673

April 9, 2023



GRAPHIC SCALE

400 0 200 400 800

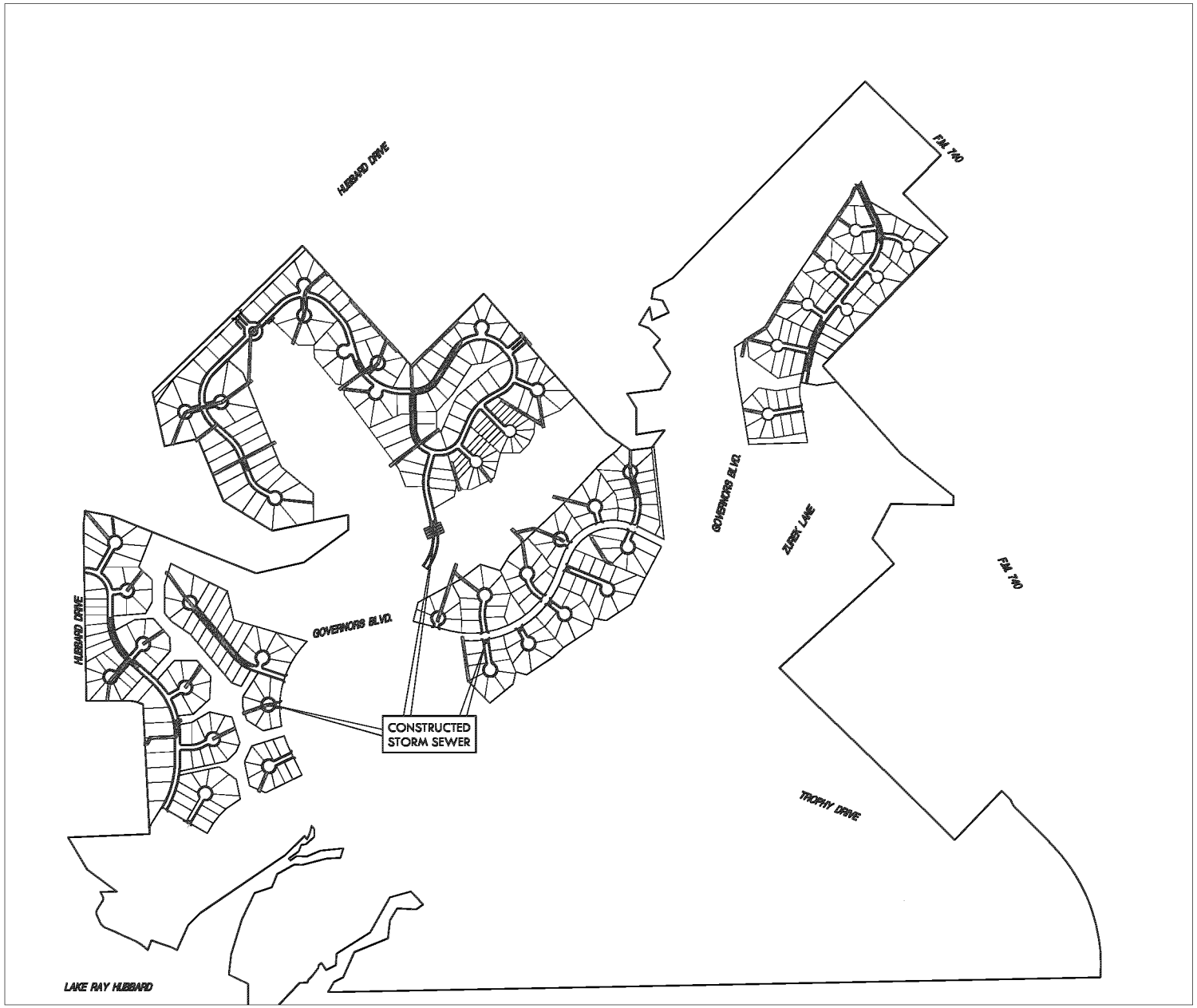
Legend

Waste Water

IMPROVEMENT AREA #3
SANITARY SEWER EXHIBIT
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 3

teague nall and perkins, inc
825 Watters Creek Blvd., Suite N300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PE0027431; TBAE BR 2673

April 9, 2023



GRAPHIC SCALE

400 0 200 400 800

Legend

Drainage Pipe

IMPROVEMENT AREA #3
STORM DRAINAGE EXHIBIT
Club Municipal Management District No. 1
Heath Golf & Yacht Club - Phase 3

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April 9, 2023

APPENDIX D
ASSESSMENT PER EQUIVALENT UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

APPENDIX D

A) Proposed Development

Table D-1 shows the proposed residential units to be developed within the District.

Table D-1
Proposed Development within the District

Description	Proposed Development	
Lot Type 1 (Lake Front Lots)	15	units
Lot Type 2 (Channel Front Lots)	7	units
Lot Type 3 (Water Feature Lots)	32	units
Lot Type 4 (120 ft Lots)	49	units
Lot Type 5 (100 Ft Lots)	129	units
Lot Type 6 (90 Ft Lots)	83	units
Lot Type 7 (80 Ft Lots)	176	units
Lot Type 8 (70 Ft Lots)	261	units
Lot Type 9 (60 Ft Lots)	37	units
Lot Type 10 (50 Ft Lots)	142	units
Lot Type 11 (Detached Luxury Villas)	69	units
Lot Type 12 (Attached Luxury Villas)	236	units
Total	**1,236**	**units**

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

Table D-2
Proposed Development – Improvement Area #1

Description	Proposed Development	
Lot Type 1 (Lake Front Lots)	15	units
Lot Type 2 (Channel Front Lots)	7	units
Lot Type 3 (Water Feature Lots)	32	units
Lot Type 7 (80 Ft Lots)	69	units
Lot Type 8 (70 Ft Lots)	85	units
Lot Type 9 (60 Ft Lots)	37	units
Lot Type 10 (50 Ft Lots)	87	units
Total	**332**	**units**

Table D-3 on the following page shows the residential Lot Types within Improvement Area #2.

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Table D-3
Proposed Development – Improvement Area #2

Description	Proposed Development	
Lot Type 8 (70 Ft Lots)	151	units
Lot Type 10 (50 Ft Lots)	55	units
Lot Type 11 (Detached Luxury Villas)	35	units
Lot Type 12 (Attached Luxury Villas)	236	units
Total	**477**	**units**

Table D-4 shows the proposed residential Lot Types within Improvement Area #3.

Table D-4
Proposed Development – Improvement Area #3

Description	Proposed Development	
Lot Type 4 (120 ft Lots)	49	units
Lot Type 5 (100 Ft Lots)	129	units
Lot Type 6 (90 Ft Lots)	83	units
Lot Type 7 (80 Ft Lots)	107	units
Lot Type 8 (70 Ft Lots)	25	units
Lot Type 11 (Detached Luxury Villas)	34	units
Total	**427**	**units**

As explained under Section IV, for purpose of this Service and Assessment Plan, the Board of Directors has determined that the Actual Costs of the Authorized Improvements to be financed with the Improvement Area #1 Bonds, Improvement Area #1 Reimbursement Agreement, Improvement Area #2 Bonds, Improvement Area #2 Reimbursement Agreement, and Improvement Area #3 Bonds shall be allocated to the applicable Assessed Property by spreading the entire Assessment for that particular Improvement Area across the Parcels based on the estimated Equivalent Units.

For purposes of this Plan, the District has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the District has taken into consideration (i) the type of lots (i.e., lake front lots, channel from lots, water feature lots, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the District has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications (from Lot Type 1 (Lake Front Lot) representing the highest value to Lot Type 12 (Luxury Villa Lots – Attached) representing the lowest value for residential lots are set forth in Table D-5. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are

the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (Lake Front Lot) to 1.0.

Table D-5 sets forth the estimated Equivalent Unit Factors used to allocate the Major Improvements to Improvement Area #1, Improvement Area #2, and Improvement Area #3.

Table D-5
Equivalent Unit Factors (Allocation of Major Improvements)

Lot Type	Estimated Average Unit Value[1]	Equivalent Unit Factor	
Lot Type 1 (Lake Front Lots)	$1,500,000	1.00	per unit
Lot Type 2 (Channel Front Lots)	$750,000	0.50	per unit
Lot Type 3 (Water Feature Lots)	$650,000	0.43	per unit
Lot Type 4 (120 ft Lots)	$600,000	0.40	per unit
Lot Type 5 (100 Ft Lots)	$565,000	0.38	per unit
Lot Type 6 (90 Ft Lots)	$505,000	0.34	per unit
Lot Type 7 (80 Ft Lots)	$485,000	0.32	per unit
Lot Type 8 (70 Ft Lots)	$440,000	0.29	per unit
Lot Type 9 (60 Ft Lots)	$360,000	0.24	per unit
Lot Type 10 (50 Ft Lots)	$315,000	0.21	per unit
Lot Type 11 (Detached Luxury Villas)	$225,000	0.15	per unit
Lot Type 12 (Attached Luxury Villas)	$200,000	0.13	per unit

[1]Based on the original projected home value provided by the Developer.

The total Equivalent Units for Improvement Area #1 are shown in Table D-6 as calculated based on the Equivalent Unit factors shown in Table D-5, estimated Lot Types and number of units estimated to be built within Improvement Area #1.

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Table D-6
Equivalent Units- Improvement Area #1

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (Lake Front Lots)	15	1.00	15.00
Lot Type 2 (Channel Front Lots)	7	0.50	3.50
Lot Type 3 (Water Feature Lots)	32	0.43	13.76
Lot Type 7 (80 Ft Lots)	69	0.32	22.08
Lot Type 8 (70 Ft Lots)	85	0.29	24.65
Lot Type 9 (60 Ft Lots)	37	0.24	8.88
Lot Type 10 (50 Ft Lots)	87	0.21	18.27
Total Equivalent Units	**332**		**106.14**

The total Equivalent Units for Improvement Area #2 are shown in Table D-7 as calculated based on the Equivalent Unit factors shown in Table D-5, estimated Lot Types and number of units estimated to be built within Improvement Area #2.

Table D-7
Equivalent Units- Improvement Area #2

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 8 (70 Ft Lots)	151	0.29	43.79
Lot Type 10 (50 Ft Lots)	55	0.21	11.55
Lot Type 11 (Detached Luxury Villas)	35	0.15	5.25
Lot Type 12 (Attached Luxury Villas)	236	0.13	30.68
Total Equivalent Units	**477**		**91.27**

The total Equivalent Units for Improvement Area #3, used to allocate the Major Improvements to Improvement Area #3, are shown in Table D-8 on the following page as calculated based on the Equivalent Unit factors shown in Table D-5, estimated Lot Types and number of units estimated to be built within Improvement Area #3.

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Table D-8
Equivalent Units- Improvement Area #3 – (For Allocation of Major Improvements)

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 4 (120 ft Lots)	49	0.40	19.60
Lot Type 5 (100 Ft Lots)	129	0.38	49.02
Lot Type 6 (90 Ft Lots)	83	0.34	28.22
Lot Type 7 (80 Ft Lots)	107	0.32	34.24
Lot Type 8 (70 Ft Lots)	25	0.29	7.25
Lot Type 11 (Detached Luxury Villas)	34	0.15	5.10
Total Equivalent Units	**427**		**143.43**

B) Allocation of Assessments to Lots within Improvement Area #1

The total amount of the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Amount payable from Assessments, which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is $12,500,000 ($9,255,000 + $3,245,000 = $12,500,000). As shown in Table D-6, there are a total of 106.14 estimated Equivalent Units in Improvement Area #1, resulting in an Assessment per Equivalent Unit of $117,768.98.

The Assessment per dwelling unit or acre is calculated as the product of (i) $117,768.98 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (Lake Front Lot) dwelling unit is $117,768.98 (i.e. $117,768.98 × 1.00). The Assessment for a Lot Type 2 (Channel Front Lot) dwelling unit is $58,884.49 (i.e. $117,768.98 × 0.50). The Assessment for a Lot Type 3 (Water Feature Lot) dwelling unit is $50,640.66 (i.e. $117,768.98 × 0.43). The Assessment for a Lot Type 7 (80 Ft Lot) dwelling unit is $37,686.07 (i.e. $117,768.98 × 0.32). The Assessment for a Lot Type 8 (70 Ft Lot) dwelling unit is $34,153.01 (i.e. $117,768.98 × 0.29). The Assessment for a Lot Type 9 (60 Ft Lot) dwelling unit is $28,264.56 (i.e. $117,768.98 × 0.24). The Assessment for a Lot Type 10 (50 Ft Lot) dwelling unit is $24,731.49 (i.e. $117,768.98 × 0.21). Table D-9 sets forth the Assessment per dwelling unit for each applicable Lot Type.

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Table D-9
Assessment Per Unit – Improvement Area #1

Description	No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 1 (Lake Front Lots)	15	$117,768.98	1.00	$117,768.98	per unit	$1,766,534.77
Lot Type 2 (Channel Front Lots)	7	$117,768.98	0.50	$58,884.49	per unit	$412,191.45
Lot Type 3 (Water Feature Lots)	32	$117,768.98	0.43	$50,640.66	per unit	$1,620,501.22
Lot Type 7 (80 Ft Lots)	69	$117,768.98	0.32	$37,686.07	per unit	$2,600,339.17
Lot Type 8 (70 Ft Lots)	85	$117,768.98	0.29	$34,153.01	per unit	$2,903,005.46
Lot Type 9 (60 Ft Lots)	37	$117,768.98	0.24	$28,264.56	per unit	$1,045,788.58
Lot Type 10 (50 Ft Lots)	87	$117,768.98	0.21	$24,731.49	per unit	$2,151,639.34
Total	**332**					**$12,500,000.00**

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

Table D-10
Projected Leverage – Improvement Area #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (Lake Front Lots)	15	$750,000	$1,500,000	$117,768.98	6.37	12.74
Lot Type 2 (Channel Front Lots)	7	$250,000	$750,000	$58,884.49	4.25	12.74
Lot Type 3 (Water Feature Lots)	32	$175,000	$650,000	$50,640.66	3.46	12.84
Lot Type 7 (80 Ft Lots)	69	$90,000	$485,000	$37,686.07	2.39	12.87
Lot Type 8 (70 Ft Lots)	85	$79,000	$440,000	$34,153.01	2.31	12.88
Lot Type 9 (60 Ft Lots)	37	$68,000	$360,000	$28,264.56	2.41	12.74
Lot Type 10 (50 Ft Lots)	87	$56,000	$315,000	$24,731.49	2.26	12.74

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

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Table D-11
Estimated Tax Rate Equivalent per unit – Improvement Area #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (Lake Front Lots)	15	$750,000	$1,500,000	$9,545.57	$1.27	$0.64
Lot Type 2 (Channel Front Lots)	7	$250,000	$750,000	$4,772.79	$1.91	$0.64
Lot Type 3 (Water Feature Lots)	32	$175,000	$650,000	$4,104.60	$2.35	$0.63
Lot Type 7 (80 Ft Lots)	69	$90,000	$485,000	$3,054.58	$3.39	$0.63
Lot Type 8 (70 Ft Lots)	85	$79,000	$440,000	$2,768.22	$3.50	$0.63
Lot Type 9 (60 Ft Lots)	37	$68,000	$360,000	$2,290.94	$3.37	$0.64
Lot Type 10 (50 Ft Lots)	87	$56,000	$315,000	$2,004.57	$3.58	$0.64

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

C) Allocation of Assessments to Lots within Improvement Area #2

The total amount of the Improvement Area #2 Bonds and the amounts reimbursable under the Improvement Area #2 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Improvement Area #2, is $10,750,000. As shown in Table D-7, there are a total of 91.27 estimated Equivalent Units in Improvement Area #2, resulting in an Assessment per Equivalent Unit of $117,782.40.

The Assessment per dwelling unit or acre is calculated as the product of (i) $117,782.40 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 8 (70 Ft Lot) dwelling unit is $34,156.90 (i.e. $117,782.40 × 0.29). The Assessment for a Lot Type 10 (50 Ft Lot) dwelling unit is $24,734.30 (i.e. $117,782.40 × 0.21). The Assessment for a Lot Type 11 Detached Villa Lot) dwelling unit is $17,667.36 (i.e. $117,782.40 × 0.15). The Assessment for a Lot Type 12 (Attached Luxury Villa Lot) dwelling unit is $15,311.71 (i.e. $117,782.40 × 0.13). Table D-12 on the following page sets forth the Assessment per dwelling unit for each applicable Lot Type.

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Table D-12
Assessment Per Unit – Improvement Area #2

Description	No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 8 (70 Ft Lots)	151	$117,782.40	0.29	$34,156.90	per unit	$5,157,691
Lot Type 10 (50 Ft Lots)	55	$117,782.40	0.21	$24,734.30	per unit	$1,360,387
Lot Type 11 (Detached Luxury Villas)	35	$117,782.40	0.15	$17,667.36	per unit	$618,358
Lot Type 12 (Attached Luxury Villas)	236	$117,782.40	0.13	$15,311.71	per unit	$3,613,564
Total	**477**					**$10,750,000**

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

Table D-13
Projected Leverage – Improvement Area #2

Description	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[2]	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 8 (70 Ft Lots)	151	$94,500	$400,000	$34,156.90	2.77	11.71
Lot Type 10 (50 Ft Lots)	55	$68,750	$315,000	$24,734.30	2.78	12.74
Lot Type 11 (Detached Luxury Villas)	35	$55,000	$225,000	$17,667.36	3.11	12.74
Lot Type 12 (Attached Luxury Villas)	236	$65,000	$200,000	$15,311.71	4.25	13.06

[1]Based on contract price for lots under the lot purchase and sale agreement as provided as part of the Developer due diligence response for the Improvement Area #2 Bonds.
[2]Provided by Developer as part of the Developer due diligence response for the Improvement Area #2 Bonds.

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

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Table D-14
Estimated Tax Rate Equivalent per unit – Improvement Area #2

Description	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[2]	Projected Average Outstanding Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 8 (70 Ft Lots)	151	$94,500	$400,000	$2,359.90	$2.50	$0.59
Lot Type 10 (50 Ft Lots)	55	$68,750	$315,000	$1,708.89	$2.49	$0.54
Lot Type 11 (Detached Luxury Villas)	35	$55,000	$225,000	$1,220.64	$2.22	$0.54
Lot Type 12 (Attached Luxury Villas)	236	$65,000	$200,000	$1,057.88	$1.63	$0.53

[1]Based on contract price for lots under the lot purchase and sale agreement as provided as part of the Developer due diligence response for the Improvement Area #2 Bonds.
[2]Provided by Developer as part of the Developer due diligence response for the Improvement Area #2 Bonds.

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

D) Allocation of Assessments to Lots within Improvement Area #3

The average home prices in Improvement Area #3 substantially increased as compared to Improvement Area #1 and Improvement Area #2 according to the estimated average home price information provided by the Developer at the time of levy of Improvement Area #3 Assessments in 2023. The increase in average home prices for Improvement Area #3 was disproportional between the different Lot Types as compared with Improvement Area #1 and Improvement Area #2. As a result, updated Equivalent Unit Factors were calculated as shown in Table D-15 below to allocate the Improvement Area #3 Improvements to Parcels within Improvement Area #3 at the request of the Developer and approval of the Board in 2023.

Table D-15
Projected Equivalent Unit Factors- Improvement Area #3 Improvements

Lot Type	Estimated Average Unit Value[1]	Equivalent Unit Factor	
Lot Type 4 (120 ft Lots)	$1,140,000	1.00	per unit
Lot Type 5 (100 Ft Lots)	$950,000	0.83	per unit
Lot Type 6 (90 Ft Lots)	$855,000	0.75	per unit
Lot Type 7 (80 Ft Lots)	$760,000	0.67	per unit
Lot Type 8 (70 Ft Lots)	$665,000	0.58	per unit
Lot Type 11 (Detached Luxury Villas)	$395,000	0.35	per unit

[1]Updated Improvement Area #3 home values provided by the Developer in 2023.

Table D-16 on the following page shows the total Equivalent Unit factors for Improvement Area #3 to be used for allocation of Improvement Area #3 Assessments, related to the Improvement Area #3 Improvements, to the Assessed Property within Improvement Area #3.

Table D-16
Total Equivalent Unit Factors- Improvement Area #3 Improvements

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units[1]
Lot Type 4 (120 ft Lots)	49	1.00	49.00
Lot Type 5 (100 Ft Lots)	129	0.83	107.50
Lot Type 6 (90 Ft Lots)	83	0.75	62.25
Lot Type 7 (80 Ft Lots)	107	0.67	71.33
Lot Type 8 (70 Ft Lots)	25	0.58	14.58
Lot Type 11 (Detached Luxury Villas)	34	0.35	11.78
Total Equivalent Units	**427**		**316.45**

The total amount reimbursable under the Omnibus Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Improvement Area #3 is $17,270,000. As shown in Table D-16, there are a total of 316.45 Equivalent Units in Improvement Area #3, resulting in an Assessment per Equivalent Unit of $54,574.64.

The original Assessment per dwelling unit or acre is calculated as the product of (i) $54,574.64 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 4 (120 Ft Lot) dwelling unit is $54,574.64 (i.e. $54,574.64 × 1.00). The Assessment for a Lot Type 5 (100 Ft Lot) dwelling unit is $45,478.86 (i.e. $54,574.64 × 0.83). The Assessment for a Lot Type 6 (90 Ft Lot) dwelling unit is $40,930.98 (i.e. $54,574.64 × 0.75), and so on. Table D-17 sets forth the original Assessment per dwelling unit for each Lot Type in Improvement Area #1 on the following page.

Table D-17
Assessment Per Unit – Improvement Area #3

Description	No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 4 (120 ft Lots)	49	$54,574.64	1.00	$54,574.64	per unit	$2,674,157
Lot Type 5 (100 Ft Lots)	129	$54,574.64	0.83	$45,478.86	per unit	$5,866,773
Lot Type 6 (90 Ft Lots)	83	$54,574.64	0.75	$40,930.98	per unit	$3,397,271
Lot Type 7 (80 Ft Lots)	107	$54,574.64	0.67	$36,383.09	per unit	$3,892,991
Lot Type 8 (70 Ft Lots)	25	$54,574.64	0.58	$31,835.20	per unit	$795,880
Lot Type 11 (Detached Luxury Villas)	34	$54,574.64	0.35	$18,909.63	per unit	$642,928
Total	**427**					**$17,270,000**

The original projected leverage calculated based on the estimated land values, finished lot values and average home values provided by the Developer at the time of Improvement Area #3 Assessment levy for each unit is shown in Table D-18 below.

Table D-18
Projected Leverage – Improvement Area #3 - Original

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 4 (120 ft Lots)	49	$228,000	$1,140,000	$54,574.64	4.18	20.89
Lot Type 5 (100 Ft Lots)	129	$190,000	$950,000	$45,478.86	4.18	20.89
Lot Type 6 (90 Ft Lots)	83	$171,000	$855,000	$40,930.98	4.18	20.89
Lot Type 7 (80 Ft Lots)	107	$152,000	$760,000	$36,383.09	4.18	20.89
Lot Type 8 (70 Ft Lots)	25	$133,000	$665,000	$31,835.20	4.18	20.89
Lot Type 11 (Detached Luxury Villas)	34	$64,600	$395,000	$18,909.63	3.42	20.89

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and average home values provided by the Developer at the time of Improvement Area #3 Assessment levy for each unit is shown in Table D-19 below.

Table D-19
Estimated Tax Rate Equivalent per unit – Improvement Area #3 - Original

Description	Planned No. of Units	Estimated Finished Lot Value per unit[1]	Projected Home Value per unit[2]	Projected Average Outstanding Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 4 (120 ft Lots)	49	$228,000	$1,140,000	$4,250.89	$1.86	$0.37
Lot Type 5 (100 Ft Lots)	129	$190,000	$950,000	$3,542.41	$1.86	$0.37
Lot Type 6 (90 Ft Lots)	83	$171,000	$855,000	$3,188.17	$1.86	$0.37
Lot Type 7 (80 Ft Lots)	107	$152,000	$760,000	$2,833.93	$1.86	$0.37
Lot Type 8 (70 Ft Lots)	25	$133,000	$665,000	$2,479.69	$1.86	$0.37
Lot Type 11 (Detached Luxury Villas)	34	$64,600	$395,000	$1,472.90	$2.28	$0.37

The projected leverage calculated based on the estimated land values, finished lot values and updated average home values provided by the Developer at the time of Improvement Area #3 Bond issuance in 2024 for each unit is shown in Table D-20 on the following page.

Table D-20
Projected Leverage – Improvement Area #3 - Updated

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Average Home Value per unit[1]	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 4 (120 Ft Lots)	49	$228,000	$1,150,000	$54,574.64	4.18	21.07
Lot Type 5 (100 Ft Lots)	129	$190,000	$855,000	$45,478.86	4.18	18.80
Lot Type 6 (90 Ft Lots)	83	$171,000	$767,500	$40,930.98	4.18	18.75
Lot Type 7 (80 Ft Lots)	107	$152,000	$680,000	$36,383.09	4.18	18.69
Lot Type 8 (70 Ft Lots)	25	$133,000	$582,500	$31,835.20	4.18	18.30
Lot Type 11 (Detached Luxury Villas)	34	$125,000	$550,000	$18,909.63	6.61	29.09

[1] Projected Home Values shown in Table D-20 for each Lot Type in Improvement Area #3 are the average of the range of current home values provided by the Developer at the time of Improvement Area #3 Bond issuance in 2024. For Lot Type 4 (120 Ft Lots) the projected home value is the average of $800,000 to $1,500,000 as provided by the Developer [i.e., ($800,000 + $1,500,000) ÷ 2 = $1,150,000]. For Lot Type 5 (100 Ft Lots) the projected home value is the average of $760,000 [i.e., ($760,000 + $950,000) ÷ 2 = $855,000.). For Lot Type 6 (90 FT Lots) the projected home value is the average of $685,000 to $850,000 [i.e., ($685,000 + $850,000) ÷ 2 = $767,500]. For Lot Type 7(80 Ft Lots) the projected home value is the average of $600,000 to $760,000 [i.e., ($600,000 + $760,000) ÷ 2 = $680,000]. For Lot Type 8(70 Ft Lots) the projected home value is the average of $500,000 to $665,000 [i.e., ($500,000 + $665,000) ÷ 2 = $582,500]. For Lot Type 11 (Detached Luxury Villas) the projected home value is the average of $450,000 to $650,000 [i.e., ($450,000 + $650,000) ÷ 2 = $550,000].

The revised projected tax rate equivalent per unit calculated based on the estimated finished lot values and average home values provided by the Developer at the time of Improvement Area #3 Bond issuance in 2024 for each unit is shown in Table D-21 below.

Table D-21
Estimated Tax Rate Equivalent per unit – Improvement Area #3 - Updated

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Average Home Value per unit[1]	Projected Average Outstanding Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 4 (120 ft Lots)	49	$228,000	$1,150,000	$4,020.05	$1.76	$0.35
Lot Type 5 (100 Ft Lots)	129	$190,000	$855,000	$3,350.04	$1.76	$0.39
Lot Type 6 (90 Ft Lots)	83	$171,000	$767,500	$3,015.04	$1.76	$0.39
Lot Type 7 (80 Ft Lots)	107	$152,000	$680,000	$2,680.03	$1.76	$0.39
Lot Type 8 (70 Ft Lots)	25	$133,000	$582,500	$2,345.03	$1.76	$0.40
Lot Type 11 (Detached Luxury Villas)	34	$125,000	$550,000	$1,392.91	$1.11	$0.25

[1] See Table D-20 above.

The Assessments and Annual Installments for each Parcel or Lot located within Improvement Area #3 is shown on the Improvement Area #3 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____

_____

_____

_____

_____][1]

NOTICE OF OBLIGATION TO PAY MUNICPIAL MANAGEMENT DISTRICT ASSESSMENT
TO
CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1,
HEATH, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the ***Club Municipal Management District No. 1*** (the "District"), Heath, Texas 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 District created under Chapter 3902, Texas Special District Local Laws Code and Subchapter A, Chapter 372, Local Government Code. The City of Heath, Texas has no responsibility with regard to the levy and collection of the assessments.

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 District. The exact amount of each annual installment will be approved each year by the District Board 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 District.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF [ROCKWALL/KAUFMAN] §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF [ROCKWALL/KAUFMAN] §

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

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

Notary Public, State of Texas][4]

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

APPENDIX F
IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix F
Improvement Area #1 Assessment Roll

Parcel	**All Parcels**
Original Equivalent Units	**106.14**
Equivalent Units (Net of Prepayments	**93.98**
Original Assessment	**$12,500,000**
Outstanding Assessment (Net of Prepayments)	**$9,956,083**

Year[1]	Principal & Interest[1]	Principal & Interest[2]	Administrative Expenses[3]	Prepayment Reserve and Delinquency Reserve	Available Credits	Capitalized Interest	Total Annual Installment
9/30/2016	$157,332	$55,164	$40,000	$0	$0	$0	$252,496
9/30/2017	$583,913	$160,447	$40,400	$46,275	$0	$0	$831,035
9/30/2018	$692,352	$244,732	$129,880	$46,151	$0	$0	$1,113,115
9/30/2019	$691,025	$248,844	$80,896	$45,601	($20,781)	$0	$1,045,585
9/30/2020	$689,817	$268,838	$105,206	$45,058	($14,441)	$0	$1,094,478
9/30/2021	$694,075	$357,895	$190,246	$44,029	($14,441)	$0	$1,271,804
9/30/2022	$666,103	$258,902	$86,000	$42,283	($22,257)	$0	$1,031,031
9/30/2023	$658,282	$229,094	$86,000	$40,815	$0	$0	$1,014,191
9/30/2024	$650,363	$229,815	$43,314	$40,425	$0	$0	$963,917
9/30/2025	$652,313	$235,772	$43,747	$39,650	$0	$0	$971,482
9/30/2026	$653,688	$232,159	$44,185	$38,825	$0	$0	$968,856
9/30/2027	$684,488	$238,545	$44,627	$23,538	$0	$0	$991,198
9/30/2028	$682,988	$243,298	$45,073	$0	$0	$0	$971,358
9/30/2029	$690,913	$248,480	$45,524	$0	$0	$0	$984,916
9/30/2030	$686,538	$242,948	$45,979	$0	$0	$0	$975,464
9/30/2031	$691,538	$246,416	$46,439	$0	$0	$0	$984,392
9/30/2032	$690,288	$240,305	$46,903	$0	$0	$0	$977,495
9/30/2033	$688,100	$243,193	$47,372	$0	$0	$0	$978,665
9/30/2034	$684,975	$236,503	$47,846	$0	$0	$0	$969,324
9/30/2035	$685,913	$239,813	$48,324	$0	$0	$0	$974,050
9/30/2036	$685,600	$241,480	$48,808	$0	$0	$0	$975,888
9/30/2037	$688,175	$243,485	$49,296	$0	$0	$0	$980,956
9/30/2038	$679,125	$234,840	$49,789	$0	$0	$0	$963,754
9/30/2039	$679,100	$235,195	$50,287	$0	$0	$0	$964,582
9/30/2040	$682,450	$235,965	$50,789	$0	$0	$0	$969,204
9/30/2041	$683,850	$235,085	$51,297	$0	$0	$0	$970,232
9/30/2042	$683,300	$234,620	$51,810	$0	$0	$0	$969,730
9/30/2043	$680,800	$242,505	$52,328	$0	$0	$0	$975,633
9/30/2044	$676,350	$239,155	$52,852	$0	$0	$0	$968,357
9/30/2045	$674,950	$235,220	$53,380	$0	$0	$0	$963,550
9/30/2046	$676,275	$224,471	$53,914	$0	$0	$0	$954,660
Total	**$20,464,974**	**$7,303,184**	**$1,872,511**	**$452,650**	**($71,920)**	**$0**	**$30,021,399**

[1] Represents the principal and interest for the Improvement Area #1 Bonds.
[2] Represents the principal and interest for the Improvement Area #1 Reimbursement Agreement.
[3] Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix B-2

Assessment Roll Summary - Improvement Area #1 2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
88763	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88764	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88766	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88767	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88768	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88769	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88770	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88771	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88772	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88773	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88774	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88775	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88776	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88777	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88778	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88779	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88780	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88781	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88782	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88783	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88784	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88785	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88786	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88787	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88788	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88789	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88790	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88791	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88792	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88793	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88794	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88795	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88796	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88797	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88798	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88799	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88800	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88801	1	70	8	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88802	1	70	8	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88803	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88804	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
88805	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88806	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88807	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88808	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88809	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88810	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88811	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88812	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88813	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88814	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88815	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88816	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88817	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88818	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88819	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88820	1	70	8	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88821	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88822	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88823	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88824	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88825	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88826	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88827	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88828	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88829	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88830	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88831	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88832	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88833	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88834	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88835	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88836	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88837	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88838	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88839	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88840	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88841	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88842	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88843	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88844	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88845	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88846	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88847	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88848	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88849	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
88850	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88851	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88852	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88853	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88854	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88855	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88856	1	70	8	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88857	1	70	8	0.29	$30,722.11	$607.90	$1,926.34	$113.85	$231.43	$2,879.52
88858	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88859	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88860	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88861	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88862	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88863	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88864	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88865	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88866	1	Water Feature	3	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88867	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88868	1	Channel Front	2	0.50	$52,969.16	$1,048.10	$3,321.28	$196.29	$399.02	$4,964.69
88869	1	Channel Front	2	0.50	$52,969.16	$1,048.10	$3,321.28	$196.29	$399.02	$4,964.69
88870	1	Channel Front	2	0.50	$52,969.16	$1,048.10	$3,321.28	$196.29	$399.02	$4,964.69
88871	1	Channel Front	2	0.50	$52,969.16	$1,048.10	$3,321.28	$196.29	$399.02	$4,964.69
88872	1	Channel Front	2	0.50	$52,969.16	$1,048.10	$3,321.28	$196.29	$399.02	$4,964.69
88873	1	Channel Front	2	0.50	$52,969.16	$1,048.10	$3,321.28	$196.29	$399.02	$4,964.69
88874	1	Channel Front	2	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88875	1	Lake Front	1	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88876	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88877	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88878	1	Water Feature	3	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88879	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88880	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88881	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88882	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88883	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88884	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88885	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
88903	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88904	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88905	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88906	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88907	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88908	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88909	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88910	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88911	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
88912	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88913	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88914	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88915	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88916	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88917	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88918	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88919	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88920	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88921	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88922	1	50	10	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88923	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88924	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88925	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88926	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88927	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88928	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88929	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88930	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88931	1	50	10	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88932	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88933	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88934	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88936	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88937	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88938	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88939	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88940	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88941	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88942	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88943	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88944	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88945	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88946	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88947	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88948	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88949	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88950	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88951	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88952	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88953	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88954	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88955	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88956	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88957	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
88958	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88959	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88960	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
88961	1	50	10	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
88962	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92212	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92213	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92214	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92215	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92216	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92217	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92218	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92219	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92220	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92221	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92222	1	80	7	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
92223	1	80	7	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
92224	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92225	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92226	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92227	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92228	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92229	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92230	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92231	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92232	1	80	7	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
92233	1	80	7	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
92234	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92235	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92236	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92237	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92238	1	80	7	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
92239	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92240	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92241	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92242	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92243	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92244	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92245	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92246	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92247	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92248	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92249	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92250	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92251	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
92252	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92253	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92254	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92255	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92256	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92257	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92258	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92259	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92260	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92261	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92262	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92263	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92264	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92265	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92266	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92267	1	80	7	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
92268	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92269	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92270	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92271	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92272	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92273	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92274	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92275	1	80	7	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
92276	1	80	7	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
92277	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92278	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92279	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92280	1	80	7	0.32	$33,900.26	$670.78	$2,125.62	$125.62	$255.37	$3,177.40
92281	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92282	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92283	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92284	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92285	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92286	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92287	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92288	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92289	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92290	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92291	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92292	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92293	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92294	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92295	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92296	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
92297	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92298	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92299	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92300	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92301	1	50	10	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
92302	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92303	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92304	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92305	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92306	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92307	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92308	1	50	10	0.21	$22,247.05	$440.20	$1,394.94	$82.44	$167.59	$2,085.17
92309	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
92310	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
92311	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
92312	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
92313	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
94026	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94027	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94028	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94029	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94030	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94031	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94032	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94033	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94034	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94035	1	60	9	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
94036	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94037	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94038	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94039	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94040	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94041	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94042	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94043	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94044	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94045	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94046	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94047	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94048	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94049	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94050	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94051	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94052	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94053	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
94054	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94055	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94056	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94057	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94058	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94059	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94060	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94061	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94062	1	60	9	0.24	$25,425.20	$503.09	$1,594.22	$94.22	$191.53	$2,383.05
94063	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
94064	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
94066	1	Lake Front	1	1.00	$105,938.31	$2,096.19	$6,642.57	$392.57	$798.04	$9,929.37
94067	1	Lake Front	1	1.00	$105,938.31	$2,096.19	$6,642.57	$392.57	$798.04	$9,929.37
94068	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
94069	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
94070	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
193497	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
193498	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
193499	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
193500	1	Lake Front	1	1.00	$105,938.31	$2,096.19	$6,642.57	$392.57	$798.04	$9,929.37
193501	1	Lake Front	1	1.00	$105,938.31	$2,096.19	$6,642.57	$392.57	$798.04	$9,929.37
193502	1	Lake Front	1	1.00	$105,938.31	$2,096.19	$6,642.57	$392.57	$798.04	$9,929.37
193503	1	Lake Front	1	1.00	$105,938.31	$2,096.19	$6,642.57	$392.57	$798.04	$9,929.37
193504	1	Lake Front	1	1.00	$105,938.31	$2,096.19	$6,642.57	$392.57	$798.04	$9,929.37
193505	1	Lake Front	1	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
193506	1	Lake Front	1	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
193507	1	Lake Front	1	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
193508	1	Lake Front	1	1.00	$105,938.31	$2,096.19	$6,642.57	$392.57	$798.04	$9,929.37
193509	1	Lake Front	1	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
193510	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
193511	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
193512	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
193513	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
193514	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
193515	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
193519	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
193521	0	0	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
209980	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
209981	1	Water Feature	3	0.43	$45,553.48	$901.36	$2,856.30	$168.81	$343.16	$4,269.63
209983	1	Lake Front	1	1.00	$105,938.31	$2,096.19	$6,642.57	$392.57	$798.04	$9,929.37
209984	1	Lake Front	1	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
	332			**93.98**	**$9,956,082.77**	**$197,000.00**	**$624,268.50**	**$36,893.88**	**$75,000.00**	**$933,162.38**

APPENDIX G
IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix G
Improvement Area #2 Assessment Roll

Parcel	**All Parcels**
Original Equivalent Units	**91.27**
Equivalent Units (Net of Prepayments	**90.69**
Original Assessment	**$10,750,000**
Outstanding Assessment (Net of Prepayments)	**$10,276,174**

Year[1]	Principal[1]	Interest[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest Reserve	Total Annual Installment
9/30/2021	$0	$0	$0	$677,250	$69,000	$0	$746,250
9/30/2022	$160,000	$219,815	$0	$245,953	$77,000	$46,150	$748,918
9/30/2023	$215,000	$313,806	$30,512	$53,426	$79,000	$45,350	$737,093
9/30/2024	$220,000	$308,430	$31,635	$52,303	$81,600	$44,275	$738,243
9/30/2025	$225,000	$302,930	$32,799	$51,139	$83,232	$43,175	$738,275
9/30/2026	$230,000	$297,305	$34,006	$49,932	$84,897	$42,050	$738,190
9/30/2027	$235,000	$291,555	$35,257	$48,680	$86,595	$40,900	$737,987
9/30/2028	$241,000	$284,505	$36,555	$47,383	$88,326	$39,725	$737,494
9/30/2029	$248,000	$277,275	$37,900	$46,037	$90,093	$38,520	$737,825
9/30/2030	$255,000	$269,835	$39,295	$44,642	$91,895	$37,280	$737,947
9/30/2031	$262,000	$262,185	$40,741	$43,196	$93,733	$36,005	$737,860
9/30/2032	$269,000	$254,325	$42,241	$41,697	$95,607	$34,695	$737,565
9/30/2033	$278,000	$245,583	$43,795	$40,142	$97,520	$33,350	$738,390
9/30/2034	$286,000	$236,548	$45,407	$38,531	$99,470	$31,960	$737,915
9/30/2035	$295,000	$227,253	$47,078	$36,859	$101,459	$30,530	$738,179
9/30/2036	$304,000	$217,665	$48,811	$35,127	$103,489	$29,055	$738,147
9/30/2037	$313,000	$207,785	$50,607	$33,330	$105,558	$27,535	$737,814
9/30/2038	$323,000	$197,613	$52,470	$31,468	$107,669	$25,970	$738,190
9/30/2039	$333,000	$187,115	$54,401	$29,537	$109,823	$24,355	$738,231
9/30/2040	$343,000	$176,293	$56,403	$27,535	$112,019	$22,690	$737,940
9/30/2041	$354,000	$165,145	$58,478	$25,459	$114,260	$20,975	$738,317
9/30/2042	$365,000	$153,640	$60,631	$23,307	$116,545	$19,205	$738,328
9/30/2043	$379,000	$139,040	$62,862	$21,076	$118,876	$17,380	$738,234
9/30/2044	$393,000	$123,880	$65,175	$18,762	$121,253	$15,485	$737,555
9/30/2045	$409,000	$108,160	$67,574	$16,364	$123,678	$13,520	$738,296
9/30/2046	$425,000	$91,800	$70,061	$13,877	$126,152	$11,475	$738,365
9/30/2047	$441,000	$74,800	$72,639	$11,298	$128,675	$9,350	$737,762
9/30/2048	$458,000	$57,160	$75,313	$8,625	$131,249	$7,145	$737,492
9/30/2049	$476,000	$38,840	$78,084	$5,853	$133,873	$4,855	$737,505
9/30/2050	$495,000	$19,800	$80,958	$2,979	$136,551	$2,475	$737,763
Total	**$9,230,000**	**$5,750,084**	**$1,451,686**	**$1,821,767**	**$3,109,097**	**$795,435**	**$22,158,069**

[1]Represents the principal and interest for the Improvement Area #2 Bonds. The interest is calculated using an interest rate of 2.50% in years 1 through 5 (2022-2026), [3].00% in years 6 through 10 (2027-2031), 3.250% in years 11 through 20 (2032-2041), and 4.00% in years 21 through 29 (2042-2050).
[2]Represents the principal and interest paid under the Improvement Area #2 Reimbursement Agreement. The interest is calculated using an interest rate of 3.680%.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix C-2

Assessment Roll Summary - Improvement Area #2 2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
102554	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102555	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102556	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102557	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102558	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102559	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102560	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102561	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102562	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102563	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102564	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102565	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102566	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102567	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102568	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102569	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102570	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102571	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102572	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102573	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102574	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102575	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102576	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102577	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102578	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102579	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102580	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102581	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102582	1	Detached Luxury Villas	11	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
102583	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102584	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102585	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102586	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102587	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
102588	1	Detached Luxury Villas	11	0.15	$16,563.72	$422.60	$576.55	$71.37	$134.19	$1,204.70
103194	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103195	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103196	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103197	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103198	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103199	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103200	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103201	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103202	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103203	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
103204	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103205	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103206	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
103207	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103208	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103209	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103210	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103211	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103212	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103213	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103214	1	70 Ft	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
103215	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103216	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103217	1	70 Ft	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
103218	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103219	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103220	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103221	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103222	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103223	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103224	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103225	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103226	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103227	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103228	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103229	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103230	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103231	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103232	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103233	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103234	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
103235	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
103236	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
103237	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
115144	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115145	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115146	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115147	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115148	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115149	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115150	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115151	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115152	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115153	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115154	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115155	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115156	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115157	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115158	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115159	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115160	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115161	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115162	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115163	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115164	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
115165	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
115166	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
115167	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
204813	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204814	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204815	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204816	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204817	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204818	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204819	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204820	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204821	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204822	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204823	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204824	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204825	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204826	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204827	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204828	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204829	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204830	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204831	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204832	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204833	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204834	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204835	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204836	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204837	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204838	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204839	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204840	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204841	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204842	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204843	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204844	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204845	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204846	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204847	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204848	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204849	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204850	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204851	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204852	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204853	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204854	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204855	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204856	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
204858	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204859	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204860	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204861	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204862	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204863	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204864	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204865	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204866	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204867	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204868	1	50 Ft	10	0.21	$23,189.21	$591.64	$807.16	$99.92	$187.86	$1,686.58
204870	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
208044	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
208045	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
208046	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
208047	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
208048	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
208049	1	70 Ft	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
208050	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
208051	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
208052	1	70 Ft	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
208053	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
208054	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
208055	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220862	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220863	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220864	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220865	1	70 Ft	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
220866	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220867	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220868	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220869	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220870	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220871	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220872	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220873	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220874	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220875	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220876	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220877	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220878	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220879	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220880	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220881	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220882	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220883	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220884	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220885	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220886	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220887	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220888	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220889	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
220890	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220891	1	70 Ft	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
220892	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220893	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220894	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220895	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220896	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
220902	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220903	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220904	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220905	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220906	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220907	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220908	1	70 Ft	8	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
220909	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220910	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220911	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220912	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220913	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220914	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220915	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220916	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220917	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220918	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220919	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220920	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220921	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220922	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220923	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220924	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220925	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220926	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220927	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220928	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220929	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220930	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220931	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220932	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220933	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220934	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220935	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220936	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220937	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220938	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220939	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220940	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220941	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220942	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220943	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
220947	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220948	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220949	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
220950	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220951	1	70 Ft	8	0.29	$32,023.19	$817.03	$1,114.66	$137.98	$259.43	$2,329.09
220952	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
220953	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
220954	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
220958	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220959	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220960	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220961	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220962[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220964[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220966[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220968[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220970[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220972[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220974	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220975	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220976	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220977	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220978	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220979	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220980	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220981	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220982	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220983	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220984	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220985	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220986	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220987	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220988	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220989	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220990	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220991	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220992	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220993	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220994	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220995	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220996	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220997	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220998	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
220999	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221000	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221001	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221002	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221003	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221004	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
221005	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221006	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221007	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221008	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221009	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221010	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221011	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221012	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221013	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221014	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221015	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221017	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221018	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221019	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221020	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221021	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221022	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221023	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221024	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221025	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221026	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221027	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221028	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221029	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221030	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221031	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221032	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221033	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221034	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221035	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221036	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221037	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221038	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221039	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221040	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221041	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221042	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221043	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221044	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221045	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221046	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221047	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221048	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221049	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221050	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221051	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221052	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221053	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221054	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221055	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221056	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221057	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
221058	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221059	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221060	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221061	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221062	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221063	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221064	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221065	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221066	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221067	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221068	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221069	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221070	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221071	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221072	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221073	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221074	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221075	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221076	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221077	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221078	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221079	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221080	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221083	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221084	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221085	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221086	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221087	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221088	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221089	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221090	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221091[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221093[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221095[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221097[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221099[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221101[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221103[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
221105[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
221107[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
221109[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
221111[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
221113[1]	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
	1	Attached Luxury Villas	12	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
221115	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221116	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221117	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221118	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221119	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221120	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221121	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221122	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221123	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221124	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221125	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221126	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221127	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221128	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221129	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221130	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221131	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221132	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221133	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221134	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221135	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221136	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221137	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221138	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221139	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221140	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221141	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221142	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221143	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221144	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221145	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221146	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221147	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221148	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221149	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221150	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221151	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221152	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221153	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221154	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221155	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221156	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221157	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221158	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221159	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221160	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221161	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221162	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
221163	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221164	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221165	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221166	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221167	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221168	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221169	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221170	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221171	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221172	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221173	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221174	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221175	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221176	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221177	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221178	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221179	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221180	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221181	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221182	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221183	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221184	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221185	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221186	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221187	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221188	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221189	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221190	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221191	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
221192	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
221193	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
227730	0	0 Ft	Non Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
330035	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330036	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330037	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330038	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330039	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330040	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330041	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330042	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330043	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330044	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330045	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330046	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330047	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330048	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330049	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330050	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330051	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330052	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330053	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08
330054	1	Attached Luxury Villas	12	0.13	$14,355.22	$366.25	$499.67	$61.85	$116.29	$1,044.08

APPENDIX H
IMPROVEMENT AREA #3 ASSESSMENT ROLL

Appendix H
Improvement Area #3 Assessment Roll

Parcel	**All Parcels**
2024 Updated Equivalent Units[1]	**316.45**
Assessment	**$17,270,000**

Year[2]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest Reserve[4]	Total Annual Installment
9/30/2025	$0	$624,552	$0	$0	$624,552
9/30/2026	$288,000	$892,217	$91,800	$0	$1,272,017
9/30/2027	$299,000	$879,617	$93,636	$0	$1,272,253
9/30/2028	$310,000	$866,536	$95,509	$0	$1,272,044
9/30/2029	$322,000	$852,973	$97,419	$0	$1,272,392
9/30/2030	$334,000	$838,886	$99,367	$0	$1,272,253
9/30/2031	$346,000	$824,273	$101,355	$0	$1,271,628
9/30/2032	$360,000	$809,136	$103,382	$0	$1,272,517
9/30/2033	$376,000	$790,776	$105,449	$0	$1,272,225
9/30/2034	$393,000	$771,600	$107,558	$0	$1,272,158
9/30/2035	$411,000	$751,557	$109,709	$0	$1,272,266
9/30/2036	$430,000	$730,596	$111,904	$0	$1,272,499
9/30/2037	$449,000	$708,666	$114,142	$0	$1,271,808
9/30/2038	$470,000	$685,767	$116,425	$0	$1,272,191
9/30/2039	$492,000	$661,797	$118,753	$0	$1,272,550
9/30/2040	$514,000	$636,705	$121,128	$0	$1,271,833
9/30/3041	$538,000	$610,491	$123,551	$0	$1,272,041
9/30/2042	$563,000	$583,053	$126,022	$0	$1,272,074
9/30/2043	$589,000	$554,340	$128,542	$0	$1,271,882
9/30/2044	$617,000	$524,301	$131,113	$0	$1,272,414
9/30/2045	$646,000	$492,834	$133,735	$0	$1,272,569
9/30/2046	$678,000	$458,111	$136,410	$0	$1,272,521
9/30/2047	$711,000	$421,669	$139,138	$0	$1,271,807
9/30/2048	$747,000	$383,453	$141,921	$0	$1,272,373
9/30/2049	$784,000	$343,301	$144,759	$0	$1,272,061
9/30/2050	$823,000	$301,161	$147,655	$0	$1,271,816
9/30/2051	$864,000	$256,925	$150,608	$0	$1,271,533
9/30/2052	$908,000	$210,485	$153,620	$0	$1,272,105
9/30/2053	$954,000	$161,680	$156,692	$0	$1,272,372
9/30/2054	$1,002,000	$110,403	$159,826	$0	$1,272,229
9/30/2055	$1,052,000	$56,545	$163,023	$0	$1,271,568
Total	**$17,270,000**	**$17,794,402**	**$3,724,150**	**$0**	**$38,788,552**

[1]See Appendix D Table D-19 for calculation of Updated Equivalent Unit Factors for Improvement Area #3.
[2]Represents the principal and interest paid under the Improvement Area #3 Bonds. The interest is calculated using a 4.38% interest rate for years 2026-2031, a 5.10% interest rate for years 2032-2044 and an interest rate of 5.38% for years 2045-2055.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.
[4]Additional Interest Reserve will only be collected as needed following the issuance of the Improvement Area #3 Bonds and will be updated in each Annual Service Plan Update.

Appendix D-2

Assessment Roll Summary - Improvement Area #3 2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
58403	269	70,80,90,100,120,LV-DET	4,5,6,7,8,11	200.28	$10,930,246.43	$0.00	$0.00	$0.00	$0.00
103626	63	70,80,90,100	5,6,7,8	42.75	$2,333,065.70	$0.00	$0.00	$0.00	$0.00
330150	0	0	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
333168	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333169	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333170	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333171	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333172	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333173	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333174	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333175	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333176	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333177	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333178	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333179	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333180	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333181	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333182	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333183	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333184	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333185	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333186	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333187	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333188	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333189	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333190	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333191	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333192	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333193	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333194	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333195	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333196	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333197	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333198	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333199	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333200	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333201	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333202	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333203	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333204	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333205	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333206	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333207	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333208	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333209	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
333210	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333254	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333255	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333256	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333257	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333258	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333259	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333260	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333261	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333262	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333263	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333264	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333265	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333266	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333267	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333268	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333269	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333270	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333271	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333272	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333273	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333274	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333275	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333276	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333277	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333278	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333279	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333280	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333281	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333282	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333283	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333284	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333285	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333286	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333287	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333288	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333289	1	100	5	0.83	$45,478.86	$0.00	$0.00	$0.00	$0.00
333290	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333291	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333292	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333293	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333294	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333295	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333296	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333297	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333298	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333299	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333300	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333301	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
333302	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333303	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333304	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333305	1	90	6	0.75	$40,930.98	$0.00	$0.00	$0.00	$0.00
333306	0	0	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
333307	0	0	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	427			**316.45**	**$17,270,000.00**	**0.00**	**0.00**	**0.00**	**0.00**

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
11/27/2024 10:14:19 AM
Fee: 609.00
Doc #: 20240000021024