

**WELLS SOUTH
PUBLIC IMPROVEMENT DISTRICT**

CITY OF CELINA, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/20 - 8/31/21)**

**APPROVED BY CITY COUNCIL ON:
AUGUST 11, 2020**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/20 – 8/31/21)

TABLE OF CONTENTS

I. INTRODUCTION	3
II. UPDATE OF THE SERVICE PLAN	4
A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS	4
B. FIVE YEAR SERVICE PLAN	8
C. STATUS OF DEVELOPMENT.....	9
D. ANNUAL BUDGET – NIA #1	11
E. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #1	14
F. ANNUAL BUDGET – MIA	15
G. ANNUAL INSTALLMENTS BY LOT TYPE - MIA	18
H. ANNUAL BUDGET – NIA #2.....	19
I. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #2	21
J. BOND REDEMPTION RELATED UPDATES	22
III. UPDATE OF THE ASSESSMENT PLAN.....	24
IV. UPDATE OF THE ASSESSMENT ROLL	25
A. PARCEL UPDATES.....	25
B. PREPAYMENT OF SPECIAL ASSESSMENTS.....	26
APPENDIX B - PREPAID PARCELS	
APPENDIX C - ASSESSED VALUE	
APPENDIX D - NIA #1 ASSESSMENT ROLL - 2020-21	
APPENDIX E - MIA ASSESSMENT ROLL - 2020-21	
APPENDIX F - NIA #2 ASSESSMENT ROLL - 2020-21	

I. INTRODUCTION

Wells South Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on July 14, 2015 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 (NIA #1) Project) (the “NIA #1 Bonds”) in the aggregate principal amount of \$5,790,000, The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area (MIA) Project) (the “MIA Bonds”) in the aggregate principal amount of \$8,040,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, the prorated share of the City Contributed Major Improvements in the total amount of \$2,075,000 is secured by Special Assessments. The City and the Developer entered into a reimbursement agreement in the aggregate amount of \$2,215,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #2A of the PID (the NIA #2A Reimbursement Agreement”).

A Service and Assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided through the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for Phase #2 on July 10, 2018 (the “Updated Service and Assessment Plan”) to incorporate reimbursement obligations for the NIA #2A in the aggregate principal amount of \$2,125,000 (the “Reimbursement Agreement for Phase #2”) to finance the Phase #2 Improvements. Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2020-21 (the “Annual Service Plan Update”).

The City also adopted Assessment Rolls (the “Assessment Rolls”) identifying the Special Assessments on each Parcel of Assessed Property within the PID, based on the method of Assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2020-21.

Capitalized terms not otherwise defined in this Annual Service Plan Update shall have the meanings assigned to them in the Service and Assessment Plan.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the NIA #1 Improvements were equal to \$3,933,000 and the proportional share of the Major Improvements allocated to NIA #1 was \$612,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019, the current estimated costs of the NIA #1 Authorized Improvements, including the proportional share of the Major Improvement costs, is \$5,145,702.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #1 Improvements and proportional share of the Major Improvements, (2) establish the PID, and (3) issue NIA #1 Bonds. The actual costs spent to date of the NIA #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019. For additional NIA #1 development-related information, refer to the link below:

<https://emma.msrb.org/ER1214305-ER950596-ER1351582.pdf>

Table II-A
Updated Sources and Uses – NIA #1

Sources of Funds	Initial Estimated Budget ¹	Actual Budget ²	Variance ²
Par amount	\$5,790,000	\$5,790,000	\$0
Other funding sources	\$0	\$600,702	\$600,702
Total Sources	\$5,790,000	\$6,390,702	\$600,702
Uses of Funds			
<i>NIA #1 Improvements</i>			
Road improvements	\$2,031,000	\$2,449,669	\$418,669
Water distribution system improvements	\$521,000	\$532,916	\$11,916
Sanitary sewer improvements	\$511,000	\$394,888	(\$116,112)
Storm drainage improvements	\$0	\$468,516	\$468,516
Open Space/Trail System	\$132,000	\$0	(\$132,000)
Other soft and miscellaneous costs	\$738,000	\$711,513	(\$26,487)
<i>Subtotal: NIA #1 Improvements</i>	<i>\$3,933,000</i>	<i>\$4,557,502</i>	<i>\$624,502</i>
<i>Major Improvements</i>			
Road improvements	\$210,000	\$291,826	\$81,826
Water distribution system improvements	\$47,000	\$54,130	\$7,130
Sanitary sewer improvements	\$35,000	\$49,695	\$14,695
Storm drainage improvements	\$200,000	\$89,128	(\$110,872)
Open Space/Trail System	\$18,000	\$0	(\$18,000)
Other soft and miscellaneous costs	\$102,000	\$103,422	\$1,422
<i>Subtotal: Authorized Improvements</i>	<i>\$612,000</i>	<i>\$588,200</i>	<i>(\$23,800)</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$357,247	\$357,247	\$0
Reserve fund	\$412,100	\$412,100	\$0
Other costs of issuance including underwriter's discount	\$475,652	\$475,652	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,245,000</i>	<i>\$1,245,000</i>	<i>\$0</i>
Total Uses	\$5,790,000	\$6,390,702	\$600,702

1 – According to the Service and Assessment Plan approved on December 7, 2015.

2 – According to the Developer’s Quarterly Improvement Implementation Report dated as of March 31, 2019.

NIA #1 Improvement Cost Variances

According to the Developer’s Quarterly Improvement Implementation Report dated as of March 31, 2019, overages are a result of upgraded construction specifications of certain projects. The overages are funded entirely by the Developer.

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the Major Improvements applicable to property within the Major Improvement Area were equal to \$5,715,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the current estimated costs of the Major Improvements are \$6,146,368.

Table II-B on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue MIA Bonds. The actual costs spent to date of the Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020. For additional MIA development-related information, refer to the link below:

<https://emma.msrb.org/RE1367828-RE1062611-RE1472285.pdf>

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Table II-B
Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget ¹	Actual Budget ²	Variance ²
Par amount	\$8,040,000	\$8,040,000	\$0
Other funding sources	\$0	\$431,369	\$431,369
Total Sources	\$8,040,000	\$8,471,369	\$431,369
Uses of Funds			
<i>Major Improvements</i>			
Road improvements	\$2,581,000	\$3,586,681	\$1,005,681
Water distribution system improvements	\$374,000	\$430,735	\$56,735
Sanitary sewer improvements	\$276,000	\$391,877	\$115,877
Storm drainage improvements	\$1,599,000	\$712,575	(\$886,425)
Open Space/Trail System	\$60,000	\$188,000	\$128,000
Other soft and miscellaneous costs	\$825,000	\$836,500	\$11,500
<i>Subtotal: Major Improvements</i>	<i>\$5,715,000</i>	<i>\$6,146,368</i>	<i>\$431,368</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$1,020,075	\$1,020,075	\$0
Reserve fund	\$653,930	\$653,930	\$0
Other costs of issuance including underwriter's discount	\$650,996	\$650,996	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$2,325,000</i>	<i>\$2,325,001</i>	<i>\$0</i>
Total Uses	\$8,040,000	\$8,471,369	\$431,368

1 – According to the Service and Assessment Plan approved on December 7, 2015.

2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020.

Major Improvement Area Improvement Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, overages are a result of upgraded construction specifications of certain projects. The overages are funded entirely by the Developer.

NIA #2 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016 and updated for NIA #2, the initial total estimated costs of the NIA #2 Improvements were equal to \$4,180,544. As Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019, the current estimated costs of the NIA #2A Authorized Improvements, including the proportional share of the Major Improvement costs, is \$3,492,146.

Table II-C below summarizes the updated sources and uses of funds required to (1) construct the NIA #2A-1 Improvements and (2) establish the PID. The actual costs spent to date of the NIA #2A-1 Improvements were provided by the Developer for the preliminary Amended and Restated Service and Assessment Plan.

Table II-C
Updated Sources and Uses – NIA #2

Sources of Funds	Initial Estimated Budget	Actual Budget ¹	Variance
Reimbursement Agreement amount	\$2,125,000	\$2,125,000	\$0
Other funding sources	\$2,055,544	\$1,367,146	(\$688,398)
Total Sources	\$4,180,544	\$3,492,146	(\$688,398)
Uses of Funds			
<i>NIA #2 Improvements</i>			
Road improvements	\$2,310,808	\$1,822,022	(\$488,786)
Wet Utilities	\$470,157	\$861,273	\$391,116
Storm drainage improvements	\$422,768	\$58,120	(\$364,648)
Other soft and miscellaneous costs	\$976,811	\$750,731	(\$226,080)
<i>Subtotal: NIA #2 Improvements</i>	<i>\$4,180,544</i>	<i>\$3,492,146</i>	<i>(\$688,398)</i>
Total Uses	\$4,180,544	\$3,492,146	(\$688,398)

NIA #2 Cost Variances

As stated in Table II-C above there was no increase in actual costs for NIA #2.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. As stated in Section A, the NIA #1 Improvements and Major Improvements were completed and accepted by the City in March 2017 and the NIA #2A-1 Improvements were completed and accepted by the City in July 2018.

For additional development and improvement related information, refer to the links provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs is shown by Table II-D below.

**Table II-D
Projected Annual Installments (2020-2026)**

Assessment Year Ending 9/1	MIA Bonds	NIA#1 Bonds	City Contributed Major Improvements	NIA #2 Reimbursement Agreement
2016-2020	\$2,339,108	\$1,816,989	\$309,740	\$92,659
2021	\$693,786	\$458,217	\$0	\$74,243
2022	\$753,185	\$497,335	\$0	\$108,466
2023	\$755,461	\$496,598	\$0	\$108,461
2024	\$771,870	\$506,067	\$0	\$108,468
2025	\$757,653	\$494,153	\$0	\$108,488
2026	\$757,570	\$497,445	\$0	\$133,521
Total	\$6,828,633	\$4,766,804	\$309,740	\$734,306

1 – Assessment years ending 2016 through 2021 reflect actual Annual Installments and are net of applicable reserve fund income, CCMI credits, and capitalized interest. Assessment years 2022 through 2026 reflect projected Annual Installments and are subject to change.

C. STATUS OF DEVELOPMENT

NIA #1 Development

According to the City, 264 building permits have been issued for NIA #1 of the PID as of June 30, 2020, representing 90.1 percent of the total building permits expected to be issued within NIA #1.

See Table II-E on the following page for the status of completed homes within NIA #1 based on certificate of occupancy issuances.

**Table II-E
Completed Homes – NIA #1**

Status	Cumulative as of September 30, 2018	Cumulative as of September 30, 2019	Cumulative as of June 30, 2020
Homes completed ¹	92	172	231

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2020.

Major Improvement Area Development

According to the City, 79 building permits have been issued for the Major Improvement Area of the PID as of June 30, 2020, representing 8.0 percent of the total building permits expected to be issued within the Major Improvement Area.

See Table II-F below for the status of completed homes within the Major Improvement Area based on certificate of occupancy issuances.

**Table II-F
Completed Homes – MIA**

Status	Cumulative as of September 30, 2018	Cumulative as of September 30, 2019	Cumulative as of June 30, 2020
Homes completed ¹	0	15	52

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2020.

NIA #2 Development

According to the City, 79 building permits have been issued for NIA #2 of the PID as of June 30, 2020, representing 79.8 percent of the total building permits expected to be issued within NIA #2.

See Table II-G below for the status of completed homes within NIA #2 based on certificate of occupancy issuances, according to the City.

**Table II-G
Completed Homes – NIA #2**

Status	Cumulative as of September 30, 2018	Cumulative as of September 30, 2019	Cumulative as of June 30, 2020
Homes completed ¹	0	15	52

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2020.

D. ANNUAL BUDGET – NIA #1

Neighborhood Improvement Area #1 - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the NIA #1 Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds is 6.25 percent for 2020-21. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (6.25) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2020 and will be delinquent on February 1, 2021.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2020-21, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #1 Annual Installments to be collected for 2020-21

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2020-21 as shown by Table II-H below.

Table II-H
Budget for the NIA #1 Annual Installments
to be Collected for 2020-21

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2021	\$169,404
Interest payment on September 1, 2021	\$169,404
Principal payment on September 1, 2021	\$90,000
<i>Subtotal debt service on bonds</i>	<i>\$428,807</i>
Administrative expenses	\$36,000
Excess interest for debt service reserve fund	\$27,105
<i>Subtotal Expenses</i>	<i>\$491,912</i>
Available reserve fund income	(\$33,695)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$33,695)</i>
Annual Installments	\$458,217

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2021 in the amount of \$169,404 and September 1, 2021 in the amount of \$169,404, which equal interest on the outstanding Special Assessments balance of \$5,420,920 for six months each at an effective interest rate of 6.25 percent. Annual Installments to be collected include a principal amount of \$90,000 due on September 1, 2021. As a result, total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2020-21 is estimated to be equal to \$428,807.

Administrative Expenses

Administrative expenses for NIA #1 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-I on the following page, the total administrative expenses to be collected for 2020-21 are estimated to be \$36,000.

Table II-I
Administrative Budget Breakdown

Description	2020-21 Estimated Budget (9/1/20-8/31/21)
City	\$4,423
PID Administrator	\$24,000
Trustee	\$2,500
Auditor	\$1,000
Dissemination Agent	\$862
Contingency	\$3,215
Total	\$36,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$27,105, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessment balance of \$5,420,920.

Available Reserve Fund Income

According to the Trustee, excess reserves in the amount of \$26,750 were transferred from the Reserve Fund Reserve Account to the Principal and Interest Account in February 2020 to pay interest on the NIA #1 Bonds on the next interest payment date.

As of June 30, 2020, the balance in the Reserve Fund was \$467,258, which includes the Bond Reserve Requirement of \$460,313 and investment income \$6,945. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of \$6,945 should be transferred to the Principal & Interest Account and used to pay interest on the NIA #1 Bonds on the next interest payment date. As a result, the excess Annual Installments currently in the Pledged Revenue Fund (\$26,750) and the amount to be transferred (\$6,945), equal \$33,695, which is available to pay a portion of the NIA #1 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2020, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2020, the balance in the Administrative Expense Fund was \$9,832. The amount available in the Administrative Expense Account is anticipated to be used for the payment of

current year administrative expenses through January 31, 2021. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

E. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment for 2020-21 will only be collected from the Assessed Property within NIA #1 that are shown in the Service and Assessment Plan. The allocation methodology for the NIA #1 Special Assessment is shown on Table II-J below.

**Table II-J
Allocation Methodology for NIA #1 Parcels for 2020-21**

Lot Size	Build out Value per Unit	Number of Units¹	Total Build out Value	Allocation Percentage	Allocation per Unit
50	\$339,016	95	\$32,206,520	27.55%	0.29%
60	\$406,127	106	\$43,049,462	36.93%	0.35%
70	\$473,748	85	\$40,268,580	34.52%	0.41%
HOA	N/A	1	N/A	1.00%	1.00%
Total		286	\$115,524,562	100.00%	

¹ – Number of units does not include prepaid units.

The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-K below.

**Table II-K
Allocation of Annual Installment to NIA #1 Parcels for 2020-21**

Land Use Class	Total 2020-21 Annual Installment	Allocation Percentage per Unit	Annual Installment Per Unit
50'	\$458,217	0.29%	\$1,328.60
60'	\$458,217	0.35%	\$1,596.45
70'	\$458,217	0.41%	\$1,861.11
HOA	\$458,217	1.00%	\$4,582.17

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2020-21 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. ANNUAL BUDGET – MIA

MIA - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the MIA Bonds of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the MIA Bonds commencing with the issuance of the MIA Bonds. The effective interest rate on the MIA Bonds is 7.50 percent for 2020-21. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the MIA Bonds (7.50%) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2020 and will be delinquent on February 1, 2021.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2020-21 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as capitalized interest, interest earnings on any account balances, the City Contributed Grant Amount and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the MIA Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture

MIA Annual Installments to be collected for 2020-21

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2020-21 as shown by Table II-L below.

Table II-L
Budget for the MIA Annual Installments
to be Collected for 2020-21

Descriptions	MIA Bonds
Interest payment on March 1, 2021	\$291,750
Interest payment on September 1, 2021	\$291,750
Principal payment on September 1, 2021	\$100,000
<i>Subtotal debt service on bonds</i>	<i>\$683,500</i>
Administrative expenses	\$32,000
Excess interest for debt service reserve fund	\$38,900
<i>Subtotal Expenses</i>	<i>\$754,400</i>
Available reserve fund income	(\$55,614)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$55,614)</i>
Annual Installments	\$698,786

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2021 in the amount of \$291,750 and on September 1, 2021 in the amount of \$291,750, which equal interest on the outstanding Special Assessments balance of \$7,780,000 for six months each at an effective interest rate of 7.50 percent. Annual Installments to be collected include a principal amount of \$100,000 due on September 1, 2021. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2020-21 is estimated equal to \$683,500.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-M on the following page, the total administrative expenses to be collected for 2020-21 are estimated to be \$32,000.

Table II-M
Administrative Budget Breakdown

Description	2020-21 Estimated Budget (9/1/20-8/31/21)
City	\$4,423
PID Administrator	\$18,000
Trustee	\$2,500
Auditor	\$1,000
Dissemination Agent	\$3,103
Contingency	\$2,974
Total	\$32,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$38,900 which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of \$7,780,000.

Available Reserve Fund Income

According to the Trustee, in February 2020, excess reserves in the amount of \$44,773 were transferred from the Reserve Fund Reserve Account to the Principal and Interest Account to pay interest on the MIA Bonds on the next interest payment date.

As of June 30, 2020, the balance in the Reserve Fund was \$726,966, which includes the Bond Reserve Requirement of \$716,125 and investment income \$10,841. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of \$10,841 should be transferred to the Principal & Interest Account and used to pay interest on the MIA Bonds on the next interest payment date. As a result, the excess Annual Installments currently in the Pledged Revenue Fund (\$44,773) and the amount to be transferred (\$10,841), equal \$55,614, which is available to pay a portion of the MIA Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2020, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2020, the balance in the Administrative Expense Fund was \$17,316. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2021. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

G. ANNUAL INSTALLMENTS BY LOT TYPE - MIA

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the MIA Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

The Annual Installment for 2020-21 will only be collected from the Assessed Property within NIA #1 that are shown in the Service and Assessment Plan. The allocation breakdown for the MIA Special Assessment is shown on Table II-N below.

Table II-N
Allocation Breakdown for MIA Parcels for 2020-21

Parcel	PID Bonds	Percentage of Special Assessments
2726989	\$3,664,719.81	47.10%
2726990	\$1,626,225.45	20.90%
2750872	\$183,898.11	2.36%
NIA #2 Parcels	\$648,068.67	8.33%
2791379	\$279,029.46	3.59%
2810987	\$533,663.02	6.86%
2810988	\$388,414.58	4.99%
2810989	\$378,180.90	4.86%
HOA	\$77,800.00	1.00%
Total	\$7,780,000	100.00%

The Annual Installment to be collected from each Lot Type in the Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-O on the following page.

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Table II-O
Allocation of Annual Installment to MIA Parcels for 2020-21

Land Use Class	Total 2020-21 Annual Installment	Allocation Percentage	Annual Installment Per Unit
50'	\$698,786	0.08%	\$575.63
70'	\$698,786	0.11%	\$750.06
HOA	\$698,786	1.00%	\$6,987.86

1 – Allocation percentages shown above are based on estimated build out values for NIA #2 lots within the Major Improvement Area.

The list of Parcels within the MIA of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2020-21 are shown in the Assessment Roll Summary attached hereto as Appendix E.

H. ANNUAL BUDGET – NIA #2

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty-one annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #2 Improvements commenced following the recording of the final plat for NIA #2A-1. The first NIA #2 Annual Installment was due on January 31, 2020 and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2 Reimbursement Agreement. The effective interest rate on the NIA #2 Reimbursement Agreement is 5.75 percent for 2020-21. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2020 and will be delinquent on February 1, 2021.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments, the Annual Installment due for 2020-21, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #2 Reimbursement Agreement and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #2 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #2 Annual Installments to be collected for 2020-21

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2020-21 as shown by Table II-N below.

Table II-P
Budget for the NIA #2 Annual Installments
to be Collected for 2020-21

Descriptions	<u>NIA #2</u> <u>Reimbursement</u> <u>Agreement</u>
Interest payment on March 1, 2021	\$26,450
Interest payment on September 1, 2021	\$26,450
Principal payment on September 1, 2021	\$15,000
<i>Subtotal debt service</i>	<i>\$67,900</i>
Administrative Expenses	\$21,000
<i>Subtotal Expenses</i>	<i>\$88,900</i>
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$88,900

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #2 Reimbursement Agreement include interest due on March 1, 2021 in the amount of \$26,450 and on September 1, 2021 in the amount of \$26,450, which equal interest on the outstanding Special Assessments balance of \$920,000 for six months each at an effective interest rate of 5.75 percent. Annual Installments to be collected include a principal amount of \$15,000 due on September 1, 2021. As a result, total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2020-21 is estimated to be equal to \$67,900.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-Q below, the total NIA #2 administrative expenses to be collected for 2020-21 are estimated to be \$21,000.

Table II-Q
Administrative Budget Breakdown

Description	2020-21
	Estimated Budget (9/1/20-8/31/21)
City	\$4,423
PID Administrator	\$11,000
Trustee	\$2,500
Auditor	\$1,000
Dissemination Agent	\$1,341
Contingency	\$736
Total	\$21,000

Available Administrative Expense Account

As of June 30, 2020, there are no available funds in the NIA #2 administrative expense account. As a result, there is not anticipated to be an administrative expense account credit to reduce the Annual Installment in 2020-21.

I. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #2

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

The Annual Installment for 2020-21 will only be collected from the Assessed Property within NIA #2 that are shown in the Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-R on the following page.

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Table II-R
Allocation of Annual Installment to NIA #2 Parcels for 2020-21

Lot Size	Build out Value per Unit	Number of Units	Total Build out Value	Allocation Percentage	Allocation per Unit
50'	\$330,000	92	\$30,360,000	90.48%	0.98%
70'	\$430,000	7	\$3,010,000	8.52%	1.22%
HOA	N/A	1	N/A	1.00%	1.00%
Total		99	\$33,370,000	100.00%	

The list of Parcels within NIA #2 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2020-21 are shown in the Assessment Roll Summary attached hereto as Appendix F.

J. BOND REDEMPTION RELATED UPDATES

NIA #1 Bonds

The NIA #1 Bonds were issued in 2015. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #1 Bonds, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2024**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

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

MIA Bonds

The MIA Bonds were issued in 2015. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the MIA Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2024**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the MIA Bonds does not appear

viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

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

Assessment Methodology

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

City Contributed Major Improvement Assessments

According to the City, the final series of certificates of obligations to finance the City Contributed Major Improvements were issued in 2018. As a result, the final aggregate amount of City Contributed Major Improvements allocated to the PID was \$2,075,000. Pursuant to the Service and Assessment Plan, the Assessment for the City Contributed Major Improvements would be offset by ad valorem taxes collected from the property within the PID until the ad valorem taxes collected from all Parcels within the PID equals or exceeds one hundred fifty percent (150%) of the Annual Installment Allocable to the City Contributed Major Improvements based on a confirming audit, then the Annual Installment Allocable to the City Contributed Major Improvements will be permanently reduced to zero. The Administrator has confirmed that the ad valorem taxes collected from all Parcels within the PID for tax years 2018-19 and 2019-20 exceeded the Annual Installments allocable to the City Contributed Major Improvements. As a result, the Annual Installments allocable to the City Contributed Major Improvements are permanently reduced to \$0, starting with the Annual Installments allocable to the City Contributed Major Improvements due on January 31, 2021.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

The summary of updated Assessment Rolls is shown in Appendix D, E, and F of this report. Each Parcel in the PID is identified, along with the Special Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Special Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Special Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

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

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

According to the Developer and the Collin Central Appraisal District records, Parcel 2769086 and Parcel 2769089 have been subdivided further to the 99 NIA # lots, of which 92 have been platted as 50 foot lots and 7 have been platted as 70 foot lots. The Special Assessments have been reallocated to each of these ninety-nine new residential Parcels.

According to Collin CAD online records and the Developer, Parcel 2791379 was subdivided from Parcel 2726990 in 2019. According to the development concept plan provided by the Developer,

the new subdivided Parcel is anticipated to be developed as Townhomes. The Special Assessments were reallocated between Parcel 2791379 and 2726990 in 2019.

B. PREPAYMENT OF SPECIAL ASSESSMENTS

As of July 31, 2020, NIA #1 Special Assessments on five 60 foot lots and two 50 foot lots has been prepaid in full.

As of July 31, 2020, no MIA or NIA #2 Special Assessments have been prepaid.

The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP

TABLE II-A

Public Improvement District Boundaries



APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
2753835	May-19	\$21,042	Full
2753839	Apr-19	\$21,042	Full
2753981	Jul-19	\$17,565	Full
2753928	Dec-17	\$17,835	Full
2753914	Dec-19	\$20,746	Full
2753951	Nov-19	\$20,746	Full
2753842	Nov-19	\$20,746	Full
Total		\$139,722	

APPENDIX C
ASSESSED VALUE BY PHASE

Appendix C
Wells South Public Improvement District
Assessed Value Per Phase

Phase	Parcels	2020 Assessed Value^{4,5}
NIA #1 ¹	304	\$60,276,387
NIA #2 ²	106	\$11,912,946
MIA ³	8	\$17,510,132
Total	418	\$89,699,465

1 - Parcels includes two hundred and ninety three residential lots and eleven homeowner's association lots.

2 - Parcels include ninety nine residential lots and seven open space lots.

3 - Parcels include eight parent parcels that have yet to be subdivided for the 2020-21 Assessment year.

4 - Parcel assessed values are in accordance with Collin Central Appraisal District online records as of July 31, 2020.

5 - Values shown reflect the 2020 preliminary assessed values.

APPENDIX D
NIA #1 ASSESSMENT ROLL SUMMARY – 2020-21

Appendix D
NIA #1 Assessment Roll Summary 2020-21

Parcel	Lot Type	PID Bonds	Percentage of Special Assessments	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753749	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753750	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753751	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753752	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753753	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753754	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753755	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753756	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753757	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753758	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753759	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753760	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753761	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753762	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753763	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753764	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753765	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753766	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753767	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753768	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753769	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753770	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753771	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753772	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753773	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753774	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753775	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753776	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753777	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753778	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753779	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753780	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753781	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753782	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753783	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753784	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753785	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753786	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753787	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753788	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753789	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753790	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11

Parcel	Lot Type	PID Bonds	Percentage of Special Assessments	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753791	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753792	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753793	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753794	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753795	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753796	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753797	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753798	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753799	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753800	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753801	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753802	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753803	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753804	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753805	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753806	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753807	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753808	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753809	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753810	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753811	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753812	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753813	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753814	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753815	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753816	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753817	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753818	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753819	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753820	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753821	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753822	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2782506	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2782509	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2782510	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2782511	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753827	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753828	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753829	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753830	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753831	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753832	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2753833	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753834	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753835	60	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00

Parcel	Lot Type	Percentage of				Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
		PID Bonds	Special Assessments	Annual Assessment				
2753836	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753837	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753838	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753839	60	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00	
2753840	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753841	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753842	60	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00	
2753843	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753844	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753845	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753846	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753847	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753848	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753849	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753850	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753851	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753852	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753853	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753854	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753855	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753856	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11	
2753857	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753858	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753859	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753860	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753861	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753862	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753863	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753864	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753865	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753866	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753867	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753868	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753869	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753870	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753871	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753872	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60	
2753873	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753874	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753875	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753876	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753877	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753878	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753879	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	
2753880	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45	

Parcel	Lot Type	PID Bonds	Percentage of Special Assessments	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753881	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753882	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753883	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753884	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753885	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753886	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753887	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753888	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753889	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753890	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753891	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753892	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753893	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753894	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753895	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753896	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753897	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753898	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753899	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753900	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753901	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753902	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753903	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753904	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753907	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753908	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753909	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753910	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753911	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753912	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753913	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753914	60	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00
2753915	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753916	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753917	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753918	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753919	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753920	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753921	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753922	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753923	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753924	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753925	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753926	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753927	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60

Parcel	Lot Type	PID Bonds	Percentage of Special Assessments	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753928	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00
2753929	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753930	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753931	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753932	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753933	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753934	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753936	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753937	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753938	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753939	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753940	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753941	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753942	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753943	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753944	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753945	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753946	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753947	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753948	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753949	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753950	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753951	60	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00
2753953	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753954	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753955	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753956	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753957	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753958	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753959	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753960	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753961	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753962	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753963	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753964	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753965	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753966	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753967	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753968	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753969	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753970	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753971	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753972	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753973	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753974	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60

Parcel	Lot Type	PID Bonds	Percentage of Special Assessments	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753975	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753977	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753978	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753979	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753980	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753981	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00
2753982	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753983	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753984	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753985	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753986	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753987	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753990	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753991	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753992	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753993	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753994	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753995	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753996	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753997	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2753998	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2753999	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754000	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754003	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754004	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754005	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754006	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754007	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754008	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754009	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754010	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754014	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754015	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754016	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754017	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754018	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754019	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754021	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754022	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754023	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754025	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754026	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754027	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754028	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754029	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45

Parcel	Lot Type	PID Bonds	Percentage of Special Assessments	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2754030	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754031	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754032	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754033	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754034	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754035	60	\$18,886.79	0.35%	\$1,376.59	\$125.43	\$94.43	\$1,596.45
2754036	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754037	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754038	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754039	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754040	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754041	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754042	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754043	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754044	70	\$22,017.75	0.41%	\$1,604.80	\$146.22	\$110.09	\$1,861.11
2754045	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754046	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754047	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754048	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754049	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754050	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754051	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754054	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754058	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754059	HOA	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2754216	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754217	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754218	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754219	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754220	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754221	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754222	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754223	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754224	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754225	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754226	50	\$15,717.91	0.29%	\$1,145.63	\$104.38	\$78.59	\$1,328.60
2754052	HOA	\$54,209.20	1.00%	\$3,951.13	\$360.00	\$271.05	\$4,582.17
Total		\$5,420,919.55	100.00%	\$395,112.51	\$36,000.00	\$27,104.60	\$458,217.11

1 - Parcels 2782506, 2782509, 2782510, and 2782511 were shown as the inactive Parcels 2753823, 2753824, 2753825, and 2753826, respectively, in the 2019-20 Assessment Roll. The correct Parcels were billed for the 2019-20 Assessment Year and the correct, active Parcels are included above in the 2020-21 Assessment Roll.

APPENDIX E
MIA ASSESSMENT ROLL SUMMARY – 2020-21

Appendix E
Major Improvement Area Assessment Roll Summary 2020-21

Parcel	Lot Type	Major Improvement Assessments	Major Improvement Assessment Percentage	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2726989		\$3,664,720	47.10%	\$295,761.82	\$15,073.40	\$18,323.60	\$329,158.82
2726990		\$1,626,225	20.90%	\$131,244.79	\$6,688.85	\$8,131.13	\$146,064.77
2750872		\$183,898	2.36%	\$14,841.53	\$756.39	\$919.49	\$16,517.41
2791379		\$279,029	3.59%	\$22,519.12	\$1,147.68	\$1,395.15	\$25,061.95
2810987		\$533,663	6.86%	\$43,069.36	\$2,195.02	\$2,668.32	\$47,932.69
2810988		\$388,415	4.99%	\$31,347.06	\$1,597.59	\$1,942.07	\$34,886.73
2810989		\$378,181	4.86%	\$30,521.15	\$1,555.50	\$1,890.90	\$33,967.56
2783001	HOA	\$77,800	1.00%	\$6,278.86	\$320.00	\$389.00	\$6,987.86
2782900	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782901	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782902	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782903	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782904	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782905	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782906	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782907	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782908	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782909	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782910	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782911	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782912	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782913	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782914	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782915	Common	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2782916	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782917	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782918	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782919	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782920	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782921	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782922	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782923	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782924	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782925	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782926	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782927	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782928	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782929	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782930	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782931	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782932	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782933	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782934	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782935	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782936	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782937	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782938	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782939	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782940	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782941	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782942	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782943	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782944	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782945	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782946	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782947	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782949	70'	\$8,351	0.11%	\$673.96	\$34.35	\$41.75	\$750.06

Parcel	Lot Type	Major Improvement Assessments	Major Improvement Assessment Percentage	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2782950	70'	\$8,351	0.11%	\$673.96	\$34.35	\$41.75	\$750.06
2782951	70'	\$8,351	0.11%	\$673.96	\$34.35	\$41.75	\$750.06
2782952	70'	\$8,351	0.11%	\$673.96	\$34.35	\$41.75	\$750.06
2782953	70'	\$8,351	0.11%	\$673.96	\$34.35	\$41.75	\$750.06
2782954	70'	\$8,351	0.11%	\$673.96	\$34.35	\$41.75	\$750.06
2782955	70'	\$8,351	0.11%	\$673.96	\$34.35	\$41.75	\$750.06
2782956	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782957	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782958	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782959	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782960	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782961	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782962	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782963	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782964	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782965	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782966	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782967	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782968	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782969	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782970	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782971	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782972	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782973	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782974	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782975	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782976	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782977	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782978	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782979	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782980	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782981	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782982	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782983	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782984	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782985	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782986	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782987	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782988	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782989	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782990	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782991	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782992	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782993	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782994	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782995	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782996	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782997	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782998	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2782999	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2783000	50'	\$6,409	0.08%	\$517.23	\$26.36	\$32.04	\$575.63
2783002	Common	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2783003	Common	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2783004	Common	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2783005	Common	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2783006	Common	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$7,780,000	100.00%	\$627,886	\$32,000	\$38,900	\$698,786

APPENDIX F
NIA #2 ASSESSMENT ROLL SUMMARY – 2020-21

Appendix F
NIA #2 Assessment Roll Summary 2020-21

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Reimbursement Agreement	Annual Assessment	Administrative Expenses	Annual Installment
2782900	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782901	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782902	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782903	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782904	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782905	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782906	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782907	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782908	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782909	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782910	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782911	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782912	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782913	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782914	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782915	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00
2782916	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782917	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782918	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782919	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782920	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782921	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782922	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782923	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782924	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782925	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782926	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782927	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782928	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782929	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782930	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782931	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782932	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782933	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782934	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782935	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782936	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782937	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782938	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782939	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782940	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782941	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782942	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782943	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782944	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782945	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31

Parcel	Lot Type	Percentage of	NIA #2	Annual	Administrative	Annual
		Special	Reimbursement			
		Assessments	Agreement			
2782946	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782947	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782949	70'	1.22%	\$11,198	\$826.45	\$255.60	\$1,082.05
2782950	70'	1.22%	\$11,198	\$826.45	\$255.60	\$1,082.05
2782951	70'	1.22%	\$11,198	\$826.45	\$255.60	\$1,082.05
2782952	70'	1.22%	\$11,198	\$826.45	\$255.60	\$1,082.05
2782953	70'	1.22%	\$11,198	\$826.45	\$255.60	\$1,082.05
2782954	70'	1.22%	\$11,198	\$826.45	\$255.60	\$1,082.05
2782955	70'	1.22%	\$11,198	\$826.45	\$255.60	\$1,082.05
2782956	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782957	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782958	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782959	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782960	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782961	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782962	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782963	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782964	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782965	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782966	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782967	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782968	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782969	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782970	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782971	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782972	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782973	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782974	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782975	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782976	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782977	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782978	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782979	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782980	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782981	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782982	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782983	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782984	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782985	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782986	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782987	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782988	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782989	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782990	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782991	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782992	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782993	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782994	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782995	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Reimbursement Agreement	Annual Assessment	Administrative Expenses	Annual Installment
2782996	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782997	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782998	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2782999	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2783000	50'	0.98%	\$9,048	\$667.78	\$206.53	\$874.31
2783001	HOA	1.00%	\$9,200	\$679.00	\$210.00	\$889.00
2783002	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00
2783003	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00
2783004	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00
2783005	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00
2783006	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00
Total		100.00%	\$920,000	\$67,900.00	\$21,000.00	\$88,900.00