

**BAYSIDE
PUBLIC IMPROVEMENT DISTRICT
CITY OF ROWLETT, TEXAS**

**NORTH IMPROVEMENT AREA
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/22 - 9/14/23)**

**PRESENTED TO CITY COUNCIL ON:
OCTOBER 18, 2022**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

BAYSIDE PUBLIC IMPROVEMENT DISTRICT

NORTH IMPROVEMENT AREA ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/15/22 – 9/14/23)

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I. INTRODUCTION

The Bayside Public Improvement District (the “PID”) was created pursuant to Chapter 372 of the Texas Local Government Code (as amended, the “PID Act”) and a resolution of the City Council on September 15, 2015 to finance certain public improvement projects for the benefit of Assessed Property within the PID. The City of Rowlett, Texas (the “City”) issued Special Assessment Revenue Bonds, Series 2016 (Bayside Public Improvement District North Improvement Area Project) (the “North Improvement Area Bonds”) in the aggregate principal amount of \$13,515,000 to finance the costs of constructing the North Improvement Area Improvements for the benefit of the Assessed Property within the North Improvement Area.

The PID consists of approximately 317 acres of property within the City limits. The North Improvement Area consists of approximately 142 acres within the PID. A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “North Improvements”) to be constructed, the costs of the North Improvements, the indebtedness to be incurred for the North Improvements, and the manner of assessing the benefitted property within the North Improvement Area of the PID for the costs of the North Improvements.

On January 7, 2020, the Service and Assessment Plan was initially amended and restated at the direction of the City to address the manner of assessing the benefitted property within the South Improvement Area of the PID due to the introduction of an updated development plan and new land use types; additionally on October 12, 2021, the Service and Assessment Plan was updated to address the manner of assessing the benefitted property within the North Improvement Area of the PID due to the introduction of an updated development plan and new land use types (the “Amended and Restated Service and Assessment Plan”). Pursuant to the PID Act, the Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2022-23 (the “Annual Service Plan Update”).

The City also adopted an assessment roll (the “Assessment Roll”) identifying the Assessments on each Parcel of Assessed Property within the North Improvement Area of the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2022-23.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in

each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

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

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

According to the original Service and Assessment Plan adopted on March 1, 2016, the initial total estimated costs of the North Improvements, including North Improvement Area costs of issuance, were equal to \$15,316,172. According to the Developer's North Improvements Draw Request #13 approved as of March 11, 2019, the actual costs of the North Improvements are \$15,315,255 representing a \$917 decrease from the original cost estimates.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the North Improvements, (2) establish the PID, and (3) issue the North Improvement Area Bonds.

For additional North Improvement Area development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/ES360858>

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Table II-A-1
Updated Sources and Uses of Funds

Sources of Funds	Estimated Budget	Budget Changes	Revised Budget ¹	Actual Costs ¹	Variance
Par amount	\$13,515,000	\$0	\$13,515,000	\$13,515,000	\$0
Owner Contribution	\$1,801,172	(\$917)	\$1,800,255	\$1,800,255	\$0
Total Sources	\$15,316,172	(\$917)	\$15,315,255	\$15,315,255	\$0
Uses of Funds					
<i>North Improvements - Hard Costs</i>					
Roadways	\$4,400,000	\$188,348	\$4,588,348	\$4,588,348	\$0
Wastewater	\$2,420,000	\$263,718	\$2,683,718	\$2,683,718	\$0
Storm Drainage	\$885,000	\$6,286	\$891,286	\$891,286	\$0
Water	\$1,325,000	(\$348,467)	\$976,533	\$976,533	\$0
Public Open Space & Trail System	\$825,000	\$0	\$825,000	\$825,000	\$0
<i>Subtotal: North Improvements Hard Costs</i>	<i>\$9,855,000</i>	<i>\$109,885</i>	<i>\$9,964,885</i>	<i>\$9,964,885</i>	<i>\$0</i>
<i>North Improvements - Soft Costs</i>					
Bonds & Mobilization	\$450,000	(\$95,988)	\$354,012	\$354,012	\$0
Geotechnical & material testing	\$300,000	(\$229,595)	\$70,405	\$70,405	\$0
Civil eng. Design, surveying, staking & CA services	\$500,000	\$239,712	\$739,712	\$739,712	\$0
Miscellaneous fees	\$150,000	(\$47,836)	\$102,164	\$102,164	\$0
Inspection Fees - Paving and Utilities only	\$315,000	\$22,905	\$337,905	\$337,905	\$0
<i>Subtotal: North Improvements Soft Costs</i>	<i>\$1,715,000</i>	<i>(\$110,802)</i>	<i>\$1,604,198</i>	<i>\$1,604,198</i>	<i>\$0</i>
<i>Bond Issuance Costs</i>					
Capitalized interest	\$1,613,845	\$0	\$1,613,845	\$1,613,845	\$0
Reserve fund	\$1,017,858	\$0	\$1,017,858	\$1,017,858	\$0
Other costs of issuance including underwriter's discount	\$1,114,469	\$0	\$1,114,469	\$1,114,469	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$3,746,172</i>	<i>\$0</i>	<i>\$3,746,172</i>	<i>\$3,746,172</i>	<i>\$0</i>
Total Uses	\$15,316,172	(\$917)	\$15,315,255	\$15,315,255	\$0

1 – According to North Improvements’ Draw Request #13 as approved by the City on March 11, 2019.

Authorized Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to be reported at this time.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. According to the Developer’s Quarterly Improvement Implementation Report dated as of June 22, 2020, all North Improvements were completed and accepted by the City as of February 25, 2020.

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

The projected Annual Installments for the North Improvements over a period of five years is shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2016-2028)

Assessment Year ending September 15	Principal Payments ¹	Interest Expense	Administrative Expenses	Prepayment Reserve	Delinquency Reserve	Capitalized Interest or Excess Pledged Revenue Balance	Annual PID Installments ²
2016-2022	\$545,000	\$3,628,589	\$261,711	\$119,152	\$178,729	(\$1,694,082)	\$3,039,099
2023	\$140,000	\$443,684	\$47,000	\$0	\$38,174	(\$7,274)	\$661,584
2024	\$125,000	\$437,706	\$47,940	\$0	\$37,550	\$0	\$648,196
2025	\$150,000	\$431,581	\$48,899	\$0	\$36,925	\$0	\$667,405
2026	\$160,000	\$423,519	\$49,877	\$0	\$36,175	\$0	\$669,571
2027	\$200,000	\$414,919	\$50,874	\$0	\$0	\$0	\$665,793
2028	\$210,000	\$404,169	\$51,892	\$0	\$0	\$0	\$666,061
Total	\$1,530,000	\$6,184,167	\$558,193	\$119,152	\$327,553	(\$1,701,356)	\$7,017,709

1 – Principal payments shown above do not include principal redeemed via prepayment-related extraordinary optional redemptions, if any.

2 – Assessment years ending 2016 through 2023 reflect actual Annual Installments and are net of applicable investment income and other credits. Assessment years 2024 through 2028 reflect projected Annual Installments and will be updated in future annual service plan updates.

C. STATUS OF DEVELOPMENT

According to the Dallas County Central Appraisal District (“DCAD”) records dated as of May 31, 2022, one hundred sixteen (116) residential units have been completed and sold to end users, which represents approximately 19.83 percent of the anticipated 585 single-family residential units anticipated to be developed within the North Improvement Area of the PID.

See Table II-C-1 below for the status of completed homes within the PID according to the DCAD records dated as of May 31, 2022.

Table II-C-1
Completed Homes

Status	As of June 22, 2020 ¹	As of June 30, 2021 ²	Total as of May 31, 2022 ³
Completed Homes	66	104	116

1 – According to the Developer’s Quarterly Improvement Implementation Report dated as of June 22, 2020.

2 – Accord to DCAD records as of June 30, 2021.

3 – Accord to DCAD records as of May 31, 2022.

According to Dallas County Central Appraisal District (“DCAD”) records, the aggregate 2022 preliminary market value for Parcels within the North Improvement Area of the PID is \$262,702,467.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-one annual installments of principal and interest beginning with the tax year following the issuance of the North Improvement Area Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the North Improvement Area Bonds commencing with the issuance of the North Improvement Area Bonds. The effective interest rate on the North Improvement Area Bonds is 5.81 percent for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. As described in the Service and Assessment Plan, the additional interest of one-half of one percent (the “Excess Interest Rate”) is included in the Annual Installment calculation for 2022-23. In addition, the estimated annual Administrative Expenses for 2022-23 are included in the Annual Installments for 2022-23. These Annual Installments of the Assessments shall be billed by the City, or any other party designated by the City, in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments and the Annual Installment due for 2022-23 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within the North Improvement, as calculated using the amount of Assessment on a Parcel to the total amount of Assessments within the North Improvement Area of 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 ordinance or Indenture of Trust, 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 on the North Improvement Area Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID administration expenses. In addition, 40% of the additional interest amount collected as part of the Annual Installment will be used to fund the Prepayment Reserve and 60% of such additional interest amount collected will be used to fund the Delinquency Reserve until such time as each reserve contains the required amounts, as described in the Service and Assessment Plan and the Indenture of Trust relating to the North Improvement Area Bonds.

Annual Installments to be collected for 2022-23

The budget for the North Improvement Area of the PID will be paid from the collection of Annual Installments collected from the North Improvement Area Assessed Property for 2022-23 as shown in Table II-D-1 below.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2022-23

	<u>North Improvement</u> <u>Area Bonds</u>
Interest payment on March 15, 2023	\$221,842
Interest payment on September 15, 2023	\$221,842
Principal payment on September 15, 2023	\$140,000
<i>Subtotal Debt Service payments</i>	<i>\$583,684</i>
Administrative Expenses	\$47,000
Excess Interest for Prepayment and Delinquency Reserves	\$38,174
<i>Subtotal Expenses</i>	<i>\$668,858</i>
Available Reserve Fund Income	\$0
Available Capitalized Interest Account	\$0
Available Other Funds ¹	(\$7,274)
Available Administrative Expenses Account	\$0
<i>Subtotal Funds Available</i>	<i>(\$7,274)</i>
Annual Installment to be Collected	\$661,584

1 – Available other funds represent available excess Annual Installments collected due to extraordinary optional redemptions processed through July 31, 2022.

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 15, 2023 in the amount of \$221,842 and on September 15, 2023 in the amount of \$221,842, which equal interest on the outstanding Assessments balance of \$7,634,811 for six months each and an effective interest rate of 5.81 percent. Annual Installments to be collected include a principal amount of \$140,000 due on September 15, 2023. As a result, total principal and interest due in 2022-23 is estimated to be equal to \$583,684.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, dissemination agent expenses, third-party tax collector expenses, and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be \$47,000.

Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (2/1/23-1/31/24)
City	\$5,000
Administrator	\$20,000
Trustee	\$4,000
Dissemination Agent	\$7,000
Third-Party Tax Collector	\$10,000
Contingency	\$1,000
Total	\$47,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$38,174, which equals 0.5 percent interest on the outstanding Assessment balance on the North Improvement Area of \$7,634,811.

Available Reserve Fund Income

According to the Trustee’s account statements, the balance in the Reserve Fund was \$610,741 as of July 31, 2022. As a result, there is no excess reserve fund investment income anticipated to be available to pay a portion of the North Improvement Area Bonds debt service for 2022-23.

Available Capitalized Interest Account

As of July 31, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the 2022-23 Annual Installment.

Available Other Funds

According to the Trustee account statements, \$35,111.82 in prior year Annual Installments have been collected for Prepayment Reserve. As of August 31, 2022, the total balance in the Prepayment Reserve Account was \$86,912.11 and the Prepayment Reserve requirement, which is calculated as 1.5% of the current outstanding North Improvement Area Bonds of \$7,650,000, is \$114,750.00 (i.e., $\$7,650,000 \times 1.5\% = \$114,750.00$). Accordingly, the total amount collected for Prepayment Reserve and required to be transferred to the Prepayment Reserve Account to fully fund such reserve is \$27,837.89 (i.e., $\$114,750.00 - \$86,912.11 = \$27,837.89$), resulting in \$7,273.93 in excess balance available to pay a portion of the North Improvement Area Bonds debt service for 2022-23.

Available Administrative Expense Account

As of July 31, 2022, the available balance in the Administrative Expense Fund was \$13,295. The available Administrative Expense funds are anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2022-23 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

The Actual Costs of the portion of the North Improvements to be financed with the North Improvement Area Bonds shall be allocated to the North Improvement Area Assessed Property by spreading the entire Assessment across all Parcels and Lots within the North Improvement Area based on the ratio of the estimated build out value of each Lot to the total build out value for all Parcels within the North Improvement Area.

The outstanding number of units, total outstanding Assessments, percentage of total Annual Installments, total Annual Installments, and Annual Installments per unit for each Lot Type are shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Lot Type	No. of Outstanding Units¹	Total Outstanding Assessments¹	Percentage of Total Annual Installments¹	Total Annual Installments	Annual Installments per unit
30' Single Family	87	\$885,708	11.60%	\$77,525.04	\$891.09
50' Single Family	106	\$1,269,575	16.63%	\$111,124.47	\$1,048.34
35' lot	58	\$703,357	9.21%	\$61,564.00	\$1,061.45
Condo	52	\$280,265	3.67%	\$24,531.25	\$471.75
Townhomes	139	\$1,404,692	18.40%	\$122,951.10	\$884.54
22' Townhome	123	\$1,243,001	16.28%	\$108,798.45	\$884.54
Multifamily	0	\$0	0.00%	\$0.00	\$0.00
Commercial	263,000	\$1,771,866	23.21%	\$155,089.40	\$0.59
HOA	-	\$76,348	1.00%	\$0.00	\$0.00
Total		\$7,634,812	100.00%	\$661,583.71	

1 – Includes prepaid Parcels as of September 30, 2022.

The list of Parcels within the PID, the number of units to be developed on the current outstanding residential Parcels, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix B.

F. BOND REDEMPTION RELATED UPDATES

The North Improvement Area Bonds were issued in March 2016. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the North Improvement Area Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 15, 2026**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

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 North Improvement Area 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

Pursuant to the Amended and Restated Service and Assessment Plan adopted by the City Council, the Actual Costs of the portion of the North Improvements to be financed with the North Improvement Area Bonds shall be allocated to the North Improvement Area Assessed Property by spreading the entire Assessment across all Parcels and Lots within the North Improvement Area based on the ratio of the estimated build out value of each Lot to the total build out value for all Parcels within the North Improvement Area.

This method of assessing property has not been changed for 2022-23 and the Annual Installment allocation percentage calculations shown in Appendix B, and the Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect changes such as:

- (i) the identification of each Parcel; (ii) the Assessment for each 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 Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of the Service and Assessment Plan.

The summary Assessment Roll is shown in Appendix B. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel.

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the estimated units to be built on each newly subdivided Parcel
- D = the sum of the estimated 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 DCAD online records, three (3) single-family estate lots, 47 fifty-foot lots, 57 thirty-foot lots, and one parcel estimated to be developed into 139 townhome units were officially recognized in the county's official roll in 2019. As a result, these respective Parcels were billed accordingly beginning in tax year 2019.

According to DCAD online records, fifteen (15) Parcels were replatted in 2020. As a result, these respective Parcels were billed accordingly beginning in tax year 2020.

According to DCAD online records, a final plat for the Bayside Townhomes representing one hundred thirty-nine (139) residential Parcels were replatted on October 7, 2020. As a result, these respective Parcels were billed accordingly beginning in tax year 2021.

According to the Developer, a replat for the Sunset Hospitality Addition was recorded in 2021. Refer to Table IV-A-1 below for the reallocation of Assessments prior to and after the replat was filed.

Table IV-A-1
Reallocation of Assessments on Replatted Parcels

Prior to Reallocation				After Reallocation			
Parcel	Lot Type	Number of Units	Total Assessments	Parcel	Lot Type	Number of Units	Total Assessments
446907500B02R0000	Multifamily	n/a	PREPAID	446907500B2R10000	Multifamily	n/a	PREPAID
441107100C0010000	Commercial	n/a	\$168,428	441107100C01A0000	Commercial	n/a	\$168,428
Total			\$168,428	Total			\$168,428

B. PREPAYMENT OF ASSESSMENTS

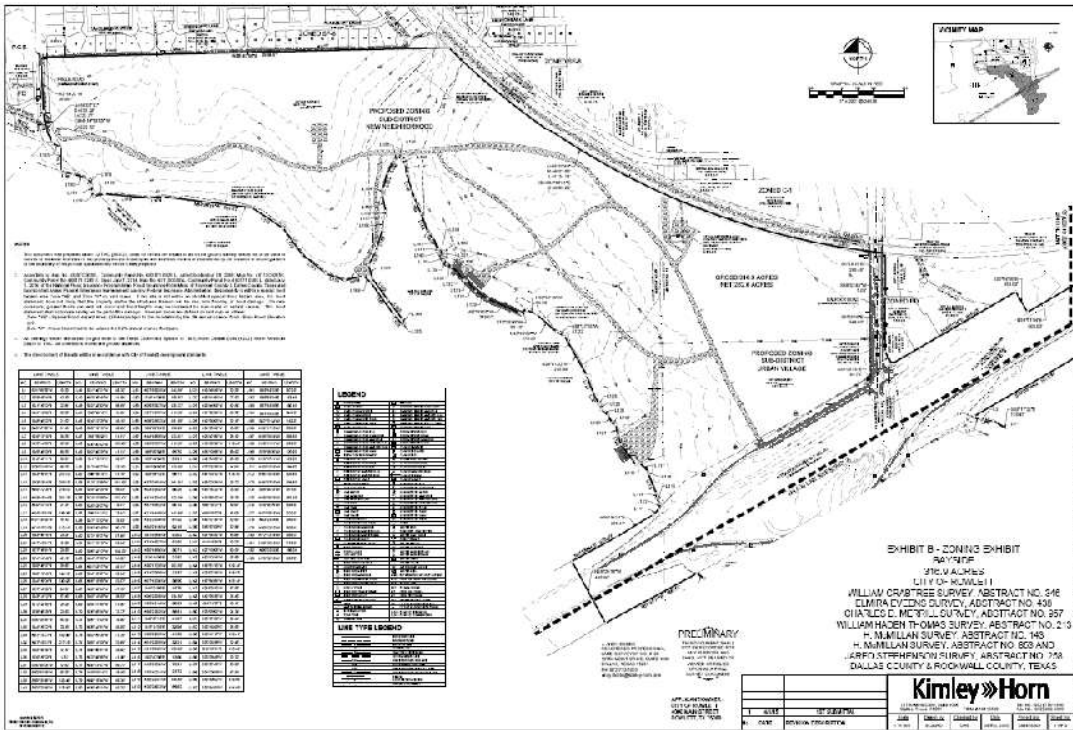
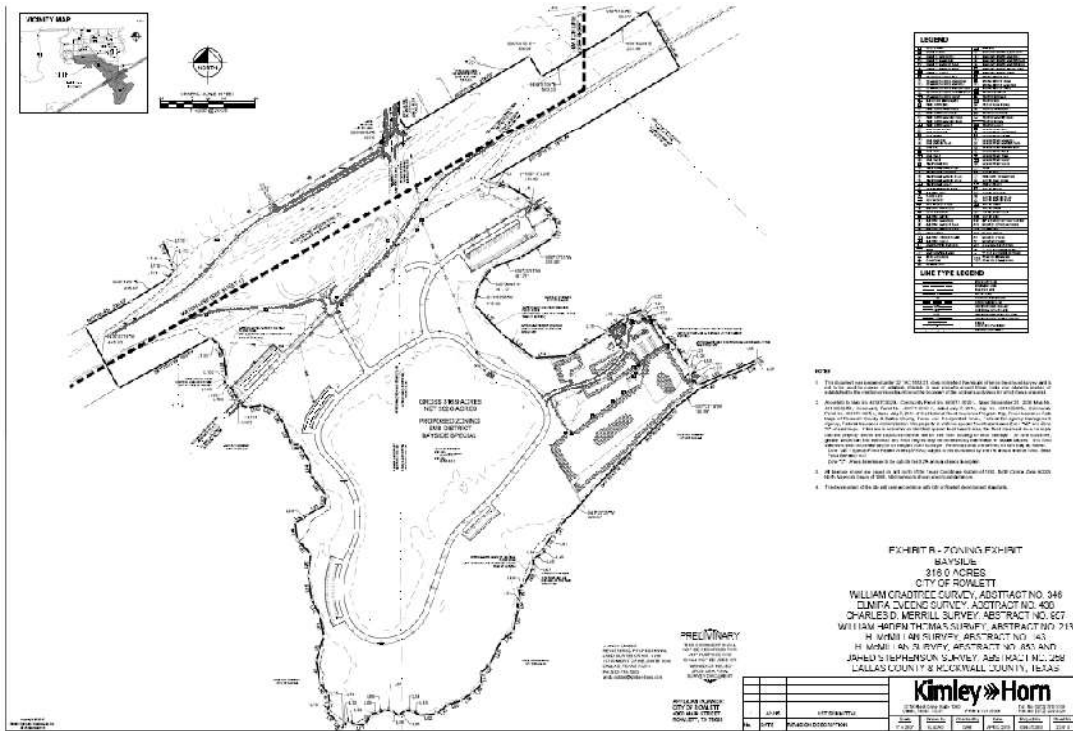
As of July 31, 2022, four multifamily Parcels, eight (8) fifty-foot Parcels, and twelve (12) thirty-foot Parcels were prepaid in full.

For additional prepayment related information, refer to Appendix C of this report.

The complete Assessment Roll is available for review at Rowlett City Hall, located at 4000 Main Street, Rowlett, Texas 75088.

APPENDIX A
PID MAP

MAP SHOWING BOUNDARIES OF THE PID



APPENDIX B
ASSESSMENT ROLL SUMMARY – 2022-23

**Bayside PID
North Improvement Area
Assessment Roll Summary
2022-23**

Parcel ID	Land Use	Estimated Assessable Units/SF	Per Unit AV	Total AV	Total Assessments	% of Assessment for allocating 2022-23 Annual Installment	Principal	Interest	Administrative Expense	Excess Interest for Reserves	2022-23 Annual Installment
441107200K0050000											
441107200K0060000	Commercial	9,000	\$225	\$2,025,000	\$60,634	0.79%	\$1,123.08	\$3,500.89	\$377.04	\$306.23	\$5,307.24
441107200K0070000											
441107200I01X0000	Public Open Space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
441107200A83X0000	Open space/ROW	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
441107200A0010000	30' Single Family	42	\$340,000	\$14,280,000	\$427,583	5.60%	\$7,919.82	\$24,687.75	\$2,658.80	\$2,159.51	\$37,425.88
	50' Single Family	67	\$400,000	\$26,800,000	\$802,467	10.51%	\$14,863.53	\$46,332.76	\$4,989.90	\$4,052.86	\$70,239.05
440527500A0010000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0020000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0030000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0040000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0050000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0060000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0070000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0080000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0090000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0100000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0110000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0120000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0130000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0140000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0150000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0160000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0170000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0180000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0190000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0200000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0210000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0220000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0230000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0240000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0250000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0260000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0270000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0280000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0290000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500A0300000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0010000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0020000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0030000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0040000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0050000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0060000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0070000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0080000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0090000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0100000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0110000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0120000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0130000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0140000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0150000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500B0160000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54

**Bayside PID
North Improvement Area
Assessment Roll Summary
2022-23**

Parcel ID	Land Use	Estimated Assessable Units/SF	Per Unit AV	Total AV	Total Assessments	% of Assessment for allocating 2022-23 Annual Installment	Principal	Interest	Administrative Expense	Excess Interest for Reserves	2022-23 Annual Installment
440527500C0280000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500C0290000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500C0300000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500C0310000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500C21X0000	Open space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440527500C22X0000	Open space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440527500D0010000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0020000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0030000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0040000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0050000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0060000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0070000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0080000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0090000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0100000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0110000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0120000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0130000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0140000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0150000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0160000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0170000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0180000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0190000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0200000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0220000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0230000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0240000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0250000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0260000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0270000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0280000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0290000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0300000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0310000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0320000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0330000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0340000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0350000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0360000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D0370000	Townhomes	1	\$337,500	\$337,500	\$10,106	0.13%	\$187.18	\$583.48	\$62.84	\$51.04	\$884.54
440527500D21X0000	Open space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440527500D38X0000	Open space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440527500E0010000	Open space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
441107200A0500000	50' lot	1	\$400,000	\$400,000	\$11,977	0.16%	\$221.84	\$691.53	\$74.48	\$60.49	\$1,048.34
441107200A0510000	50' lot	1	\$400,000	\$400,000	\$11,977	0.16%	\$221.84	\$691.53	\$74.48	\$60.49	\$1,048.34
441107200A0520000	50' lot	0	\$400,000	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107200A0530000	50' lot	1	\$400,000	\$400,000	\$11,977	0.16%	\$221.84	\$691.53	\$74.48	\$60.49	\$1,048.34
441107200A0540000	50' lot	1	\$400,000	\$400,000	\$11,977	0.16%	\$221.84	\$691.53	\$74.48	\$60.49	\$1,048.34
441107200A0550000	50' lot	1	\$400,000	\$400,000	\$11,977	0.16%	\$221.84	\$691.53	\$74.48	\$60.49	\$1,048.34
441107200A0560000	50' lot	1	\$400,000	\$400,000	\$11,977	0.16%	\$221.84	\$691.53	\$74.48	\$60.49	\$1,048.34
441107200A0570000	50' lot	1	\$400,000	\$400,000	\$11,977	0.16%	\$221.84	\$691.53	\$74.48	\$60.49	\$1,048.34

**Bayside PID
North Improvement Area
Assessment Roll Summary
2022-23**

Parcel ID	Land Use	Estimated Assessable Units/SF	Per Unit AV	Total AV	Total Assessments	% of Assessment for allocating 2022-23 Annual Installment	Principal	Interest	Administrative Expense	Excess Interest for Reserves	2022-23 Annual Installment
441107200F0150000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0160000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0170000	30' lot	0	\$340,000	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107200F0180000	30' lot	0	\$340,000	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107200F0190000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0200000	30' lot	0	\$340,000	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107200F0210000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0220000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0230000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0240000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0250000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0260000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0270000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0280000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0290000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0300000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0310000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0320000	30' lot	0	\$340,000	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107200F0330000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200F0340000	30' lot	0	\$340,000	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107200F0350000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0010000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0020000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0030000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0040000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0050000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0060000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0070000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0080000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0090000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0100000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0110000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0120000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0130000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0140000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0150000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0160000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0170000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0180000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0190000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0200000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0210000	30' lot	1	\$340,000	\$340,000	\$10,181	0.13%	\$188.57	\$587.80	\$63.30	\$51.42	\$891.09
441107200G0220000	30' lot	0	\$340,000	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107200G23X0000	Open space/ROW	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
441107200G24X0000	Open space/ROW	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
441107200A42B0000	Open Space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
441107100A0010000	Commercial	125,000	\$225	\$28,125,000	\$842,141	11.03%	\$15,598.38	\$48,623.47	\$5,236.60	\$4,253.24	\$73,711.69
441107100B0010000	Open space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
446907500B2R10000	Multifamily	0	\$0	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107100B03R0000	Multifamily	0	\$0	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107100B0040000	Open space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
441107100B0080000	Open space	0	\$0	\$0	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
441107100C01A0000	Commercial	25,000	\$225	\$5,625,000	\$168,428	2.21%	\$3,119.68	\$9,724.69	\$1,047.32	\$850.65	\$14,742.34

**Bayside PID
North Improvement Area
Assessment Roll Summary
2022-23**

Parcel ID	Land Use	Estimated Assessable Units/SF	Per Unit AV	Total AV	Total Assessments	% of Assessment for allocating 2022-23 Annual Installment	Principal	Interest	Administrative Expense	Excess Interest for Reserves	2022-23 Annual Installment
447757100C01R0000	Commercial	66,515	\$225	\$14,965,865	\$448,120	5.87%	\$8,300.21	\$25,873.50	\$2,786.50	\$2,263.23	\$39,223.44
447757100C02R0000	Commercial	20,546	\$225	\$4,622,887	\$138,422	1.81%	\$2,563.90	\$7,992.21	\$860.74	\$699.10	\$12,115.94
447757100C03R0000	Commercial	12,939	\$225	\$2,911,248	\$87,171	1.14%	\$1,614.61	\$5,033.07	\$542.05	\$440.26	\$7,629.97
441107100C02R0000	Multifamily	0	\$0	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
441107100C03R0000	Multifamily	0	\$0	\$0	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
	35' lot	58	\$405,000	\$23,490,000	\$703,357	9.21%	\$13,027.77	\$40,610.32	\$4,373.61	\$3,552.31	\$61,564.00
441107100C0040000	22' Townhome	123	\$337,500	\$41,512,500	\$1,243,001	16.28%	\$23,023.21	\$71,768.24	\$7,729.22	\$6,277.78	\$108,798.45
	Condo	52	\$180,000	\$9,360,000	\$280,265	3.67%	\$5,191.14	\$16,181.89	\$1,742.74	\$1,415.48	\$24,531.25
	Commercial	4,000	\$225	\$900,000	\$26,949	0.35%	\$499.15	\$1,555.95	\$167.57	\$136.10	\$2,358.77
	HOA	-	\$0	\$0	\$76,348	1.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total				\$252,430,000	\$7,634,811.26	100.00%	\$140,000.00	\$436,409.66	\$47,000.00	\$38,174.06	\$661,583.71

APPENDIX C
PREPAID PARCELS

**Bayside Public Improvement District
North Improvement Area
Prepaid Parcels**

Parcel ID	Lot Type	Amount	Full/Partial	Date
446907500B2R10000				
441107100B03R0000	Multi-Family	\$5,038,320.00	Full	9/30/2017
441107100C02R0000				
441107100C03R0000				
441107200F0030000				
441107200F0040000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0060000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0120000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0130000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0170000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0180000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0200000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0320000	30' Lot	\$13,997.48	Full	10/31/2019
441107200F0340000	30' Lot	\$13,997.48	Full	10/31/2019
441107200H0140000	50' lot	\$15,664.91	Full	5/31/2020
441107200H0060000	50' lot	\$15,664.91	Full	7/8/2020
441107200F0070000	30' Lot	\$13,818.53	Full	1/1/2021
441107200A0520000	50' lot	\$15,436.50	Full	2/15/2021
441107200G0220000	30' Lot	\$13,818.53	Full	5/7/2021
441107200A78R0000	50' lot	\$15,436.50	Full	8/2/2021
441107200A0600000	50' lot	\$15,436.50	Full	8/6/2021
441107200A0660000	50' lot	\$12,205.84	Full	9/17/2021
441107200A0640000	50' lot	\$12,205.84	Full	12/31/2021
441107200A0740000	50' lot	\$12,205.84	Full	2/28/2022
TOTAL		\$5,320,188.74		

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas