

**NORTH PARKWAY  
MUNICIPAL MANAGEMENT  
DISTRICT No. 1**

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

**AS APPROVED BY THE DISTRICT BOARD ON:  
OCTOBER 31, 2022**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**NORTH PARKWAY  
MUNICIPAL MANAGEMENT DISTRICT No. 1**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/14/22 – 9/15/23)**

**TABLE OF CONTENTS**

<b>I. INTRODUCTION.....</b>	<b>1</b>
<b>II. UPDATE OF THE SERVICE PLAN.....</b>	<b>3</b>
<b>A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS.....</b>	<b>3</b>
<b>B. FIVE YEAR SERVICE PLAN.....</b>	<b>7</b>
<b>C. STATUS OF DEVELOPMENT.....</b>	<b>7</b>
<b>D. ANNUAL BUDGET – INITIAL MAJOR IMPROVEMENT BONDS.....</b>	<b>7</b>
<b>E. ANNUAL INSTALLMENTS PER UNIT – INITIAL MAJOR IMPROVEMENT BONDS.....</b>	<b>10</b>
<b>F. ANNUAL BUDGET – ADDITIONAL MAJOR IMPROVEMENT BONDS.....</b>	<b>11</b>
<b>G. ANNUAL INSTALLMENTS PER UNIT – ADDITIONAL MAJOR IMPROVEMENT BONDS.....</b>	<b>13</b>
<b>H. BOND REDEMPTION RELATED UPDATES.....</b>	<b>14</b>
<b>III. UPDATE OF THE ASSESSMENT PLAN.....</b>	<b>15</b>
<b>IV. UPDATE OF THE ASSESSMENT ROLL.....</b>	<b>16</b>
<b>A. PARCEL UPDATES.....</b>	<b>16</b>
<b>B. PREPAYMENT OF ASSESSMENTS.....</b>	<b>17</b>
<b>APPENDIX A – MMD MAP</b>	
<b>APPENDIX B - PREPAID PARCELS</b>	
<b>APPENDIX C – INITIAL MAJOR IMPROVEMENT BONDS ASSESSMENT ROLL SUMMARY – 2022-23</b>	
<b>APPENDIX D – ADDITIONAL MAJOR IMPROVEMENT BONDS ASSESSMENT ROLL SUMMARY – 2022-23</b>	
<b>APPENDIX E- PID ASSESSMENT NOTICE</b>	

---

---

## *I. INTRODUCTION*

---

---

The 86th Texas Legislature passed House Bill 4706 approving and authorizing the creation of North Celina Municipal Management District No. 3, subsequently renamed North Parkway Municipal Management District No. 1 (the “District”) to finance the costs of certain public improvements for the benefit of property in the District, all of which is located within the corporate boundaries of the City of Celina (the “City”).

On October 6, 2021, the North Parkway Municipal Management District No. 1 Board of Directors (the “District Board”) approved an order for the issuance of the North Parkway Municipal Management District No. 1, Special Assessment Revenue Bonds, Series 2021 (Major Improvements Project) (the “Initial Major Improvement Bonds”) in the aggregate principal amount of \$81,175,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the Initial Major Improvements provided for the benefit of the property in the District. In addition, on August 15, 2022, the District Board approved an order for the issuance of the North Parkway Municipal Management District No. 1, Special Assessment Revenue Bonds, Series 2022 (Major Improvements Project #2) (the “Additional Major Improvement Bonds”) in the aggregate principal amount of \$32,225,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the Additional Major Improvements provided for the benefit of the property in the District.

A service and assessment plan dated October 6, 2021 and updated for the Additional Major Improvements on August 15, 2022 (the “Amended and Restated Service and Assessment Plan”) was prepared at the direction of the District Board identifying the public improvements (the “Authorized Improvements”) to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2022-23 (the “Annual Service Plan Update”).

The District Board also adopted an assessment roll for the PID attached as Appendix I to the Amended and Restated Service and Assessment Plan (the “Assessment Roll”) identifying the assessments on each Parcel 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 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 an ordinance or order, as applicable, to be filed with the county clerk of each county in which all or part of the District 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 “District Assessment Notice”) as disclosure of the obligation to pay District Assessments. As a result, this Annual Service Plan Update includes a copy of the District Assessment Notice as

Appendix E 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 District is located not later than seven (7) days after the date the governing body of the District approves this Annual Service Plan Update.

Section 372 of the Texas Local Government Code, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the District, except in certain situation described in Section 372, shall first give to the purchaser of the property a copy of the completed District Assessment Notice. The District Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in Section 372, is entitled to terminate the contract.

The District 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 Service and Assessment Plan unless otherwise defined herein.

*(The remainder of this page is intentionally left blank)*

---

---

## ***II. UPDATE OF THE SERVICE PLAN***

---

---

### **A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS**

#### ***Initial Major Improvement Bonds Sources and Uses***

Pursuant to the original Service and Assessment Plan adopted on October 6, 2021, the initial total estimated costs of the Initial Major Improvements were equal to \$61,623,686. As described in the Amended and Restated Service and Assessment Plan dated as of August 15, 2022, the updated costs of the Initial Major Improvements financed by the Initial Major Improvements Bonds were equal to \$61,623,686.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Initial Major Improvements, (2) establish the District, and (3) issue Initial Major Improvement Bonds. The actual costs spent to date of the Initial Major Improvements were provided by the Developer for Requisition #11 as of September 12, 2022.

*(The remainder of this page is intentionally left blank)*

**Table II-A**  
**Updated Sources and Uses of Funds – Initial Major Improvements**

Sources of Funds	Initial Major Improvement Bonds Budget	Spent to Date <sup>1</sup>	Remaining to be Spent
Par amount	\$81,175,000	\$40,455,113	\$40,719,887
Bond Premium	\$161,830	\$161,830	\$0
<b>Total Sources</b>	<b>\$81,336,830</b>	<b>\$40,455,113</b>	<b>\$40,881,717</b>
<b>Uses of Funds</b>			
<i>Major Improvements:</i>			
Road Improvements	\$18,397,552	\$1,763,111	\$16,634,441
Water Improvements	\$11,293,804	-	\$11,293,804
Sanitary Sewer Improvements	\$5,383,166	\$5,655	\$5,377,511
Storm Drainage Improvements	\$5,848,115	\$75,760	\$5,772,355
<i>Other soft and miscellaneous costs:</i>			
Right of way acquisition	\$5,000,000	\$4,833,180	\$166,820
District formation costs	\$3,050,000	\$2,990,000	\$60,000
WWTP & water pump station contribution	\$7,500,000	\$7,500,000	\$0
Engineering fees, survey fees, and bonds	\$5,151,049	\$3,574,263	\$1,576,786
<i>Subtotal</i>	<i>\$61,623,686</i>	<i>\$20,741,969</i>	<i>\$40,881,716</i>
<i>Bond Issuance Costs:</i>			
Cost of Issuance	\$4,584,939	\$4,584,939	\$0
Capitalized interest	\$7,735,555	\$7,735,555	\$0
Reserve Fund	\$5,589,150	\$5,589,150	\$0
Administrative Expense	\$120,000	\$120,000	\$0
Underwriters Discount	\$1,683,500	\$1,683,500	\$0
<i>Subtotal</i>	<i>\$19,713,144</i>	<i>\$19,713,144</i>	<i>\$0</i>
<b>Total</b>	<b>\$81,336,830</b>	<b>\$40,455,113</b>	<b>\$40,881,717</b>

1 – According to information provided by the Developer in September 2022 for Requisition #11.

*Initial Major Improvement Cost Variances*

As stated in Table II-A above, are no variances between the initial estimated budget and the actual amount spent for the Initial Major Improvement Bonds.

*Additional Major Improvement Bonds Sources and Uses*

Pursuant to the Amended and Restated Service and Assessment Plan, the initial total estimated costs of the Additional Major Improvements and the Additional Major Improvement Bonds allocated to the Initial Major Improvements were equal to \$23,115,190.

Table II-B on the following page summarizes the updated sources and uses of funds required to (1) construct the Additional Major Improvements and the Additional Major Improvement Bonds allocated to the Initial Major Improvements, (2) establish the District, and (3) issue Additional Major Improvement Bonds. There have been no payment requests by the Developer for the Additional Major Improvement Bonds as of September 12, 2022.

*(The remainder of this page is intentionally left blank)*

**Table II-B**  
**Updated Sources and Uses of Funds – Additional Major Improvement Bonds**

Sources of Funds	Total	2022 Major Improvement Bonds allocated to Initial Major Improvements	2022 Major Improvement Bonds allocated to Additional Major Improvements	Spent to Date <sup>1</sup>	Remaining to be Spent
Par amount	\$32,225,000	\$13,410,780	\$18,814,220	\$8,675,810	\$23,549,190
Original Issue Discount	(\$434,000)	(\$180,614)	(\$253,386)	(\$434,000)	\$0
<b>Total Sources</b>	<b>\$31,791,000</b>	<b>\$13,230,166</b>	<b>\$18,560,834</b>	<b>\$8,675,810</b>	<b>\$13,495,555</b>
<b>Uses of Funds</b>					
<i>Initial Major Improvements:</i>					
Road Improvements	\$900,653	\$900,653	\$0	\$0	\$0
Water Improvements	\$1,365,000	\$1,365,000	\$0	\$0	\$0
Sanitary Sewer improvements	\$1,835,097	\$1,835,097	\$0	\$0	\$0
Storm Drainage improvements	\$1,365,319	\$1,365,319	\$0	\$0	\$0
Other soft and miscellaneous costs:					\$0
Right of way acquisition	\$325,000	\$325,000	\$0	\$0	\$0
District formation costs	\$3,114,369	\$3,114,369	\$0	\$0	\$0
WWTP & water pump station contribution	\$0	\$0	\$0	\$0	\$0
Engineering fees, survey fees, and bonds	\$714,196	\$714,196	\$0	\$0	\$0
<i>Subtotal</i>	<i>\$9,619,634</i>	<i>\$9,619,634</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<i>Additional Major Improvements:</i>					
Road improvements	\$3,090,351	\$0	\$3,090,351	\$0	\$3,090,351
Water improvements	\$2,744,198	\$0	\$2,744,198	\$0	\$2,744,198
Sanitary sewer improvements	\$2,056,962	\$0	\$2,056,962	\$0	\$2,056,962
Storm drainage improvements	\$3,160,938	\$0	\$3,160,938	\$0	\$3,160,938
Other soft and miscellaneous costs	\$2,443,107	\$0	\$2,443,107	\$0	\$2,443,107
<i>Subtotal</i>	<i>\$13,495,555</i>	<i>\$0</i>	<i>\$13,495,555</i>	<i>\$0</i>	<i>\$13,495,555</i>
<i>Bond Issuance Costs:</i>					
Cost of issuance	\$2,196,625	\$914,149	\$1,282,476	\$2,196,625	\$0
Capitalized interest	\$3,753,004	\$1,561,853	\$2,191,151	\$3,753,004	\$0
Reserve fund	\$2,333,231	\$970,999	\$1,362,232	\$2,333,231	\$0
Administrative Expense	\$70,700	\$29,423	\$41,277	\$70,700	\$0
Underwriter's discount	\$322,250	\$134,108	\$188,142	\$322,250	\$0
<i>Subtotal</i>	<i>\$8,675,810</i>	<i>\$3,610,532</i>	<i>\$5,065,279</i>	<i>\$8,675,810</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$31,791,000</b>	<b>\$13,230,166</b>	<b>\$18,560,834</b>	<b>\$8,675,810</b>	<b>\$13,495,555</b>

1 – There have been no draw requests submitted by the Developer for the Additional Major Improvement Bonds as of September 12, 2022.



Additional Major Improvement Bonds Cost Variances

As stated in Table II-B on the previous page, are no variances between the initial estimated budget and the actual amount spent for the Additional Major Improvement Bonds.

**B. FIVE YEAR SERVICE PLAN**

According to the PID Act, a service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The actual costs of the Authorized Improvements are shown in Section II.A of this report, and the indebtedness expected to be incurred for these costs is shown in Table II-C below.

**Table II-C**  
**Annual Projected Costs and Annual Projected Indebtedness**  
**Assessment Years 2022 through 2028<sup>1</sup>**

<b>Assessment Year Ending 9/15</b>	<b>Initial Major Improvement Bonds Projected Annual Installments</b>	<b>Additional Major Improvement Bonds Projected Annual Installments</b>
2022	\$0	\$0
2023	\$620,875	\$0
2024	\$5,366,516	\$0
2025	\$5,829,010	\$2,525,795
2026	\$5,828,218	\$2,526,524
2027	\$5,829,085	\$2,525,466
2028	\$5,828,402	\$2,522,624
<b>Total</b>	<b>\$29,302,106</b>	<b>\$10,100,409</b>

<sup>1</sup>Assessment years ending 2022 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

**C. STATUS OF DEVELOPMENT**

According to the Developer’s Quarterly Improvement Implementation Report dated as of June 30, 2022, there are no homes under constructed and no homes completed as of June 30, 2022.

**D. ANNUAL BUDGET – INITIAL MAJOR IMPROVEMENT BONDS**

Initial Major Improvement Bonds - Annual Installments – 2022-23

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 Annual Installments of principal and interest beginning with the tax year following the issuance of the Initial Major Improvement Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Initial Major Improvement Bonds commencing with the issuance of the

Initial Major Improvement Bonds. The effective interest rate on the Initial Major Improvement Bonds is 4.76 percent per annum. 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. Accordingly, the effective interest rate on the Initial Major Improvement Bonds (4.76 percent) plus an additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 5.26 percent and is used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the District in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 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 District 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 Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the District.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Initial Major Improvement Bonds from the collection of the Annual Installments on the assessed property. 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 and delinquency reserve amounts as described in the Amended and Restated Service and Assessment Plan and applicable Trust Indenture.

Initial Major Improvement Bonds Annual Installments to be Collected for 2022-23

The budget for Initial Major Improvement Bonds will be paid from the collection of Annual Installments of the Assessments on the assessed property collected for 2022-23 as shown in Table II-D on the following page.

*(The remainder of this page is intentionally left blank)*

**Table II-D**  
**Budget for the Initial Major Improvement Bonds Annual Installments  
to be Collected for 2022-23**

Descriptions	<b><u>Initial Major Improvement Bonds</u></b>
Interest payment on March 15, 2023	\$1,933,889
Interest payment on September 15, 2023	\$1,933,889
Principal payment on September 15, 2023	\$0
<i>Subtotal debt service on bonds</i>	<i>\$3,867,778</i>
Administrative Expenses	\$250,000
Excess interest for prepayment and delinquency reserves	\$405,875
<i>Subtotal Expenses</i>	<i>\$4,523,653</i>
Available reserve fund income	\$0
Available capitalized interest account	(\$3,867,778)
Available Administrative Expense account	(\$35,000)
<i>Subtotal funds available</i>	<i>(\$3,902,778)</i>
<b>Annual Installments</b>	<b>\$620,875</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 15, 2023 in the amount of \$1,933,889 and on September 15, 2023 in the amount of \$1,933,889, which equal interest on the outstanding Major Improvement Bonds Assessments balance of \$81,175,000 for six months each and an effective interest rate of 4.76 percent. Annual Installments to be collected do not include any principal due on September 1, 2023. As a result, total amount to be collected for the Initial Major Improvement Bonds in 2022-23 is estimated to be equal to \$3,867,778.

Administrative Expenses

Administrative expenses include accounting services, Administrator fees, audit fees, courier services, District Board director's fees, insurance, legal fees, District Board membership dues, office supplies and Trustee fees. As shown in Table II-E on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be \$250,000.

**Table II-E**  
**Initial Major Improvement Bonds Administrative Budget Breakdown**

<b>Description</b>	<b>2022-23 Estimated Budget (9/14/2022- 9/15/2023)</b>
Accounting services	\$24,000
Administrator	\$60,000
Audit Fees	\$20,000
Courier services	\$200
Director's fees	\$18,000
Insurance	\$1,795
Legal Fees	\$96,000
Membership dues	\$4,200
Office supplies	\$805
Trustee	\$25,000
<b>Total</b>	<b>\$250,000</b>

*Available Reserve Fund Income*

As of August 31, 2022, there were not a significant amount of funds above the Reserve Fund Requirement. As a result, there is no reserve fund credit anticipated to be available to pay a portion of the Initial Major Improvement Bonds debt service in 2022-23.

*Available Capitalized Interest Account*

According to Section 6.4 (c) of the Trust Indenture for the Initial Major Improvement Bonds, \$3,867,778 is anticipated to be available and will be transferred to the Principal & Interest Account to fund the interest payment due March 15, 2023 in the amount of \$1,933,889 and the interest payment due September 15, 2023 in the amount of \$1,933,889.

*Available Administrative Expense Account*

As of August 31, 2022, there are \$102,224 in available funds to pay Initial Major Improvement Bonds administrative expenses. Approximately \$67,224 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there is \$35,000 anticipated to be available in the Administrative Expense Fund to reduce the Initial Major Improvement Bonds 2022-23 Annual Installment.

**E. ANNUAL INSTALLMENTS PER UNIT – INITIAL MAJOR IMPROVEMENT BONDS**

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Initial Major

Improvement Bonds, (ii) to fund the prepayment reserve and delinquency reserve, and (iii) to cover Administrative Expenses related to the Initial Major Improvement Bonds.

According to the Developer, 6,882 units are estimated to be built within the District. The total outstanding Equivalent Units within the District is 5,556.33. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$73.05 (i.e.  $(\$3,867,778 + \$405,875 - \$3,867,778) \div 5,556.33 = \$73.05$ ) and the Administrative Expenses to be collected from each Equivalent Unit will be \$38.69 (i.e.  $\$250,000 - \$35,000 \div 556.33 = \$38.69$ ). As a result, the total Annual Installment to be collected from each Equivalent Unit for the Initial Major Improvement Bonds will be \$111.74 (i.e.  $\$73.05 + \$38.69 = \$111.74$ ). The Annual Installment to be collected from each Parcel for the Initial Major Improvement Bonds is calculated by multiplying the Annual Installment for each Equivalent Unit of \$111.74 by the total estimated number of Equivalent Units for each Parcel in the District, as shown in Appendix C.

The Annual Installment due to be collected from each Lot Type in for the Initial Major Improvement Bonds for 2022-23 is shown in Table II-F below.

**Table II-F**  
**Annual Installment Per Unit – Initial Major Improvement Bonds**

Lot Type	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment per Unit
Lot Type 1 (60 Ft)	\$111.74	1.00	\$111.74
Lot Type 2 (50 Ft)	\$111.74	0.83	\$93.12
Lot Type 3 (40 Ft)	\$111.74	0.67	\$74.49
Lot Type 4 (65 Ft)	\$111.74	1.08	\$121.05

The list of Parcels within the District, the estimated number of units to be developed on the current residential Parcels, the total Initial Major Improvement Bonds Assessment, the Initial Major Improvement Bonds Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for the Initial Major Improvement Bonds for 2022-23 are shown in the Initial Major Improvement Bonds Assessment Roll summary attached hereto as Appendix C.

**F. ANNUAL BUDGET – ADDITIONAL MAJOR IMPROVEMENT BONDS**

*Additional Major Improvement Bonds - Annual Installments to be Collected for 2022-23*

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 annual installments of principal and interest beginning with the tax year following the issuance of the Additional Major Improvement Bonds, of which thirty (30) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Additional Major Improvement Bonds commencing with the issuance of the Additional Major Improvement Bonds. The effective interest rate on the Additional Major Improvement Bonds is 5.97 percent. These payments, the “Annual Installments” of the Assessments, shall be billed by the District in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 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 Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the District.

*Annual Budget for the Repayment of Indebtedness*

Debt service will be paid on the Additional Major Improvement 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.

*Additional Major Improvement Bonds Annual Installments to be collected for 2022-23*

The budget for the Additional Major Improvement Bonds will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-G below.

**Table II-G**  
**Budget for the Additional Major Improvement Bonds**  
**Annual Installments to be Collected for 2022-23**

Descriptions	<u>Additional Major Improvement Bonds</u>
Interest payment on March 15, 2023	\$962,374
Interest payment on September 15, 2023	\$962,374
Principal payment on September 15, 2023	\$0
<i>Subtotal debt service on bonds</i>	<i>\$1,924,748</i>
Administrative Expenses	\$0
Excess interest for prepayment and delinquency reserves	\$0
<i>Subtotal Expenses</i>	<i>\$1,924,748</i>
Available reserve fund income	\$0
Available capitalized interest account	(\$1,924,748)
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$1,924,748)</i>
<b>Annual Installments</b>	<b>\$0</b>

### Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 15, 2023 in the amount of \$962,374 and on September 15, 2023 in the amount of \$962,374 which equal interest on the outstanding Additional Major Improvement Bonds Assessments balance of \$32,225,000 for six months each and an effective interest rate of 5.97 percent. Annual Installments to be collected do not include any principal due on September 1, 2023. As a result, total principal and interest to be collected for the Additional Major Improvement Bonds in 2022-23 is estimated to be equal to \$1,924,748.

### Administrative Expenses

Additional Major Improvement Bonds Administrative Expenses for 2022-23 were funded at the Additional Major Improvement Bonds closing. As a result, there are no Administrative Expenses related to the Additional Major Improvement Bonds to be collected for 2022-23.

### Available Reserve Fund Income

As of August 31, 2022, there were not a significant amount of funds above the Reserve Fund Requirement. As a result, there is no reserve fund credit anticipated to be available to pay a portion of the Additional Major Improvement Bonds debt service in 2022-23.

### Available Capitalized Interest Account

According to Section 6.4 (c) of the Trust Indenture for the Additional Major Improvement Bonds, \$1,924,748 is anticipated to be available and will be transferred to the Principal & Interest Account to fund the interest payment due March 15, 2023 in the amount of \$962,374 and the interest payment due September 15, 2023 in the amount of \$962,374.

## **G. ANNUAL INSTALLMENTS PER UNIT – ADDITIONAL MAJOR IMPROVEMENT BONDS**

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Additional Major Improvement Area, and (ii) to cover Administrative Expenses related to the Additional Major Improvement Bonds.

According to the Developer, 6,882 units are estimated to be built within the District. The total outstanding Equivalent Units within the District is 5,556.33. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$0.00 (i.e.  $\$1,924,748 \div 5,556.33 = \$0.00$ ) and the Administrative Expenses to be collected from each Equivalent Unit will be \$0.00. As a result, the total Annual Installment to be collected from each Equivalent Unit for the Additional Major Improvement Bonds will be \$0.00. The Annual Installment to be collected from each Parcel for the Additional Major Improvement Bonds

is calculated by multiplying the Annual Installment for each Equivalent Unit of \$0.00 by the total estimated number of Equivalent Units for each Parcel in the District, as shown in Appendix D.

The list of Parcels within the District as provided by KFM Engineering and Design (the “Project Engineer”) as of September 9, 2022, the estimated number of units to be developed on the current residential Parcels as provided by the Project Engineer as of September 9, 2022, the total Additional Major Improvement Bonds Assessment as allocated to the applicable Parcels pursuant to the estimated number of units to be developed as provided by the Project Engineer, the Additional Major Improvement Bonds Annual Assessment as allocated to the applicable Parcels pursuant to the estimated number of units to be developed as provided by the Project Engineer, the Administrative Expenses and the Annual Installment for the Additional Major Improvement Bonds to be collected for 2022-23 as allocated to the applicable Parcels pursuant to the estimated number of units to be developed as provided by the Project Engineer are shown in the Additional Major Improvement Bonds Assessment Roll summary attached hereto as Appendix D.

## **H. BOND REDEMPTION RELATED UPDATES**

### *Initial Major Improvement Bonds*

The Initial Major Improvement Bonds were issued in 2021. Pursuant to Section 4.3 of Trust Indenture for the Initial Major Improvement Bonds, the District reserves the right and option to redeem the Initial Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 15, 2031**, such redemption date or dates to be fixed by the District, at the redemption prices and dates shown in the applicable Trust Indenture.

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

### *Additional Major Improvement Bonds*

The Additional Major Improvement Bonds were issued in 2022. Pursuant to Section 4.3 of Trust Indenture for the Initial Major Improvement Bonds, the District reserves the right and option to redeem the Initial Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 15, 2028**, such redemption date or dates to be fixed by the District, at the redemption prices and dates shown in the applicable Trust Indenture.

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



---

---

### ***III. UPDATE OF THE ASSESSMENT PLAN***

---

---

The Amended and Restated Service and Assessment Plan adopted by the District provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the 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, has not been changed and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

*(The remainder of this page is intentionally left blank)*

---

---

## ***IV. UPDATE OF THE ASSESSMENT ROLL***

---

---

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

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

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

### **A. PARCEL UPDATES**

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

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

Where the terms have the following meanings:

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

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

According to the Developer and the Collin Central Appraisal District records, there have been no plats filed within the District as of August 31, 2022.

## **B. PREPAYMENT OF ASSESSMENTS**

As of September 30, 2022, there have been no prepayments within the District.

The complete Assessment Rolls are available for review with the District Board, located at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201.

*(remainder of this page is intentionally left blank.)*

**APPENDIX A**  
**DISTRICT MAP**



**APPENDIX B**  
**PREPAID PARCELS**

**Appendix B**

**LIST OF PREPAID PARCELS**

*There have been no prepayments within the District as of September 30, 2022.*

**APPENDIX C**  
**INITIAL MAJOR IMPROVEMENT BONDS ASSESSMENT ROLL SUMMARY – 2022-**  
**23**



**Appendix C**  
**Initial Major Improvement Bonds**  
**Assessment Roll Summary - 2022-23**

Parcels	Equivalent Units	Assessment	Annual Principal	Annual Interest	Annual Additional Interest	Annual Administrative Expenses	2022-23 Annual Installment
2840596, 2840595, and 984398	128.00	\$1,870,010	\$0.00	\$0.00	\$9,350.05	\$4,952.91	\$14,302.96
2855707	329.17	\$4,808,945	\$0.00	\$0.00	\$24,044.73	\$12,736.97	\$36,781.69
2840348, 990967, 989700, and 993054	1105.25	\$16,147,100	\$0.00	\$0.00	\$80,735.50	\$42,767.19	\$123,502.69
2855708	305.08	\$4,457,101	\$0.00	\$0.00	\$22,285.51	\$11,805.07	\$34,090.58
2847783 and 2847782	220.50	\$3,221,385	\$0.00	\$0.00	\$16,106.92	\$8,532.16	\$24,639.08
2856750, 2856753, 2856754, and 2856755	830.83	\$12,138,022	\$0.00	\$0.00	\$60,690.11	\$32,148.75	\$92,838.86
2840552, 2840553, 2840554, and 2840555	960.33	\$14,029,946	\$0.00	\$0.00	\$70,149.73	\$37,159.70	\$107,309.43
2840567 and 2840568	430.83	\$6,294,240	\$0.00	\$0.00	\$31,471.20	\$16,670.92	\$48,142.12
2840565 and 2840566	379.50	\$5,544,288	\$0.00	\$0.00	\$27,721.44	\$14,684.59	\$42,406.03
2840569	462.33	\$6,754,438	\$0.00	\$0.00	\$33,772.19	\$17,889.80	\$51,661.98
2840562 and 2840563	404.50	\$5,909,524	\$0.00	\$0.00	\$29,547.62	\$15,651.96	\$45,199.58
<b>Total</b>	<b>5556.33</b>	<b>\$81,175,000</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$405,875.00</b>	<b>\$215,000.00</b>	<b>\$620,875.00</b>

**APPENDIX D**  
**ADDITIONAL MAJOR IMPROVEMENT BONDS ASSESSMENT ROLL SUMMARY –**  
**2022-23**

**Appendix D**  
**Additional Major Improvement Bonds**  
**Assessment Roll Summary - 2022-23**

<b>Parcels</b>	<b>Equivalent Units</b>	<b>Assessment</b>	<b>Annual Principal</b>	<b>Annual Interest</b>	<b>Annual Additional Interest</b>	<b>Annual Administrative Expenses</b>	<b>2022-23 Annual Installment</b>
2840596, 2840595, and 984398	128.00	\$742,360	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2855707	329.17	\$1,909,064	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840348, 990967, 989700, and 993054	1105.25	\$6,410,105	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2855708	305.08	\$1,769,388	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2847783 and 2847782	220.50	\$1,278,831	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2856750, 2856753, 2856754, and 2856755	830.83	\$4,818,574	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840552, 2840553, 2840554, and 2840555	960.33	\$5,569,634	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840567 and 2840568	430.83	\$2,498,699	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840565 and 2840566	379.50	\$2,200,982	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840569	462.33	\$2,681,389	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2840562 and 2840563	404.50	\$2,345,974	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>5556.33</b>	<b>\$32,225,000</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**APPENDIX E**  
**DISTRICT ASSESSMENT NOTICE**

**District Assessment Notice**

NOTICE OF OBLIGATION TO PAY MUNICIPAL MANAGEMENT DISTRICT ASSESSMENT  
TO THE NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1  
CONCERNING THE FOLLOWING PROPERTY

[Insert Property Address]

As the purchaser of the real property described above, you are obligated to pay assessments to the North Parkway Municipal Management District No. 1 (the "District"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the District created under 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 District. The exact amount of each annual installment will be approved each year by the Board of Directors in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the District or MuniCap, Inc., the District Administrator, 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](mailto: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