

**WELLS NORTH
PUBLIC IMPROVEMENT DISTRICT**

CITY OF CELINA, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

WELLS NORTH PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/22 – 8/31/23)

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I. INTRODUCTION

The Wells North Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on February 9, 2016 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 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) (the “NIA #1 Bonds”) in the aggregate principal amount of \$6,425,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project) (the “MIA Bonds”) in the aggregate principal amount of \$3,235,000, 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. The City and the Developer entered into a reimbursement agreement in the aggregate amount of \$1,900,000 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 #2 of the PID (the NIA #2 Reimbursement Agreement”).

On December 10, 2019, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2019 (Wells North Public Improvement District Neighborhood Improvement Area #2 Project) (the “NIA #2 Bonds”) in the aggregate principal amount of \$1,900,000 to fully reimburse the Developer for the unpaid balance of the NIA #2 Reimbursement Agreement.

The City and the Developer entered into a reimbursement agreement in the aggregate amount of \$995,000 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 #3 (the “NIA #3”) of the PID (the “NIA #3 Reimbursement Agreement”)

On October 13, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells North Public Improvement District Neighborhood Improvement Area #3-4 Project) (the “NIA #3-4 Bonds”) in the aggregate principal amount of \$3,060,000 to fully reimburse the Developer for the unpaid balance of the NIA #3 Reimbursement Agreement and to 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 #4 of the PID.

On June 8, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells North Public Improvement District Neighborhood Improvement Area #5 Project) (the “NIA #5 Bonds”) in the aggregate principal amount of \$1,860,000 to 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 #5 of the PID.

A service and assessment plan, as updated or amended from time to time, (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by 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 NIA #2 on April 9, 2019 and December 10, 2019 to issue the NIA #2 Bonds, updated for NIA #3 and NIA #4 on May 12, 2020 and October 13, 2020, respectively, to issue the NIA #3-4 Bonds, and updated on June 8, 2021 to issue the NIA #5 Bonds (the “Updated Service and Assessment Plan”)

Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2022-23 (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 Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for Annual Installments to be collected for 2022-23.

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 J 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 situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective 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 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 Updated 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

NIA #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, the initial total estimated costs of the NIA #1 Improvements were equal to \$5,192,000 and the proportional share of the Major Improvements allocated to NIA #1 was \$1,231,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2018, the actual costs of the NIA #1 Authorized Improvements, including the proportional share of the Major Improvement costs, is \$6,457,710.

The NIA #1 Improvements were completed and accepted by the City in September 2017.

Table II-A-1 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 as well as the City of Celina Regional Park 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 as part of the Updated Service and Assessment Plan. For additional NIA #1 development-related information, refer to the link below:

<https://emma.msrb.org/ES1229868-ES960545-ES1361457.pdf>

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

Sources of Funds	Initial Estimated Budget ¹	Actual Amount ²	Variance ²
Par amount	\$6,425,000	\$6,425,000	\$0
Development Agreement Contributions	\$365,950	\$365,950	\$0
Other funding sources	\$1,418,557	\$1,453,267	\$34,710
Total Sources	\$8,209,507	\$8,244,217	\$34,710
Uses of Funds			
<i>NIA #1 Improvements</i>			
Road improvements	\$3,423,000	\$2,646,348	(\$776,652)
Water distribution system improvements	\$569,000	\$749,564	\$180,564
Sanitary sewer improvements	\$579,000	\$1,136,439	\$557,439
Storm drainage improvements	\$621,000	\$730,684	\$109,684
ROW Acquisition	\$0	\$0	\$0
CCN Certificate	\$0	\$0	\$0
Dry Utilities	\$0	\$0	\$0
<i>Subtotal: NIA #1 Improvements</i>	<i>\$5,192,000</i>	<i>\$5,263,035</i>	<i>\$71,035</i>
<i>Major Improvements</i>			
Road improvements	\$517,000	\$440,346	(\$76,654)
Water distribution system improvements	\$81,000	\$138,739	\$57,739
Sanitary sewer improvements	\$202,000	\$210,346	\$8,346
Storm drainage improvements	\$161,000	\$135,244	(\$25,756)
ROW Acquisition	\$256,000	\$256,000	\$0
CCN Certificate	\$14,000	\$14,000	\$0
<i>Subtotal: Authorized Improvements</i>	<i>\$1,231,000</i>	<i>\$1,194,675</i>	<i>(\$36,325)</i>
City of Celina Regional Park Improvements	\$365,950	\$365,950	\$0
<i>Bond Issuance Costs</i>			
Capitalized interest	\$440,494	\$440,494	\$0
Reserve fund	\$447,313	\$447,313	\$0
Other costs of issuance including underwriter's discount	\$532,750	\$532,750	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,420,557</i>	<i>\$1,420,557</i>	<i>\$0</i>
Total Uses	\$8,209,507	\$8,244,217	\$34,710

1 – According to the Service and Assessment Plan approved on March 29, 2016.

2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2018.

NIA #1 Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the NIA #1 Improvement aggregate budget.

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, the initial total estimated costs of the Major Improvements applicable to property within the Major Improvement Area were equal to \$2,303,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated actual costs of the Major Improvements are \$3,792,408.

The Major Improvements were completed and accepted by the City in September 2017.

Table II-A-2 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 September 30, 2021. For additional MIA development-related information, refer to the link below:

<https://emma.msrb.org/P11534067-P11185655-P11602629.pdf>

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Table II-A-2
Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget¹	Actual Amount²	Variance²
Par amount	\$3,235,000	\$3,235,000	\$0
Development Agreement Contributions	\$219,050	\$219,050	\$0
Other funding sources	\$0	\$1,489,408	\$1,489,408
Total Sources	\$3,454,050	\$4,943,458	\$1,489,408
Uses of Funds			
<i>Major Improvements</i>			
Road improvements	\$968,000	\$1,296,158	\$328,158
Water distribution system improvements	\$152,000	\$300,176	\$148,176
Sanitary sewer improvements	\$377,000	\$265,874	(\$111,126)
Storm drainage improvements	\$302,000	\$1,426,200	\$1,124,200
ROW Acquisition	\$479,000	\$479,000	\$0
CCN Certificate	\$25,000	\$25,000	\$0
<i>Subtotal: Major Improvements</i>	<i>\$2,303,000</i>	<i>\$3,792,408</i>	<i>\$1,489,408</i>
City of Celina Regional Park Improvements	\$219,050	\$219,050	\$0
<i>Bond Issuance Costs</i>			
Capitalized interest	\$403,901	\$403,901	\$0
Reserve fund	\$230,663	\$230,663	\$0
Other costs of issuance including underwriter's discount	\$297,436	\$297,436	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$932,000</i>	<i>\$932,000</i>	<i>\$0</i>
Total Uses	\$3,454,050	\$4,943,458	\$1,489,408

1 – According to the Service and Assessment Plan approved on March 29, 2016.

2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021.

Major Improvement Area Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021, overages are a result of upgraded construction specifications of certain projects. The overages were funded entirely by the Developer.

NIA #2 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #2 on April 9, 2019 and December 10, 2019, the initial total estimated costs of the NIA #2 Improvements were equal to \$2,877,835. As shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020, the current estimated actual costs of the NIA #2 Authorized Improvements are \$2,966,841.

The NIA #2 Improvements were completed and accepted by the City on December 10, 2019.

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

<https://emma.msrb.org/P11425121-P11106266-P11515811.pdf>

Table II-A-3
Updated Sources and Uses – NIA #2

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
NIA #2 Bonds	\$1,900,000	\$1,900,000	\$0
Other funding sources	\$1,312,968	\$1,401,974	\$89,006
Total Sources	\$3,212,968	\$3,301,974	\$89,006
Uses of Funds			
<i>NIA #2 Improvements</i>			
Road improvements	\$1,019,559	\$1,108,917	\$89,358
Water distribution system improvements	\$527,250	\$503,745	(\$23,505)
Sanitary sewer improvements	\$358,803	\$358,803	\$0
Storm drainage improvements	\$303,359	\$300,497	(\$2,862)
Soft Costs	\$668,864	\$694,879	\$26,015
<i>Subtotal: NIA #2 Improvements</i>	<i>\$2,877,835</i>	<i>\$2,966,841</i>	<i>\$89,006</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$0	\$0	\$0
Reserve fund	\$136,133	\$136,133	\$0
Other costs of issuance including underwriter's discount	\$199,000	\$199,000	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$335,133</i>	<i>\$335,133</i>	<i>\$0</i>
Total Uses	\$3,212,968	\$3,301,974	\$89,006

1 – According to the Service and Assessment Plan approved on March 29, 2016 and updated for NIA #2 on April 9, 2019 and December 19, 2019.

2 – Revised budget and funded to date amounts are based on amounts shown in the Developer’s Quarterly Improvement Implementation Report dated as of September 30, 2020.

3 - According to the Updated Service and Assessment Plan the Developer funded all costs not covered by the NIA #2 Bonds.

NIA #2 Improvement Cost Variances

As shown in Table II-A-3 above, there are budget overages for the NIA #2 Improvement aggregate budget. The overages were funded entirely by the Developer.

NIA #3 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #3 on May 12, 2020, the initial total estimated costs of the NIA #3 Improvements were equal to \$1,149,876. As described in the Updated Service and Assessment Plan, the current estimated actual costs of the NIA #3 Improvements are \$1,049,840.

According to the Updated Service and Assessment Plan, the NIA #3 Improvements were completed and accepted by the City in May 2020.

Table II-A-4 below summarizes the estimated updated sources and uses of funds required to construct the NIA #3 Improvements.

Table II-A-4
Estimated Updated Sources and Uses – NIA #3

Sources of Funds	Initial Estimated Budget	Actual Amount¹	Variance
NIA #3 share of NIA #3-4 Bonds	\$995,000	\$995,000	\$0
Other funding sources	\$154,876	\$234,379	\$79,503
Total Sources	\$1,149,876	\$1,229,379	\$79,503
Uses of Funds			
Storm Drainage Improvements	\$171,758	\$170,118	(\$1,640)
Wastewater Improvements	\$159,700	\$152,974	(\$6,726)
Water Improvements	\$173,914	\$173,914	\$0
Road Improvements	\$539,970	\$552,834	\$12,864
Soft Costs	\$104,534	\$0	(\$104,534)
<i>Subtotal: NIA #3 Improvements</i>	<i>\$1,149,876</i>	<i>\$1,049,840</i>	<i>(\$100,036)</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$0	\$0	\$0
Reserve fund	\$0	\$72,460	\$72,460
Other costs of issuance including underwriter's discount	\$0	\$107,079	\$107,079
<i>Subtotal: Bond Issuance Costs</i>	<i>\$0</i>	<i>\$179,539</i>	<i>\$179,539</i>
Total Uses	\$1,149,876	\$1,229,379	\$79,503

1 – According to the Updated Service and Assessment Plan.

NIA #3 Improvement Cost Variances

As stated in Table II-A-4 above, there was an increase from the initial estimated budget and the actual costs of the NIA #3 Improvements, including bond issuance costs. The increase was a result of NIA #3's portion of the NIA #3-4 Bond issuance costs.

NIA #4 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #4 on October 13, 2020, the initial total estimated costs of the NIA #4 Improvements were equal to \$2,538,325. As shown in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022, the actual costs of the NIA #4 Improvements are \$2,490,663.

According to the Developer's Quarterly Improvement Implementation Report for NIA #3-4 as of March 31, 2022, the NIA #4 Improvements were completed and accepted by the City in January 2021.

The estimated actual costs spent to date of the NIA #4 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022. For additional NIA #4 development-related information, refer to the link below:

<https://emma.msrb.org/P31435210-P31115115-P31526412.pdf>

Table II-A-5 on the following page summarizes the estimated updated sources and uses of funds required to construct the NIA #4 Improvements.

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Table II-A-5
Estimated Updated Sources and Uses – NIA #4

Sources of Funds	Initial Estimated Budget ¹	Actual Amount ²	Variance
NIA #4 share of NIA #3-4 Bonds	\$2,065,000	\$2,065,000	\$0
Other funding sources	\$911,467	\$863,805	(\$47,662)
Total Sources	\$2,976,467	\$2,928,805	(\$47,662)
Uses of Funds			
Storm Drainage Improvements	\$462,519	\$436,961	(\$25,558)
Wastewater Improvements	\$333,064	\$333,064	\$0
Water Improvements	\$366,022	\$366,022	\$0
Road Improvements	\$985,302	\$971,252	(\$14,050)
Soft Costs	\$391,418	\$383,364	(\$8,054)
<i>Subtotal: NIA #4 Improvements</i>	<i>\$2,538,325</i>	<i>\$2,490,663</i>	<i>(\$47,662)</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$62,040	\$62,040	\$0
Reserve fund	\$150,381	\$150,381	\$0
Other costs of issuance including underwriter's discount	\$225,721	\$225,721	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$438,142</i>	<i>\$438,142</i>	<i>\$0</i>
Total Uses	\$2,976,467	\$2,928,805	(\$47,662)

1 – According to the Updated Service and Assessment Plan.

2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022.

NIA #4 Improvement Cost Variances

As stated in Table II-A-5 above, there was a decrease in the actual costs of the NIA #4 Improvements.

NIA #5 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #5 on June 8, 2021, the initial total estimated costs of the NIA #5 Improvements were equal to \$2,806,513. According to the Developer's Quarterly Improvement Implementation Reported dated as of June 30, 2022, the actual costs of the NIA #5 Improvements are

Table II-A-6 on the following page summarizes the estimated updated sources and uses of funds required to construct the NIA #5 Improvements.

Table II-A-6
Estimated Updated Sources and Uses – NIA #5

Sources of Funds	Initial Estimated Budget ¹	Budget Changes ²	Updated Estimated Budget ²	Amount Spent to Date	Remaining Balance to be Funded
NIA #5	\$1,860,000	\$0	\$1,860,000	\$1,860,000	\$0
Other funding sources	\$1,307,220	(\$284,899)	\$1,022,321	\$1,006,591	\$15,730
Total Sources	\$3,167,220	(\$284,899)	\$2,882,321	\$2,866,591	\$15,730
Uses of Funds					
Storm Drainage Improvements	\$453,604	(\$29,167)	\$424,437	\$424,437	\$0
Wastewater Improvements	\$405,115	\$0	\$405,115	\$405,115	\$0
Water Improvements	\$366,827	\$0	\$366,827	\$366,827	\$0
Road Improvements	\$972,004	(\$27,311)	\$944,693	\$944,693	\$0
Soft Costs	\$608,963	(\$244,151)	\$364,812	\$349,082	\$15,730
<i>Subtotal: NIA #5 Improvements</i>	<i>\$2,806,513</i>	<i>(\$300,629)</i>	<i>\$2,505,884</i>	<i>\$2,490,154</i>	<i>\$15,730</i>
<i>Bond Issuance Costs</i>					
Capitalized interest	\$0	\$0	\$0	\$0	\$0
Reserve fund	\$123,184	\$0	\$123,184	\$123,184	\$0
Other costs of issuance including underwriter's discount	\$237,523	\$0	\$237,523	\$237,523	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$360,707</i>	<i>\$0</i>	<i>\$360,707</i>	<i>\$360,707</i>	<i>\$0</i>
Total Uses	\$3,167,220	(\$300,629)	\$2,866,591	\$2,850,861	\$15,730

1 – According to the Updated Service and Assessment Plan.

2 – According to the Developer’s Quarterly Improvement Implementation Report dated March 31, 2022.

NIA #5 Improvement Cost Variances

As shown in Table II-A-6 above, the variances to the NIA #5 Improvement aggregate budget are a result of reduction to the soft costs.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The estimated budget for the Authorized Improvements within each Neighborhood Improvement Area is shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

**Table II-B-1
Projected Annual Installments**

Assessment Year ending 09/01¹	NIA #1	MIA	NIA #2	NIA #3	NIA #4	NIA #5
2017-2022	\$2,436,631	\$1,133,100	\$416,014	\$162,876	\$147,075	\$130,534
2023	\$474,679	\$275,192	\$138,609	\$74,571	\$160,892	\$129,386
2024	\$495,481	\$275,587	\$137,943	\$79,608	\$154,631	\$129,573
2025	\$489,115	\$277,703	\$137,073	\$79,211	\$153,802	\$129,093
2026	\$482,764	\$274,576	\$141,215	\$83,817	\$152,983	\$128,573
2027	\$481,426	\$276,464	\$140,079	\$83,088	\$151,842	\$128,015
2028	\$498,922	\$277,610	\$138,955	\$82,361	\$150,713	\$127,167
Total	\$5,359,018	\$2,790,232	\$1,249,887	\$645,531	\$1,071,937	\$902,339

1 – Assessment years ending 2017 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

NIA #1 Development

According to the City, 332 building permits have been issued for NIA #1 of the PID as of June 30, 2022, representing 98.5 percent of the total building permits expected to be issued within NIA #1. Pursuant to Section 4 (a)(ii) of the NIA #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

Major Improvement Area Development

According to the City, 386 building permits have been issued for the Major Improvement Area of the PID as of June 30, 2022, representing 77.8 percent of the total single family residential building permits expected to be issued within the Major Improvement Area.

See Table II-C-1 on the following page for the status of completed homes within the Major Improvement Area based on certificate of occupancy issuances, according to the City.

Table II-C-1
Completed Homes – MIA

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed ¹	148	211	318

¹ – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

NIA #2 Development

According to the City, 166 building permits have been issued for NIA #2 of the PID as of June 30, 2022, representing 95.4 percent of the total building permits expected to be issued within NIA #2. Pursuant to Section 4 (a)(ii) of the NIA #2 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

NIA #3 Development

According to the City, 52 building permits have been issued for NIA #3 of the PID as of June 30, 2022, representing 86.7 percent of the total building permits expected to be issued within NIA #3.

See Table II-C-2 on the following page for the status of completed homes within NIA #3 based on certificate of occupancy issuances.

Table II-C-2
Completed Homes – NIA #3

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed ¹	0	13	23

¹ – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

NIA #4 Development

According to the City, 137 building permits have been issued for NIA #4 of the PID as of June 30, 2022, representing 90.1 percent of the total building permits expected to be issued within NIA #4.

See Table II-C-3 on the following page for the status of completed homes within NIA #4 based on certificate of occupancy issuances.

Table II-C-3
Completed Homes – NIA #4

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed ¹	0	25	119

¹ – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

NIA #5 Development

According to the City, 31 building permits have been issued for NIA #5 of the PID as of June 30, 2022, representing 28.3 percent of the total building permits expected to be issued within NIA #5.

See Table II-C-4 below for the status of completed homes within NIA #5 based on certificate of occupancy issuances.

Table II-C-4
Completed Homes – NIA #5

Status	Cumulative as of September 30, 2020	Cumulative as of September 30, 2021	Cumulative as of June 30, 2022
Homes completed ¹	0	0	3

¹ – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 30, 2022.

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-four (24) Annual Installments remain outstanding.

Pursuant to the Updated 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 5.08 percent for 2022-23. 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 (5.08 percent) 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 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 applicable documents including the Updated 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 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 Updated Service and Assessment plan and applicable Trust Indenture.

NIA #1 Annual Installments to be collected for 2022-23

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-D-1 below.

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

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2023	\$145,974
Interest payment on September 1, 2023	\$145,974
Principal payment on September 1, 2023	\$120,000
<i>Subtotal debt service on bonds</i>	<i>\$411,949</i>
Administrative expenses	\$34,000
Excess interest for prepayment and delinquency reserves	\$28,730
<i>Subtotal Expenses</i>	<i>\$474,679</i>
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$474,679

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2023 in the amount of \$145,974 and on September 1, 2023 in the amount of \$145,974, which equal interest on the outstanding NIA #1 Special Assessments balance of \$5,746,000 for six months each at an effective interest rate of 5.08 percent. Annual Installments to be collected include a principal amount of \$120,000 due on September 1, 2023. As a result, the total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2022-23 is equal to \$411,949.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2022-23 are estimated to be \$34,000.

Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	\$5,000
PID Administrator	\$22,000
Trustee	\$3,000
Auditor	\$1,000
Dissemination Agent	\$2,500
Contingency	\$500
Total	\$34,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$28,730, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessments balance of \$5,746,000.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was \$440,777, which includes the Bond Reserve Requirement of \$439,891 and investment income \$886. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the NIA #1 Bonds debt service.

Available Capitalized Interest Account

As June 30, 2022, 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, 2022, there was \$41,312 in the Administrative Expense Fund. Approximately \$41,312 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 not anticipated to be an excess balance available in the Administrative Expense Fund to reduce the Annual Installment.

E. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #1

According to the Updated 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 Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment for 2022-23 will only be collected from the Assessed Property within NIA #1 that are shown in the Updated Service and Assessment Plan. 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-E-1 below.

Table II-E-1
Allocation of Annual Installment to NIA #1 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
50'	\$474,679	0.275%	\$1,303.06
60'	\$474,679	0.327%	\$1,550.64
70'	\$474,679	0.410%	\$1,945.03
HOA ²	\$474,679	0.000%	\$0.00

1 – Allocation percentages shown above are based on estimated build out values for NIA #1 lots, excluding prepaid Parcels, if any.

2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. ANNUAL BUDGET– MIA

Major Improvement Area - 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-four (24) Annual Installments remain outstanding.

Pursuant to the Updated 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 5.33 percent for 2022-23. 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 (5.33 percent) 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 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 Bond Ordinance, such as capitalized interest, 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 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 Updated Service and Assessment plan and applicable Trust Indenture.

Major Improvement Area Annual Installments to be collected for 2022-23

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-F-1 on the following page.

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

Descriptions	MIA Bonds
Interest payment on March 1, 2023	\$78,255
Interest payment on September 1, 2023	\$78,255
Principal payment on September 1, 2023	\$70,000
<i>Subtotal debt service on bonds</i>	<i>\$226,510</i>
Administrative expenses	\$34,000
Excess interest for debt service reserve fund	\$14,682
<i>Subtotal Expenses</i>	<i>\$275,192</i>
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$275,192

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2023 in the amount of \$78,255 and on September 1, 2023 in the amount of \$78,255, which equal interest on the outstanding Special Assessments balance of \$2,936,414 for six months each at an effective interest rate of 5.33 percent. Annual Installments to be collected include a principal amount of \$70,000 due on September 1, 2023. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2022-23 is equal to \$226,510.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be \$34,000.

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Table II-F-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	\$5,000
PID Administrator	\$17,500
Trustee	\$3,500
Auditor	\$1,000
Dissemination Agent	\$4,000
Contingency	\$3,000
Total	\$34,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$14,682, which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of \$2,936,414.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was \$231,119, which includes the Bond Reserve Requirement of \$230,663 and investment income \$457. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the MIA Bonds debt service.

Available Capitalized Interest Account

As June 30, 2022, 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, 2022, there was \$46,013 in the Administrative Expense Fund. Approximately \$46,013 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 not anticipated to be an excess balance available in the Administrative Expense Fund to reduce the Annual Installment.

G. ANNUAL INSTALLMENTS BY LOT TYPE - MIA

According to the Updated 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 Updated Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

The Annual Installment for 2022-23 will only be collected from the Assessed Property within the Major Improvement Area that are shown in the Updated Service and Assessment Plan. 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-G-1 below.

Table II-G-1
Allocation of Annual Installment to MIA Parcels for 2022-23

Phase	Lot Size	Total 2022-23 Annual Installment	Allocation Percentage ¹	Annual Installment Per Unit
NIA #2	50'	\$275,192	0.148%	\$407.84
NIA #3	60'	\$275,192	0.207%	\$569.70
	70'	\$275,192	0.215%	\$591.46
NIA #4	50'	\$275,192	0.139%	\$383.30
	60'	\$275,192	0.164%	\$452.67
	70'	\$275,192	0.186%	\$510.71
NIA #5	50'	\$275,192	0.149%	\$409.43
	60'	\$275,192	0.190%	\$523.15
HOA ²		\$275,192	0.000%	\$0.00

1- The allocation percentages and Annual Installments per Units are first allocated to each Neighborhood Improvement Area within the Major Improvement Area and then allocated between lot sizes.

2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

The list of Parcels within the MIA of the PID, the number of units to be developed on the current residential Parcels, the corresponding allocation percentage, the total outstanding Special 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 E.

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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. The first NIA #2 Annual Installment was due on January 31, 2020 and twenty-seven (27) 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 Bonds commencing with the issuance of the NIA #2 Bonds. The effective interest rate on the NIA #2 Bonds is 3.70 percent for 2022-23. 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 #2 Bonds (3.70 percent) 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 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 applicable documents including the Updated 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 Bonds 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 2022-23

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-H-1 on the following page.

Table II-H-1
Budget for the NIA #2 Annual Installments
to be Collected for 2022-23

Descriptions	NIA #2 Bonds
Interest payment on March 1, 2023	\$31,979
Interest payment on September 1, 2023	\$31,979
Principal payment on September 1, 2023	\$40,000
<i>Subtotal debt service on debt</i>	<i>\$103,958</i>
Excess interest for debt service reserve fund	\$8,651
Administrative Expenses	\$26,000
<i>Subtotal Expenses</i>	<i>\$138,609</i>
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$138,609

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #2 Bonds include interest due on March 1, 2023 in the amount of \$31,979 and September 1, 2023 in the amount of \$31,979, which equal interest on the outstanding Special Assessments balance of \$1,730,145 for six months each at an effective interest rate of 3.70 percent. Annual Installments to be collected include a principal amount of \$40,000 due on September 1, 2023. As a result, the total principal and interest due for the NIA #2 Bonds is anticipated to be \$103,958.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-H-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be \$26,000.

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Table II-H-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	\$5,000
PID Administrator	\$15,500
Trustee	\$2,500
Auditor	\$1,000
Dissemination Agent	\$1,000
Contingency	\$1,000
Total	\$26,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$8,651, which equals 0.5 percent interest on the outstanding NIA #2 Special Assessments balance of \$1,730,145.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was \$132,926, which includes the Bond Reserve Requirement of \$132,844 and investment income \$82. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the NIA #2 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2022, there were no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was \$46,472. Approximately \$46,412 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 not anticipated to be an excess balance available in the Administrative Expense Fund to reduce the Annual Installment.

I. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #2.

The Annual Installment for 2022-23 will only be collected from the Assessed Property within NIA #2 that are shown in the Updated 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-I-1 below.

Table II-I-1
Allocation of Annual Installment to NIA #2 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage ¹	Annual Installment Per Unit
50'	\$138,609	0.585%	\$810.58
HOA ²	\$138,609	0.000%	\$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.

2 - The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix F.

J. ANNUAL BUDGET – NIA #3

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. Collection of the initial Annual Installments relating to the NIA #3 Improvements commenced following the recording of the final plat for NIA #3. The first NIA #3 Annual Installment was due on January 31, 2021 and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #3 portion of the NIA #3-4 Bonds is 3.73 percent for 2022-23. 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 #3 portion of the NIA #3-4 Bonds (3.73 percent) 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 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 applicable documents including the Updated 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 #3 portion of the NIA #3-4 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #3 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 #3 Annual Installments to be collected for 2022-23

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-J-1 below.

Table II-J-1
Budget for the NIA #3 Annual Installments
to be Collected for 2022-23

Descriptions	NIA #3 portion of the NIA #3-4 Bonds
Interest payment on March 1, 2023	\$17,464
Interest payment on September 1, 2023	\$17,464
Principal payment on September 1, 2023	\$14,567
<i>Subtotal debt service on debt</i>	<i>\$49,494</i>
Excess interest for debt service reserve fund	\$4,677
Administrative Expenses	\$20,400
<i>Subtotal Expenses</i>	<i>\$74,571</i>
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$74,571

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds include interest due on March 1, 2023 in the amount of \$17,464 and September 1, 2023 in the amount of \$17,464, which equal interest on the outstanding Special Assessments balance of \$935,350 for six months each at an effective interest rate of 3.73 percent. Annual Installments to be collected include a principal amount of \$14,677 due on September 1, 2023. As a result, total Annual Installment to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds in 2022-23 is equal to \$49,494.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-J-2 below, the total administrative expenses to be collected for 2022-23 are estimated to be \$20,400.

Table II-J-2
Administrative Budget Breakdown

Description	2022-23
	Estimated Budget (9/1/22-8/31/23)
City	\$5,000
PID Administrator	\$12,500
Trustee	\$1,250
Auditor	\$500
Dissemination Agent	\$500
Contingency	\$650
Total	\$20,400

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$4,677, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessments balance of \$935,350.

Available Reserve Fund Income

As of June 30, 2022, the balance in the NIA #3-4 Reserve Fund was \$219,796, which includes the Bond Reserve Requirement of \$219,635 and investment income \$51. As a result, there is not a significant balance available in the Reserve Fund to pay NIA #3's share of the NIA #3-4 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2022, there were no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was \$44,543. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #3 2022-23 Annual Installment.

K. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on NIA #3's share of the NIA #3-4 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #3.

The Annual Installment for 2022-23 will only be collected from the Assessed Property within NIA #3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #3 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-K-1 below.

Table II-K-1
Allocation of Annual Installment to NIA #3 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
60'	\$74,571	1.66%	\$1,241.26
70'	\$74,571	1.73%	\$1,288.67
HOA ²	\$74,571	0.00%	\$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.

2 - The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

The list of Parcels within NIA #3 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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix G.

L. ANNUAL BUDGET – NIA #4

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 twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #4 Improvements commenced following the recording of the final plat for NIA #4. The final plat for NIA #4 was recorded on January 26, 2021. The first NIA #4 Annual Installments are due on January 31, 2022 and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #4 portion NIA #3-4 Bonds is 3.74 percent for 2022-23. 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 #4 portion of the NIA #3-4 Bonds (3.74) 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 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 applicable documents including the Updated 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 #4 portion of the NIA #3-4 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #4 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 #4 Annual Installments to be collected for 2022-23

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-L-1 on the following page.

Table II-L-1
Budget for the NIA #4 Annual Installments
to be Collected for 2022-23

Descriptions	NIA #4 Portion of NIA #3-4 Bonds
Interest payment on March 1, 2023	\$37,250
Interest payment on September 1, 2023	\$37,250
Principal payment on September 1, 2023	\$50,433
<i>Subtotal debt service on debt</i>	<i>\$124,934</i>
Excess interest for debt service reserve fund	\$9,958
Administrative Expenses	\$26,000
<i>Subtotal Expenses</i>	<i>\$160,892</i>
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$160,892

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #4 portion of the NIA #3-4 Bonds include interest due on March 1, 2023 in the amount of \$37,250 and September 1, 2023 in the amount of \$37,250, which equal interest on the outstanding Special Assessments balance of \$1,991,589 for six months each at an effective interest rate of 3.74 percent. Annual Installments to be collected include a principal amount of \$50,433 due on September 1, 2023. As a result, total Annual Installment to be collected for principal and interest for the NIA #4 portion of the NIA #3-4 Bonds in 2022-23 is equal to \$124,934.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-L-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be \$26,000.

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**Table II-L-2
Administrative Budget Breakdown**

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	\$5,000
PID Administrator	\$16,000
Trustee	\$2,000
Auditor	\$1,000
Dissemination Agent	\$1,000
Contingency	\$1,000
Total	\$26,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$9,958, which equals 0.5 percent interest on the outstanding NIA #4 Special Assessments balance of \$1,991,589.

Available Reserve Fund Income

As of June 30, 2022, the balance in the NIA #3-4 Reserve Fund was \$219,796, which includes the Bond Reserve Requirement of \$219,635 and investment income \$51. As a result, there is not a significant balance available in the Reserve Fund to pay NIA #4's share of the NIA #3-4 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2022, there were no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was \$44,543. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #4 2022-23 Annual Installment.

M. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #4

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on NIA #4's share of the NIA #3-4 Bonds, to

fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #4.

The Annual Installment for 2022-23 will only be collected from the Assessed Property within NIA #4 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #4 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-M-1 below.

Table II-M-1
Allocation of Annual Installment to NIA #4 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
50'	\$160,892	0.628%	\$1,010.59
60'	\$160,892	0.748%	\$1,203.45
70'	\$160,892	0.844%	\$1,357.73
HOA ²	\$160,892	0.000%	\$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.

2 - The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

The list of Parcels within NIA #4 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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix H.

N. ANNUAL BUDGET – NIA #5

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. Collection of the initial Annual Installments relating to the NIA #5 Improvements will commence following the issuance of the NIA #5 Bonds. The NIA #5 Bonds were issued in June 2021. The first NIA #5 Annual Installments are due on January 31, 2022 and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 3.08 percent for 2022-23. 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 #5 Bonds (3.08 percent) 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 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 applicable documents including the Updated 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 #5 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #5 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 #5 Annual Installments to be collected for 2022-23

The budget for NIA #5 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-N-1 below.

Table II-N-1
Budget for the NIA #5 Annual Installments
to be Collected for 2022-23

Descriptions	NIA #5 Bonds
Interest payment on March 1, 2023	\$27,475
Interest payment on September 1, 2023	\$27,475
Principal payment on September 1, 2023	\$40,000
<i>Subtotal debt service on debt</i>	<i>\$94,951</i>
Excess interest for debt service reserve fund	\$8,935
Administrative Expenses	\$25,500
<i>Subtotal Expenses</i>	<i>\$129,386</i>
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$129,386

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #5 Bonds include interest due on March 1, 2023 in the amount of \$27,475 and September 1, 2023 in the amount of \$27,475, which equal interest on the outstanding Special Assessments balance of \$1,786,950 for six months each at an effective interest rate of 3.08 percent. Annual Installments to be collected include a principal amount of \$40,000 due on September 1, 2023. As a result, the total Annual Installment to be collected for principal and interest for the NIA #5 Bonds in 2022-23 is equal to \$94,951.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-N-2 below, the total administrative expenses to be collected for 2022-23 are estimated to be \$25,500.

Table II-N-2
Administrative Budget Breakdown

Description	2022-23
	Estimated Budget (9/1/22-8/31/23)
City	\$5,000
PID Administrator	\$15,000
Trustee	\$2,500
Auditor	\$1,000
Dissemination Agent	\$1,000
Contingency	\$1,000
Total	\$31,500

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$8,935, which equals 0.5 percent interest on the outstanding NIA #5 Special Assessments balance of \$1,786,950.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was \$121,904, which includes the Bond Reserve Requirement of \$121,820 and investment income \$84. As a result, there is not a significant balance available in the Reserve Fund to pay a portion of the NIA #5 Bonds debt service.

Available Capitalized Interest Account

As of June 30, 2022, there were no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was \$7,094. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #5 2022-23 Annual Installment.

O. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #5

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #5 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #5.

The Annual Installment for 2022-23 will only be collected from the Assessed Property within NIA #5 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #5 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-O-1 below.

Table II-O-1
Allocation of Annual Installment to NIA #5 Parcels for 2022-23

Lot Size	Total 2022-23 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit
50'	\$129,386	0.811%	\$1,049.07
60'	\$129,386	1.036%	\$1,340.48
HOA ²	\$129,386	0.000%	\$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.

2 - The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2022-23 Annual Installment.

The list of Parcels within NIA #5 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 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix I.

P. BOND REDEMPTION RELATED UPDATES

NIA #1 Bonds

The Phase #1 Bonds were issued in 2016. 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, 2022**, through August 31, 2025 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 is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

MIA Bonds

The MIA Bonds were issued in 2016. 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, 2022** through August 31, 2025, 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 is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

NIA #2 Bonds

The NIA #2 Bonds were issued in 2019. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #2 Bonds, the City reserves the right and option to redeem the NIA #2 Bonds maturing on or after September 1, 2020 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, 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 #2 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.

NIA #3-4 Bonds

The NIA #3-4 Bonds were issued in 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #3-4 Bonds, the City reserves the right and option to redeem the NIA #3-4 Bonds maturing on or after September 1, 2040 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, at the Redemption Price.

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 #3-4 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.

NIA #5 Bonds

The NIA #5 Bonds were issued in 2031. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #5 Bonds, the City reserves the right and option to redeem the NIA #5 Bonds maturing on or after September 1, 2037 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, at the Redemption Price.

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 #2 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 Updated 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 Updated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated 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 Updated 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 Updated Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix D, E, F, G, H, and I 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 Updated 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:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type

D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value 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 future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Collin County, Texas regarding the Lot.

The sum of the Special Assessments for all newly subdivided Lots shall not exceed the Special Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of a Special Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Special Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to the Updated Service and Assessment Plan approved by the City Council.

NIA #1 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #1 of the PID was completely subdivided in 2017, and the Special Assessments allocated proportionally according to Lot Type.

NIA #2 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #2 of the PID was completely subdivided in 2019, and the Special Assessments allocated proportionally according to Lot Type.

NIA #3 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #3 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type.

NIA #4 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #4 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type.

NIA #5 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #5 of the PID was completely subdivided in 2021, and the Special Assessments allocated proportionally according to Lot Type. See Table IV-A-1 on the following page for a summary of the NIA #5 subdivision.

Table IV-A-1
NIA #5 Lot Subdivision

Prior to subdivision			After Subdivision				
Parent Parcel	Projected Number of Residential Units	Total NIA #5 Assessment	New Parcels	Lot Size	Number of Residential Units	NIA #5 Assessment per Unit	Total NIA #5 Assessment
2829339	110	\$1,786,950	Various	50'	62	\$14,489	\$898,305
			Various	60'	48	\$18,513	\$888,645
			Various	70'	0	N/A	\$0
			<i>Subtotal</i>		<i>110</i>		\$1,786,950
			<i>HOA¹</i>		<i>0</i>	<i>\$0</i>	<i>\$0</i>
Total		\$1,786,950			110		\$1,786,950

1 – The NIA #5 HOA Special Assessment was prepaid prior to the subdivision being recognized by the Collin Central Appraisal District. As a result, the NIA #5 HOA Special Assessment amount is shown as \$0.

B. PREPAYMENT OF SPECIAL ASSESSMENTS

As of June 30, 2022, the NIA #1 Special Assessments on Parcel 2765036 (November 2018) and the HOA Parcel 2765383 (December 2021) have been prepaid in full.

As of June 30, 2022, the MIA and NIA #2 Special Assessments on Parcel 2799762 (April 2020), the HOA Parcel 2799927 (December 2021), Parcel 2799844 (January 2021), and Parcel 2799897 (April 2021) have been prepaid in full.

As of June 30, 2022, the NIA #3 Special Assessment on the HOA Parcel 2815910 (December 2021) has been prepaid in full.

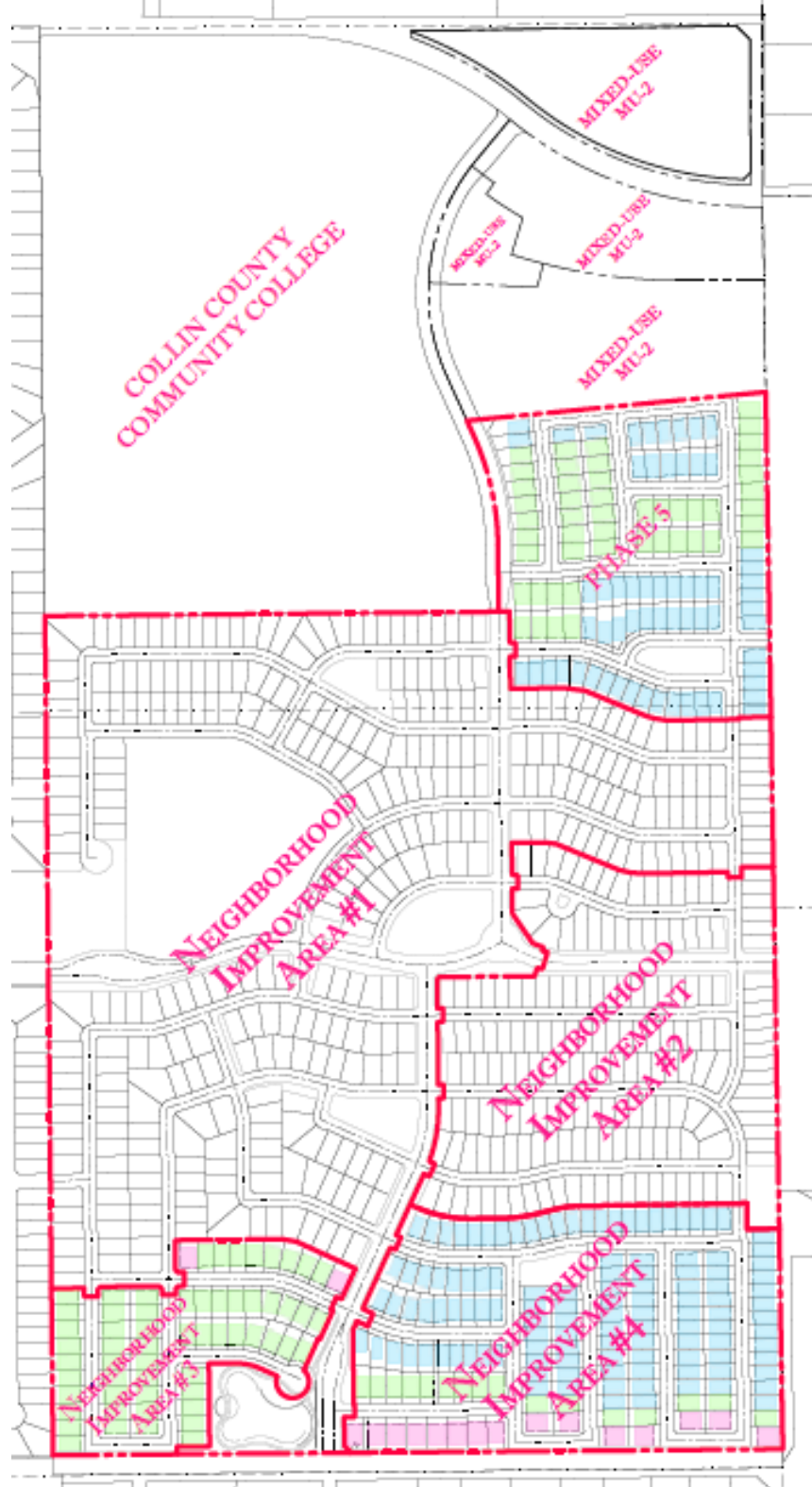
As of June 30, 2022, the NIA #4 Special Assessments on the HOA Parcel 2830243 (December 2021) and Parcel 2830161 (January 2022) have been prepaid in full.

As of June 30, 2022, the NIA #5 Special Assessment on the HOA Parcel 2840818 (December 2021) has been prepaid in full.

Please see Appendix B of this report for details regarding prepaid Parcels.

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

APPENDIX A
PID MAP



APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2765036	NIA #1	Nov-18	\$17,049	Full
2799762	NIA #2	Apr-20	\$15,445	Full
2799844	NIA #2	Jan-21	\$15,148	Full
2799897	NIA #2	Mar-21	\$15,148	Full
2765383 ¹	NIA #1	Dec-21	\$59,750	Full
2799927 ¹	NIA #2/MIA	Dec-21	\$48,380	Full
2815910 ¹	NIA #3	Dec-21	\$9,650	Full
2830243 ¹	NIA #4	Dec-21	\$20,650	Full
2840818 ¹	NIA #5	Dec-21	\$18,050	Full
2765109	NIA #1	Dec-21	\$16,100	Full
2765128	NIA #1	Jan-22	\$16,100	Full
2830161	NIA #4	Jan-22	\$17,080	Full
Total			\$268,551	

1 – Parcel represents the HOA owned lot for the respective neighborhood improvement area.

APPENDIX C
ASSESSED VALUE BY PHASE

Appendix C

Wells North Public Improvement District Preliminary Value Per Phase

Phase	Parcels	2022 Value^{7,8}
NIA #1 ⁽¹⁾	337	\$128,006,035
NIA #2 ⁽²⁾	185	\$61,855,364
NIA #3 ⁽³⁾	62	\$15,263,381
NIA #4 ⁽⁴⁾	157	\$42,090,255
NIA #5 ⁽⁵⁾	114	\$10,331,465
MIA ⁽⁶⁾	4	\$33,026,866
Total	747	\$290,573,366

1 - Parcels include three hundred and thirty seven residential lots.

2 - Parcels include one hundred and seventy four residential lots, ten open space lots, and one homeowner's association lot.

3 - Parcel includes sixty residential lots, one open space lot, and one homeowner's association lot.

4 - Parcels include one hundred and fifty two residential lots, four open space lots, and one homeowner's association lot.

5 - Parcels include one hundred and ten residential lots, three open space lots, and one homeowner's association lot.

6 - Parcels include one parent parcel, two multifamily parcels, and one homeowners' associate lot.

7 - Parcel assessed values are in accordance with Collin Central Appraisal District online records as of July 2022.

8 - Values shown reflect the 2022 preliminary values.

APPENDIX D
NIA #1 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix D
NIA #1 Assessment Roll Summary 2022-23

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2765005	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765006	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765007	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765008	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765009	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765010	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765011	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765012	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765013	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765014	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765015	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765016	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765017	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765018	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765019	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765020	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765021	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765022	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765023	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765024	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765025	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765026	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765027	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765028	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765029	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765030	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765031	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765032	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765033	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765034	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765035	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765036	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00
2765037	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765038	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765039	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765040	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765041	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765042	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765043	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765044	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765045	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765046	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765047	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765048	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765049	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765050	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765051	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765052	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765053	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765054	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765055	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765056	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765057	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765058	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765059	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765060	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765061	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765062	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765063	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765064	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765065	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2765130	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765131	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765132	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765133	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765134	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765135	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765136	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765137	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765138	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765139	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765140	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765141	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765142	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765143	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765144	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765145	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765146	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765147	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765148	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765149	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765150	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765151	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765152	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765153	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765154	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765155	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765156	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765157	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765158	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765159	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765160	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765161	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765162	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765163	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765164	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765165	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765166	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765167	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765168	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765169	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765170	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765171	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765172	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765173	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765174	70	\$23,545	0.41%	\$1,687.99	\$139.32	\$117.72	\$1,945.03
2765175	70	\$23,545	0.41%	\$1,687.99	\$139.32	\$117.72	\$1,945.03
2765176	70	\$23,545	0.41%	\$1,687.99	\$139.32	\$117.72	\$1,945.03
2765177	70	\$23,545	0.41%	\$1,687.99	\$139.32	\$117.72	\$1,945.03
2765178	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765179	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765180	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765181	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765182	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765183	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765184	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765185	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765186	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765187	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765188	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765189	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765190	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765191	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765192	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765193	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2765327	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765328	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765329	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765330	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765331	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765332	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765333	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765334	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765335	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765336	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765337	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765338	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765339	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765340	50	\$15,774	0.27%	\$1,130.85	\$93.33	\$78.87	\$1,303.06
2765341	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765342	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765343	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765344	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765345	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765346	60	\$18,771	0.33%	\$1,345.72	\$111.07	\$93.85	\$1,550.64
2765348	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765349	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765350	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765351	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765352	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765353	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765354	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765355	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765356	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765357	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765358	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765359	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765360	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765361	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765362	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765363	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765364	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765365	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765366	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765367	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765368	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765369	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765370	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765371	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765372	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765373	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765374	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765375	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765380	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765381	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765382	N/A	\$0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
2765383	HOA	Prepaid	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$5,746,000	100.00%	\$411,948.99	\$34,000.00	\$28,730.00	\$474,678.99

APPENDIX E
MIA ASSESSMENT ROLL SUMMARY – 2022-23

Appendix E
MIA Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2738451			14.50%	\$425,648	\$32,833.84	\$4,928.47	\$2,128.24	\$39,890.55
2848008			2.94%	\$86,323	\$6,658.83	\$999.51	\$431.62	\$8,089.96
2802386			4.31%	\$126,445	\$9,753.78	\$1,464.08	\$632.23	\$11,850.08
2799927		HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799752	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799753	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799754	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799755	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799756	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799757	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799758	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799759	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799760		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799761	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799762	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799763	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799764	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799765	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799766	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799767	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799768	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799769	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799770	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799771	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799772	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799773	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799774	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799775	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799776	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799777	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799778	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799779	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799780	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799781	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799782	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799783	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799784	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799785	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799786	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799787	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799788	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799789	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799790	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799791	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799792	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799793	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799794	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799795	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799796	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799797	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799798	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799799	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799800	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799801	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799802	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799803	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799804	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799805	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799806	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799807	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799808	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799809	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799810	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799811	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799812	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799813	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799814	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799815	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799816	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799817	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799818	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799819	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799895	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799896	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799897	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799898	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799899	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799900	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799901	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799902	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799903	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799904	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799905	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799906	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799907	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799908	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799909	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799910	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799911	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799912	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799913	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799914	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799915	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799916	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799917	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799918	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799919	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799920	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799921	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799922	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799923	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799924	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799925	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799926	1	50'	0.15%	\$4,352	\$335.70	\$50.39	\$21.76	\$407.84
2799928		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799929		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799930		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799931		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799932		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799933		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799934		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799935		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799936		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799937		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2815852	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815853	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815854	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815855	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815856	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815857	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815858	1	70'	0.21%	\$6,311	\$486.83	\$73.08	\$31.56	\$591.46
2815864	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815866	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815867	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815868	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815869	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815870	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815875	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815876	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815877	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815885	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815886	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815887	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815894	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815895	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815896	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815897	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815898	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815899	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815900	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815904	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815905	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815906	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815910		HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2815911		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2815874	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815849	1	70'	0.21%	\$6,311	\$486.83	\$73.08	\$31.56	\$591.46

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2815850	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815851	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815859	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815860	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815861	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815862	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815863	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815871	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815872	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815873	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815878	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815879	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815880	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815881	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815882	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815883	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815884	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815888	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815889	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815890	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815891	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815892	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815893	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815901	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815902	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815903	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815907	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815908	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2815909	1	60'	0.21%	\$6,079	\$468.92	\$70.39	\$30.39	\$569.70
2830081	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830082	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830083	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830084	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830085	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830086	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830087	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830088	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830089	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830090	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830091	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830092	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830093	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830094	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830095	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830096	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830097	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830098	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830099	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830100	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830101	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830102	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830103	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830104		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2830105	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830109	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830110	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830111	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830112	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830113	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830114	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830115	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830116	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830117	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830118	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830119	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830120	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830121	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830122	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830123	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830124	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830125	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830126	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830127	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830128	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830129	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830130	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830131	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830132	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830133	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830134	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830135	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830136	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830137	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830138	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830139	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830140	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830141	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830142	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830144	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830145	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830146	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830147	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830148	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830149	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830150	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830151	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830152	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830153	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830154	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830155	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830156	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830157	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830158		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2830159	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830160	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830161	1	50'	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2830162	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830163	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830164	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830165	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830166	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830167	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830168	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830169	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830170	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830172	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830173	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830174	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830175	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830176	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830177	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830178	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830179	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830180	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830181	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830182	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830183	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830184	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830185	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830186	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830187	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830188	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830189	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830190	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830191	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830192	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830193	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830194	1	70'	0.19%	\$5,449	\$420.36	\$63.10	\$27.25	\$510.71
2830195	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830196	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830197	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830198	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830199	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830200	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830201	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830202	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830203	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830204		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2830205	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830206	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830207	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830208	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830209	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830210	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830211	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830212	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830213	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830214	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830215	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830216	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830217	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830218	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830219	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830220	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830221	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830222		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2830224	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830225	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830226	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830227	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830228	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830229	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830230	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830231	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830232	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830233	1	50'	0.14%	\$4,090	\$315.49	\$47.36	\$20.45	\$383.30
2830234	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830235	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830236	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830237	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830238	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830239	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830240	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830241	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830242	1	60'	0.16%	\$4,830	\$372.59	\$55.93	\$24.15	\$452.67
2830243		HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2840705	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840706	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840707	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840708	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840709	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840710	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840711	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840712	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840713	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840714	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840715	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840716	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840717	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840718	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840719	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840720		Common Area	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2840721	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840722	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840723	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840724	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840725	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840726	1	60'	0.19%	\$5,582	\$430.61	\$64.64	\$27.91	\$523.15
2840727	1	60'	0.19%	\$5,582	\$430.61	\$64.64	\$27.91	\$523.15
2840728	1	60'	0.19%	\$5,582	\$430.61	\$64.64	\$27.91	\$523.15
2840729	1	60'	0.19%	\$5,582	\$430.61	\$64.64	\$27.91	\$523.15
2840730	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840731	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840732	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840733	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840734	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840735	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840736	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840737	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840738	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840739	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840740	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840741	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840742	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43
2840743	1	50'	0.15%	\$4,369	\$337.00	\$50.58	\$21.84	\$409.43

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MI Special Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
Total	496		100.00%	\$2,936,414	\$226,510.38	\$34,000.00	\$14,682.07	\$275,192.45

APPENDIX F
NIA #2 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix F
NIA #2 Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799752	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799753	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799754	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799755	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799756	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799757	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799758	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799759	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799760	0	Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799761	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799762	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	\$0
2799763	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799764	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799765	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799766	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799767	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799768	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799769	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799770	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799771	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799772	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799773	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799774	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799775	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799776	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799777	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799778	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799779	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799780	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799781	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799782	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799783	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799784	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799785	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799786	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799787	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799788	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799789	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799790	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799791	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799792	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799793	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799794	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799795	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799796	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799797	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799798	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799799	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799800	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799801	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799802	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799803	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799804	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799805	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799806	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799807	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799808	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799809	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799810	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799811	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799812	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799813	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799814	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799815	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799816	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799817	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799818	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799819	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799820	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799821	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799822	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799823	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799824	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799825	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799826	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799827	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799828	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799829	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799830	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799831	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799832	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799833	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799834	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799835	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799836	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799837	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799838	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799839	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799840	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799841	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799842	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799843	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799844	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00
2799845	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799846	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799847	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799848	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799849	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799850	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799851	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799852	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799853	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799854	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799855	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799856	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799857	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799858	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799859	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799860	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799861	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799862	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799863	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799864	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799865	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799866	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799867	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799868	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799869	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799870	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799871	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799872	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799873	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799874	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799875	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799876	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799877	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799878	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799879	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799880	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799881	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799882	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799883	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799884	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799885	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799886	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799887	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799888	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799889	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799890	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799891	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799892	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799893	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799894	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799895	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799896	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799897	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	\$0.00
2799898	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799899	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799900	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799901	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799902	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799903	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799904	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799905	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799906	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799907	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799908	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799909	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799910	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799911	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799912	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799913	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799914	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799915	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799916	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799917	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799918	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799919	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799920	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799921	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799922	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799923	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799924	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799925	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799926	1	50'	\$10,118	\$607.94	\$152.05	\$50.59	\$810.58
2799927		HOA	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2799928		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799929		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799930		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799931		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799932		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799933		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799934		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2799935		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799936		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2799937		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Total	174		\$1,730,145	\$103,958.04	\$26,000.00	\$8,650.73	\$138,608.76

APPENDIX G
NIA #3 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix G
NIA #3 Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Outstanding NIA #3 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2815852	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815853	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815854	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815855	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815856	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815857	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815858	1	70'	\$16,164	\$855.31	\$352.54	\$80.82	\$1,288.67
2815864	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815866	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815867	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815868	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815869	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815870	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815875	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815876	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815877	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815885	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815886	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815887	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815894	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815895	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815896	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815897	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815898	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815899	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815900	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815904	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815905	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815906	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815910		HOA	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2815911		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2815874	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815849	1	70'	\$16,164	\$855.31	\$352.54	\$80.82	\$1,288.67
2815850	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815851	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815859	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815860	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815861	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815862	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815863	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815871	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815872	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815873	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815878	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815879	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815880	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815881	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815882	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815883	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815884	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815888	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815889	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815890	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815891	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815892	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815893	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815901	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815902	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815903	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815907	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815908	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
2815909	1	60'	\$15,569	\$823.85	\$339.57	\$77.85	\$1,241.26
Total	60		\$935,350	\$49,493.79	\$20,400.00	\$4,676.75	\$74,570.54

APPENDIX H
NIA #4 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix H
NIA #4 Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830081	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830082	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830083	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830084	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830085	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830086	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830087	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830088	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830089	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830090	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830091	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830092	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830093	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830094	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830095	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830096	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830097	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830098	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830099	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830100	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830101	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830102	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830103	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830104		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2830105	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830109	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830110	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830111	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830112	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830113	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830114	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830115	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830116	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830117	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830118	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830119	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830120	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830121	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830122	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830123	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830124	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830125	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830126	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830127	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830128	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830129	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830130	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830131	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830132	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830133	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830134	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830135	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830136	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830137	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830138	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830139	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830140	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830141	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830142	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830144	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830145	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830146	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830147	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830148	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830149	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830150	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830151	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830152	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830153	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830154	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830155	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830156	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830157	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830158		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2830159	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830160	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830161	1	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2830162	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830163	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830164	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830165	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830166	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830167	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830168	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830169	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830170	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830172	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830173	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830174	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830175	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830176	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830177	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830178	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830179	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830180	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830181	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830182	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830183	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830184	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830185	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830186	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830187	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830188	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830189	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830190	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830191	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830192	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830193	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830194	1	70'	\$16,807	\$1,054.29	\$219.41	\$84.03	\$1,357.73
2830195	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830196	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830197	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830198	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830199	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830200	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830201	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830202	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830203	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830204		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2830205	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830206	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830207	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830208	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830209	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830210	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830211	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830212	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830213	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830214	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59

Parcel	Estimated Units	Lot Size	Outstanding NIA #4 Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2830215	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830216	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830217	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830218	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830219	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830220	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830221	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830222		Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2830224	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830225	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830226	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830227	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830228	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830229	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830230	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830231	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830232	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830233	1	50'	\$12,510	\$784.73	\$163.31	\$62.55	\$1,010.59
2830234	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830235	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830236	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830237	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830238	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830239	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830240	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830241	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830242	1	60'	\$14,897	\$934.49	\$194.48	\$74.48	\$1,203.45
2830243		HOA	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Total	152		\$1,991,589	\$124,933.56	\$26,000.00	\$9,957.95	\$160,891.51

APPENDIX I
NIA #5 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix I
NIA #5A Assessment Roll Summary 2022-23

Parcel	Estimated Units	Lot Size	Outstanding NIA #5A Assessments	Annual Assessments	Administrative Expenses	Excess Interest for Reserves	2022-23 Annual Installments
2840705	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840706	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840707	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840708	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840709	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840710	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840711	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840712	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840713	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840714	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840715	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840716	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840717	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840718	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840719	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840720	0	Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2840721	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840722	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840723	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840724	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840725	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840726	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840727	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840728	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840729	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840730	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840731	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840732	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840733	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840734	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840735	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840736	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840737	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840738	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840739	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840740	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840741	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840742	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840743	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840744	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840745	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840746	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840747	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840748	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840749	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840750	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840751	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840752	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840753	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840754	0	Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2840755	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840756	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840757	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840758	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840759	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840760	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840761	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48
2840762	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840763	1	50	\$14,489	\$769.87	\$206.76	\$72.44	\$1,049.07
2840764	0	Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2840765	1	60	\$18,513	\$983.73	\$264.19	\$92.57	\$1,340.48

APPENDIX J
PID ASSESSMENT NOTICE

Appendix J

Form of Homebuyer Disclosure

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, 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 Celina, 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 Wells North 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.

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.

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