

**Club Municipal Management District No. 1  
Improvement Area #2**

**Lot Type 11 – Detached Luxury Villa**

**Project Overview**

The Club Municipal Management District (the “District”) was created by House Bill 3859, which was passed by the 82<sup>nd</sup> Texas Legislature on June 17, 2011. Pursuant to Subchapter A, Chapter 372, Local Government Code, or Chapter 375, Local Government Code, the District may levy an assessment against property for improvement projects.

The District was created principally to finance certain public improvements (the “Authorized Improvements”) that specially benefit assessed property in the District. On May 7, 2018, the District Board adopted an order to approve an updated Service and Assessment Plan for Improvement Area #2 within the District (the “Updated Service and Assessment Plan”) and levied Assessments for Improvement Area #2 (the “Improvement Area #2 Assessments”) on certain property within the District in accordance with the Assessment Roll attached as Appendix B to the Updated Service and Assessment Plan. The Improvement Area #2 Assessments may be prepaid in whole or in part at any time or may be paid in annual installments as provided by the Act and the Updated Service and Assessment Plan.

The District authorized Improvement Area #2 Assessments in the aggregate amount of \$10,750,000 pursuant to the Omnibus Reimbursement Agreement as authorized by a District ordinance adopted by the Board of Directors on May 7, 2018 to finance the costs of the Authorized Improvements in Phase #2.

The District issued the Club Municipal Management District No. 1 Special Assessment Revenue Bonds, Series 2021 Improvement Area #2 Project (the “Improvement Area #2 Bonds”) in the aggregate amount of \$9,230,000 pursuant to the Act and an ordinance adopted by the Board of Directors of the District on November 30, 2021 and an Indenture of Trust dated as of December 1, 2021 by and between the District and Wilmington Trust, National Association. In addition, the District authorized Improvement Area #2 Assessments in the aggregate amount of \$1,451,686 pursuant to the Improvement Area #2 Reimbursement Agreement (the “Improvement Area #2 Reimbursement Agreement”). The Improvement Area #2 Bonds and Improvement Area #2 Reimbursement Agreement were issued to replace the Omnibus Reimbursement Agreement for Improvement Area #2 and are secured by Improvement Area #2 Assessments.

All Improvement Area #2 Assessments that are not paid in full will be billed in annual installments and collected each year by the District, or its designee, as provided in the Updated Service and Assessment Plan. **Annual Installments are billed by the Rockwall Central Appraisal District and are due and payable as provided on the annual installment assessment bill.** Annual installments are expected to be billed and collected on the same schedule as property taxes. The Improvement Area #2 Assessments, including the annual installments thereof, are (a) a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for state, county, school district or other political subdivision ad valorem property

taxes, whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

More information concerning the District, the Improvement Area #2 Assessments and the due dates of the Annual Installments of the Improvement Area #2 Assessments may be obtained from MuniCap, Inc., the District Administrator, located at 600 E. John Carpenter Freeway, Suite 150, Irving, TX 75062 and available by telephone at (469) 490-2800 or toll-free at (866) 648-8482 (toll free) and email at [txpid@municap.com](mailto:txpid@municap.com).

**FAILURE TO PAY THE IMPROVEMENT AREA #2 ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.**

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**Assessment Notice**

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Club Municipal Management District No. 1 (the "District"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the District created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Signature of Seller

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**Club Municipal Management District No. 1**  
**Improvement Area #2**  
**Summary of Projected Annual Installments**

**Parcel**  
**Equivalent Units**  
**Assessment**

Lot Type 11 (Detached Luxury Villa)  
0.15  
\$16,984

Year <sup>1</sup>	Cumulative Outstanding Principal	Bond Principal <sup>2</sup>	Bond Interest <sup>2</sup>	Reimbursement Agreement Principal <sup>3</sup>	Reimbursement Agreement Interest <sup>3</sup>	Administrative Expenses <sup>4</sup>	Total Annual Installment
2023	\$16,984	\$366	\$572	\$54	\$86	\$134	\$1,211
2024	\$16,565	\$372	\$574	\$56	\$87	\$141	\$1,230
2025	\$16,137	\$381	\$563	\$58	\$85	\$144	\$1,230
2026	\$15,699	\$389	\$552	\$60	\$82	\$147	\$1,230
2027	\$15,250	\$400	\$538	\$62	\$80	\$150	\$1,229
2028	\$14,788	\$411	\$524	\$64	\$78	\$153	\$1,230
2029	\$14,313	\$423	\$510	\$67	\$76	\$156	\$1,230
2030	\$13,823	\$435	\$495	\$69	\$73	\$159	\$1,231
2031	\$13,319	\$447	\$480	\$72	\$71	\$162	\$1,230
2032	\$12,800	\$460	\$463	\$74	\$68	\$165	\$1,230
2033	\$12,266	\$474	\$445	\$77	\$65	\$168	\$1,230
2034	\$11,715	\$489	\$428	\$80	\$62	\$172	\$1,231
2035	\$11,146	\$505	\$409	\$83	\$59	\$175	\$1,231
2036	\$10,559	\$520	\$390	\$86	\$56	\$179	\$1,231
2037	\$9,953	\$537	\$371	\$89	\$53	\$182	\$1,232
2038	\$9,328	\$552	\$351	\$92	\$50	\$186	\$1,231
2039	\$8,684	\$569	\$330	\$95	\$47	\$190	\$1,231
2040	\$8,019	\$587	\$309	\$99	\$43	\$193	\$1,232
2041	\$7,333	\$608	\$287	\$103	\$39	\$197	\$1,234
2042	\$6,622	\$628	\$259	\$106	\$36	\$201	\$1,231
2043	\$5,888	\$652	\$231	\$110	\$32	\$205	\$1,230
2044	\$5,126	\$679	\$202	\$114	\$28	\$209	\$1,232
2045	\$4,332	\$704	\$171	\$119	\$23	\$214	\$1,231
2046	\$3,509	\$731	\$140	\$123	\$19	\$218	\$1,231
2047	\$2,655	\$760	\$107	\$128	\$15	\$222	\$1,231
2048	\$1,767	\$789	\$72	\$132	\$10	\$227	\$1,230
2049	\$846	\$772	\$37	\$75	\$5	\$231	\$1,119
<b>Total</b>		<b>\$14,641</b>	<b>\$9,809</b>	<b>\$2,344</b>	<b>\$1,429</b>	<b>\$4,878</b>	<b>\$33,100</b>

1 - Example: Annual Installment for Year 2023 will be billed by the Rockwall Central Appraisal District on or around 10/01/23 and payment is due by 01/31/24.

2 - The principal and interest amounts represent the final numbers of the Series 2021 Bonds and will not increase during the life of the bonds. Interest is calculated through the principal payment date of each year.

2 - The principal and interest amounts represent the final numbers of the Improvement Area #2 Reimbursement Agreement and will not increase during the life of the agreement. Interest is calculated through the principal payment date of each year.

4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

**THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE CLUB MUNICIPAL MANAGEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.**

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.