

**ORDINANCE NO. 2023-70**

**AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, on February 28, 2017, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2017-10R establishing the Cambridge Crossing Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

**WHEREAS**, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2018-44 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of August 14, 2018 (the “Service and Assessment Plan and Phase #1 Assessment Roll”); and

**WHEREAS**, the City has also heretofore levied assessments against property within the Phases #2-7 Major Improvement Area of the PID, pursuant to Ordinance No. 2018-41 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phases #2-7 Major Improvement Area, dated as of August 14, 2018 (the “Service and Assessment Plan and Phases #2-7 Major Improvement Area Assessment Roll”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2022-67 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of June 14, 2022 (the “Updated Service and Assessment Plan and Phase #2 Assessment Roll”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Phase #3 of the PID, pursuant to Ordinance No. 2023-09 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3 – Additional Projects, dated as of February 14, 2023 (the “Updated Service and Assessment Plan and Phase #3 Assessment Roll – Additional Projects”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Phase #3 of the PID, pursuant to Ordinance No. 2023-10 which ordinance also approved the Cambridge Crossing Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #3 – Phase #3 Improvements, dated as of February 14, 2023 (the “Updated Service and

Assessment Plan and Phase #3 Assessment Roll – Phase #3 Improvements”) [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, Phases #2-7 Major Improvement Area Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll – Additional Projects, the “Updated Service and Assessment Plan and Assessment Rolls”]; and

**WHEREAS**, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the “Annual Service Plan Update”); and

**WHEREAS**, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 Assessment Roll, Phases #2-7 Major Improvement Area Assessment Roll, Phase #2 Assessment Roll, Phase #3 Assessment Roll – Additional Projects, and Phase #3 Assessment Roll – Phase #3 Improvements attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

**WHEREAS**, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:**

**SECTION 1.** All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2.** The Cambridge Crossing Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

**SECTION 3.** The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

**SECTION 4.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

**SECTION 5.** This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to 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

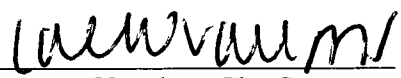
Annual Service Plan Update.

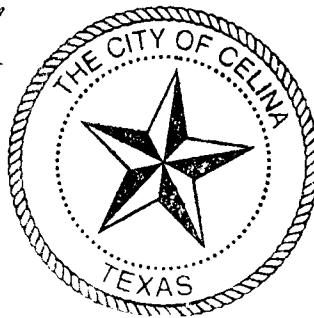
**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE  
8TH OF AUGUST 2023.**

APPROVED:

  
\_\_\_\_\_  
Ryan Tubbs, Mayor

ATTEST:

  
\_\_\_\_\_  
Lauren Vaughns, City Secretary



**CAMBRIDGE CROSSING  
PUBLIC IMPROVEMENT DISTRICT**

**CITY OF CELINA, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/1/23 - 8/31/24)**

**AS APPROVED BY CITY COUNCIL ON:  
AUGUST 8, 2023**

**PREPARED BY:**

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

# CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT

## ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/23 – 8/31/24)

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## ***I. INTRODUCTION***

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The Cambridge Crossing Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on January 10, 2017, to finance certain public improvement projects for the benefit of the property in the PID.

On August 14, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phase #1 Project) (the “Phase #1 Bonds”) in the aggregate principal amount of \$9,555,000, and the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phases #2-7 Major Improvement Project) (the “Phases #2-7 Major Improvement Bonds”) in the aggregate principal amount of \$13,795,000, 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.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided 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 Phase #2 on June 14, 2022, to incorporate reimbursement obligations for Phase #2 in the aggregate principal amount of \$5,938,154 (the “Phase #2 Reimbursement Agreement”) to finance the Phase #2 Improvements, and updated for Phase #3 on February 14, 2023 to incorporate reimbursement obligations for the Phase #3 in the aggregate principal amount of \$7,708,239 (the “Phase #3 Reimbursement Agreement”) to finance the Phase #3 Improvements (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 2023-24 (the “Annual Service Plan Update”).

The City also adopted an assessment roll for Phase #1 of the PID (the “Phase #1 Assessment Roll”), Phases #2-7 of the PID (the Phases #2-7 Assessment Roll”), Phase #2 of the PID (the “Phase #2 Assessment Roll”), and Phase #3 of the PID (the “Phase #3 Assessment Roll”) attached as Appendix H, Appendix G, Appendix I, and Appendix J respectively, to the Updated Service and Assessment Plan, identifying the assessments on each Parcel 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 Phase #1 Assessment Roll, the Phases #2-7 Assessment Roll, and the Phase #2 Assessment Roll for 2023-24.

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 H 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 purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller 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***

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

#### ***Phase #1 Improvements Sources and Uses***

Pursuant to the original Service and Assessment Plan adopted on August 14, 2018, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Phases #2-7 Major Improvement costs and bond issuance costs, were equal to \$9,906,948. According to the Developer, there have been line item amount revisions for the Authorized Improvements as shown in Table II-A on the following page.

According to the City, the Phase #1 Improvements were completed and accepted February 24, 2020, and the Outer Loop was completed and accepted on June 10, 2021.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of the Phases #2-7 Initial Major Improvement costs and Additional Major Improvement, (2) establish the PID, and (3) issue Phase #1 Bonds.

For additional Phase #1 development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/ES389258>

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**Table II-A**  
**Updated Sources and Uses – Phase #1**

<b>Sources of Funds</b>	<b>Phase #1 Estimated Budget<sup>1</sup></b>	<b>Phase #1 Actual Costs/Updated Budget<sup>2</sup></b>	<b>Variance</b>
Par amount	\$9,555,000	\$9,555,000	\$0
<i>Other funding sources</i>			
Phase #1 Improvement Account additional interest income <sup>3</sup>	\$0	\$77,492	\$77,492
Phase #1 Major Improvement Account additional interest income <sup>4</sup>	\$0	\$52,242	\$52,242
Developer contributions	\$351,948	\$2,307,766	\$1,955,817
<i>Subtotal: Other funding sources</i>	<i>\$351,948</i>	<i>\$2,437,499</i>	<i>\$2,085,551</i>
<b>Total Sources</b>	<b>\$9,906,948</b>	<b>\$11,992,499</b>	<b>\$2,085,551</b>
<b>Uses of Funds</b>			
<i>Phase #1 Improvements</i>			
Road improvements	\$2,543,000	\$2,404,410	(\$138,590)
Water distribution system improvements	\$1,097,000	\$1,055,340	(\$41,660)
Sanitary sewer improvements	\$1,003,000	\$933,576	(\$69,424)
Storm drainage improvements	\$0	\$0	\$0
Other soft and miscellaneous costs	\$194,000	\$521,173	\$327,173
<i>Subtotal: Phase #1 Improvements</i>	<i>\$4,837,000</i>	<i>\$4,914,500</i>	<i>\$77,500</i>
<i>Initial Major Improvements</i>			
Road improvements	\$2,302,624	\$2,169,249	(\$133,375)
Water distribution system improvements	\$223,957	\$197,469	(\$26,488)
Sanitary sewer improvements	\$312,073	\$266,900	(\$45,173)
Storm drainage improvements	\$229,772	\$316,838	\$87,065
Other soft and miscellaneous costs	\$79,957	\$303,914	\$223,957
<i>Subtotal: Additional Major Improvements</i>	<i>\$3,148,382</i>	<i>\$3,254,369</i>	<i>\$105,987</i>
<i>Additional Major Improvements</i>			
Road improvements including Right-of-Way	\$0	\$682,679	\$682,679
Water distribution system improvements	\$0	\$128,165	\$128,165
Sanitary sewer improvements	\$0	\$45,748	\$45,748
Storm drainage improvements	\$0	\$1,045,472	\$1,045,472
Other soft and miscellaneous costs	\$0	\$0	\$0
<i>Subtotal: Initial Major Improvements</i>	<i>\$0</i>	<i>\$1,902,064</i>	<i>\$1,902,064</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$486,053	\$486,053	\$0
Reserve fund	\$678,863	\$678,863	\$0
Administrative expense fund	\$35,000	\$35,000	\$0
Other costs of issuance including underwriter's discount	\$721,650	\$721,650	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,921,566</i>	<i>\$1,921,566</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$9,906,948</b>	<b>\$11,992,499</b>	<b>\$2,085,551</b>

1 - According to the original Service and Assessment Plan dated August 14, 2018.

2 - According to the Updated Service and Assessment Plan Updated for Phase #3 on February 14, 2023. The Initial Major Improvements costs are final and the Additional Major Improvements costs are estimated and subject to change.

3 - A portion of the revised budget variance (\$77,492) attributable for Phase #1 Improvements costs was paid through additional interest income earned within the Phase #1 Improvement Account.

4 - A portion of the revised budget variance (\$52,242) attributable for Phase #1 Major Improvements costs was paid through additional interest income earned within the Phase #1 Major Improvement Account.

*Phase #1 Improvement Cost Variances*

As stated in Table II-A on the previous page, there are improvement cost increases of \$2,085,551 of which \$129,734 was funded by additional interest earned in the Phase #1 Improvement Account and Phase #1 Major Improvement Account. The additional increase of \$53,753 for the Phase #1 Improvements and Initial Major Improvements was funded by the Developer. According to the Updated Service and Assessment Plan, the Additional Major Improvement costs of \$1,902,064 will be paid by the developer without reimbursement.

*Phases #2-7 Major Improvements Sources and Uses*

Pursuant to the original Service and Assessment Plan adopted on August 14, 2018, the initial total estimated costs of the Phases #2-7 Major Improvements, including bond issuance costs, were equal to \$14,028,091. According to the Developer, there have been line item amount revisions for the Authorized Improvements as shown in Table II-B on the following page.

According to the City, the Phases #2-7 Major Improvements were completed and accepted on June 10, 2021.

Table II-B on the following page summarizes the updated sources and uses of funds required to (1) construct the Phases #2-7 Major Improvements, (2) establish the PID, and (3) issue Phases #2-7 Major Improvement Bonds.

For additional Phases #2-7 Major Improvement development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/ES389259>

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**Table II-B**  
**Updated Sources and Uses – Phases #2-7 Major Improvements**

<b>Sources of Funds</b>	<b>Phases #2-7 Major Improvements Estimated Budget<sup>1</sup></b>	<b>Phases #2-7 Major Improvements Actual Costs<sup>2</sup></b>	<b>Variance</b>
Par amount	\$13,795,000	\$13,795,000	\$0
<i>Other funding sources</i>			
Phases #2-7 Major Improvement Account additional interest income <sup>3</sup>	\$0	\$153,101	\$153,101
Developer Contribution	\$233,091	\$456,956	\$223,866
<i>Subtotal: Other funding sources</i>	<i>\$233,091</i>	<i>\$610,058</i>	<i>\$376,967</i>
<b>Total Sources</b>	<b>\$14,028,091</b>	<b>\$14,405,058</b>	<b>\$376,967</b>
<b>Uses of Funds</b>			
<i>Major Improvements</i>			
Road improvements including Right-of-Way	\$8,189,716	\$7,715,343	(\$474,373)
Water distribution system improvements	\$796,543	\$702,334	(\$94,210)
Sanitary sewer improvements	\$1,109,947	\$949,282	(\$160,665)
Storm drainage improvements	\$817,228	\$1,126,892	\$309,665
<i>Other soft and miscellaneous costs</i>	<i>\$284,376</i>	<i>\$1,080,926</i>	<i>\$796,550</i>
<i>Subtotal: Major Improvements</i>	<i>\$11,197,811</i>	<i>\$11,574,778</i>	<i>\$376,967</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$755,430	\$755,430	\$0
Reserve fund	\$1,014,000	\$1,014,000	\$0
Administrative expense fund	\$35,000	\$35,000	\$0
Other costs of issuance including underwriter's discount	\$1,025,850	\$1,025,850	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$2,830,280</i>	<i>\$2,830,280</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$14,028,091</b>	<b>\$14,405,058</b>	<b>\$376,967</b>

1 - According to the original Service and Assessment Plan dated August 14, 2018.

2 - According to the Updated Service and Assessment Plan Updated for Phase #3 on February 14, 2023.

3 - A portion of the revised budget variance (\$153,101) attributable for Phases #2-7 Major Improvements costs was paid through additional interest income earned within the Phases #2-7 Major Improvement Account.

*Phases #2-7 Major Improvement Area Cost Variances*

As stated in Table II-B above, there are improvement cost increases of \$376,967 of which \$153,101 was funded by additional interest earned in the Phases #2-7 Major Improvement Account. The additional increase of \$223,866 was funded by the Developer.

Phase #2 Improvements Sources and Uses

In addition to the actual costs of the Phase #2 Improvements, the Developer has provided additional costs for the Phase #2 Additional Projects. There have been changes reported by the Developer to the revised estimated costs of the Authorized Improvements as shown in the Updated Service and Assessment Plan for Phase #2.

Table II-C below summarizes the updated sources and uses of funds required to construct the Phase #2 Improvements and the Phase #2 share of the Additional Major Improvements. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-7 dated as of June 30, 2023, the Phase #2 Improvements were completed and accepted by the City on August 24, 2022.

**Table II-C**  
**Updated Sources and Uses – Phase #2**

<b>Sources of Funds</b>	<b>Phase #2 Estimated Budget<sup>1</sup></b>	<b>Phase #2 Actual Costs/Updated Budget<sup>2</sup></b>	<b>Variance</b>
Assessment amount	\$5,938,154	\$5,938,154	\$0
Other funding sources	\$0	\$1,081,043	\$1,081,043
<b>Total Sources</b>	<b>\$5,938,154</b>	<b>\$7,019,197</b>	<b>\$1,081,043</b>
<b>Uses of Funds</b>			
<u>Phase #2 Improvements</u>			
Roadway improvements	\$2,984,392	\$2,984,392	\$0
Water improvements	\$806,538	\$806,538	\$0
Sanitary sewer improvements	\$543,344	\$543,344	\$0
Storm drainage improvements	\$1,261,460	\$1,261,460	\$0
Other soft and miscellaneous costs	\$342,420	\$342,420	\$0
<i>Subtotal: Phase #2 Improvements</i>	<i>\$5,938,154</i>	<i>\$5,938,154</i>	<i>\$0</i>
<u>Additional Major Improvements</u>			
Road improvements	\$0	\$388,002	\$388,002
Water distribution system improvements	\$0	\$72,843	\$72,843
Sanitary sewer improvements	\$0	\$26,001	\$26,001
Storm drainage improvements	\$0	\$594,197	\$594,197
Other soft and miscellaneous costs	\$0	\$0	\$0
<i>Subtotal: Additional Major Improvements</i>	<i>\$0</i>	<i>\$1,081,043</i>	<i>\$1,081,043</i>
<b>Total Uses</b>	<b>\$5,938,154</b>	<b>\$7,019,197</b>	<b>\$1,081,043</b>

1 - According to the Updated Service and Assessment Plan updated for Phase #2 on June 14, 2022.

2 - According to the Updated Service and Assessment Plan Updated for Phase #3 on February 14, 2023. The Initial Major Improvements costs are final and the Additional Major Improvements costs are estimated and subject to change.

### Phase #2 Cost Variances

As shown in Table II-C on the previous page, there is a variance of \$1,081,043 attributable to cost the cost of the Phase #2 Additional Major Improvements. According to the Updated Service and Assessment Plan, the Phase #2 Actual Costs variance will be paid by the Developer without reimbursement.

### Phase #3 Improvements Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvement shown in the Updated Service and Assessment Plan for Phase #3.

Table II-D on the following page summarizes the updated sources and uses of funds required to construct the Phase #3 Improvements and the Phase #3 portion of the Additional Major Improvements. According to the Developer's Quarterly Improvement Implementation Report for Phases #2-7 dated as of June 30, 2023, the Phase #3 Improvements were completed and accepted by the City on March 14, 2023.

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**Table II-D**  
**Updated Sources and Uses – Phase #3**

<b>Sources of Funds</b>	<b>Phase #3 Estimated Budget<sup>1</sup></b>	<b>Phase #3 Actual Costs/Updated Budget<sup>1</sup></b>	<b>Variance</b>
Assessment amount	\$7,708,239	\$7,708,239	\$0
Other funding sources	\$0	\$0	\$0
<b>Total Sources</b>	<b>\$7,708,239</b>	<b>\$7,708,239</b>	<b>\$0</b>
<b>Uses of Funds</b>			
<i>Phase #3 Improvements</i>			
Roadway improvements	\$2,651,819	\$2,651,819	\$0
Water improvements	\$1,009,058	\$1,009,058	\$0
Sanitary sewer improvements	\$723,478	\$723,478	\$0
Storm drainage improvements	\$1,517,380	\$1,517,380	\$0
Other soft and miscellaneous costs	\$359,310	\$359,310	\$0
<i>Subtotal: Phase #2 Improvements</i>	<i>\$6,261,045</i>	<i>\$6,261,045</i>	<i>\$0</i>
<i>Additional Major Improvements</i>			
Road improvements	\$503,268	\$503,268	\$0
Water distribution system improvements	\$94,483	\$94,483	\$0
Sanitary sewer improvements	\$33,725	\$33,725	\$0
Storm drainage improvements	\$770,718	\$770,718	\$0
Other soft and miscellaneous costs	\$0	\$0	\$0
<i>Subtotal: Additional Major Improvements</i>	<i>\$1,402,194</i>	<i>\$1,402,194</i>	<i>\$0</i>
Administrative Expenses	\$45,000	\$45,000	\$0
<b>Total Uses</b>	<b>\$7,708,239</b>	<b>\$7,708,239</b>	<b>\$0</b>

1 - According to the Updated Service and Assessment Plan updated for Phase #3 on February 14, 2023. The Initial Major Improvements costs are final and the Additional Major Improvements costs are estimated and subject to change.

#### Phase #3 Cost Variances

As stated in Table II-D above, there are no significant variances between the initial estimated budget and the actual amount spent to be reported at this time.

#### **B. FIVE YEAR SERVICE PLAN**

According to the PID Act, a service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements 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-E on the following page.

**Table II-E**  
**Projected Annual Installments (2020-2029)**

<b>Assessment Year Ending 9/01</b>	<b>Phase #1 Projected Annual Installments</b>	<b>Phases #2-7 Projected Annual Installments</b>	<b>Phase #2 Projected Annual Installments</b>	<b>Phase #3 Projected Annual Installments</b>
2020-2023	\$2,745,071	\$4,010,025	\$0	\$0
2024	\$719,951	\$1,049,800	\$560,588	\$0
2025	\$741,441	\$1,079,341	\$561,301	\$713,763
2026	\$741,723	\$1,080,554	\$562,029	\$714,490
2027	\$746,508	\$1,075,958	\$562,774	\$715,235
2028	\$745,541	\$1,080,828	\$563,536	\$715,998
2029	\$744,077	\$1,079,615	\$492,320	\$716,780
<b>Total</b>	<b>\$7,184,312</b>	<b>\$10,456,120</b>	<b>\$3,302,549</b>	<b>\$3,576,265</b>

1 - Projected Annual Installments for Assessment Years ending 2020-2024 represent actual amounts billed and include applicable credits. Assessment Years ending 2025-2029 represent projected amounts and will be updated in future Annual Service Plan Updates.

### **C. STATUS OF DEVELOPMENT**

#### Phase #1

According to the City, greater than 95 percent of the total building permits expected to be issued within Phase #1 have been issued as of June 18, 2023. Pursuant to Section 4(a)(ii) of the Phase #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of homes completed in Phase #1 of the PID in the Annual Service Plan Update.

#### Phases #2-7 Major Improvement Area

According to the City, eighty-eight (88) and thirty-three (33) building permits have been issued for Phase #2 and Phase #3 of the PID, respectively, as of June 18, 2023, representing approximately 10.08 percent of the 1,200 total building permits expected to be issued within the Phases #2-7 Major Improvement Area. As of the same date, nine (9) and zero (0) certificates of occupancy have been issued for Phase #2 and Phase #3 of the PID, respectively, representing approximately 0.75 percent of the 1,200 total certificates of occupancy expected to be issued within the Phases #2-7 Major Improvement Area.

See Table II-F on the following page for the status of completed homes within the Phases #2-7 Major Improvement Area of the PID as of June 18, 2023.

**Table II-F**  
**Completed Homes**

<b>Status</b>	<b>Cumulative as of June 30, 2022<sup>1</sup></b>	<b>Cumulative as of June 18, 2023<sup>1</sup></b>
Completed Homes – Phase #2	0	9
Completed Homes – Phase #3	0	0
<b>Total</b>	<b>0</b>	<b>9</b>

<sup>1</sup>According to the City report of Certificates of Occupancy issued as of June 18, 2023.

#### **D. ANNUAL BUDGET – PHASE #1**

##### Phase #1 - Annual Installments – 2023-24

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 5.13 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (5.13 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2023-24 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 Trust Indenture such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

##### Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #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 and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.



Phase #1 Annual Installments to be Collected for 2023-24

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-G below.

**Table II-G**  
**Budget for the Phase #1 Annual Installments**  
**to be Collected for 2023-24**

	<b>Phase #1 Bonds</b>
Interest payment on March 1, 2024	\$227,676
Interest payment on September 1, 2024	\$227,676
Principal payment on September 1, 2024	\$200,000
<i>Subtotal debt service payments</i>	<i>\$655,352</i>
Administrative expenses	\$38,643
Excess interest for prepayment and delinquency reserves	\$44,380
<i>Subtotal Expenses</i>	<i>\$738,374</i>
Available Reserve Fund Income	(\$18,423)
Available Capitalized Interest Account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$18,423)</i>
<b>Annual Installments</b>	<b>\$719,951</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024, in the amount of \$227,676 and on September 1, 2024, in the amount of \$227,676, which equal interest on the outstanding Phase #1 Assessments balance of \$8,876,018 for six months each and an effective interest rate of 5.13 percent. Annual Installments to be collected include a principal amount of \$200,000 due on September 1, 2024. As a result, total Annual Installments to be collected in 2023-24 for principal and interest is estimated to be equal to \$655,352.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-H on the following page, the total Phase #1 administrative expenses to be collected for 2023-24 are estimated to be \$38,643.

**Table II-H**  
**Administrative Budget Breakdown**

Description	2023-24 Estimated Budget
City	\$6,000
Administrator	\$26,000
Trustee	\$2,750
Auditor	\$2,000
Contingency	\$1,893
<b>Total</b>	<b>\$38,643</b>

*Excess Interest for Prepayment and Delinquency Reserve*

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$44,380, which equals 0.5 percent interest on the outstanding Phase #1 Assessments balance of \$8,876,018.

*Available Reserve Fund Income*

As of May 31, 2023, the balance in the Phase #1 Reserve Fund was \$697,286, which includes the Bond Reserve Requirement of \$678,863 and an excess balance of \$18,423. Pursuant to Section 6.7(d) of the Phase #1 Bond Trust Indenture the excess balance of \$18,423 should be transferred to the Phase #1 Principal & Interest Account and used to pay interest on the Phase #1 Bonds on the next interest payment date. As a result, \$18,423 is available to pay a portion of the Phase #1 Bonds debt service.

*Available Capitalized Interest Account*

As of May 31, 2023, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #1 2023-24 Annual Installment.

*Available Administrative Expense Account*

As of May 31, 2023, the balance in the Administrative Expense Fund was \$40,094. Approximately \$40,094 is anticipated to be used for the payment of current year administrative expenses through January 31, 2024. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phase #1 2023-24 Annual Installment.

### **E. ANNUAL INSTALLMENTS PER UNIT - PHASE #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 Phase #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Updated Service and Assessment Plan, 330 units, representing 254.02 total Equivalent Units, are anticipated to be built within Phase #1 of the PID. As of May 31, 2023, four Parcels representing 3.68 Equivalent Unit have prepaid their Phase #1 Assessment. As a result, 326 units representing 250.34 Equivalent Units will be billed for the 2023-24 Annual Installment. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$2,721.53 (i.e.  $(\$655,352 + \$44,380 - \$18,423) \div 250.34 = \$2,721.53$ ). The net Administrative Expenses to be collected from each Equivalent Unit will be \$154.36 (i.e.,  $\$38,643 \div 250.34 = \$154.36$ ). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be \$2,875.89 (i.e.,  $\$2,721.53 + \$154.36 = \$2,875.89$ ). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of \$2,875.89 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2023-24 is shown in Table II-I below.

**Table II-I**  
**Annual Installment Per Unit – Phase #1**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Unit</b>
Lot Type 1 (74 Ft)	\$2,875.89	1.00	\$2,875.89
Lot Type 2 (60 Ft)	\$2,875.89	0.81	\$2,329.47
Lot Type 3 (50 Ft)	\$2,875.89	0.68	\$1,955.61

The list of Parcels within Phase #1 of the PID, the corresponding lot size and lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix C.

### **F. ANNUAL BUDGET – PHASES #2-7 MAJOR IMPROVEMENT AREA**

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-7 Major Improvement Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Phases #2-7 Major Improvement Bonds. The effective interest rate on the Phases #2-7 Major Improvement Bonds is 5.52 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-7 Major Improvement Bonds (5.52 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2023-24 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture 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 Phases #2-7 Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

#### Phases #2-7 Annual Installments to be Collected for 2023-24

The budget for Phase #2-7 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-J on the following page.

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**Table II-J**  
**Budget for the Phases #2-7 Major Improvement Area**  
**Annual Installments to be Collected for 2023-24**

	<b>Phases #2-7 Major Improvement Bonds</b>
Interest payment on March 1, 2024	\$361,575
Interest payment on September 1, 2024	\$361,575
Principal payment on September 1, 2024	\$250,000
<i>Subtotal debt service payments</i>	<i>\$973,150</i>
Administrative expenses	\$38,643
Excess interest for prepayment and delinquency reserves	\$65,525
<i>Subtotal Expenses</i>	<i>\$1,077,318</i>
Available Reserve Fund Income	(\$27,518)
Available Capitalized Interest Account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$27,518)</i>
<b>Annual Installments</b>	<b>\$1,049,800</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest include interest due on March 1, 2024, in the amount of \$361,575 and on September 1, 2024, in the amount of \$361,575, which equal interest on the outstanding Phases #2-7 Major Improvement Assessments balance of \$13,105,000 for six months each and an effective interest rate of 5.52 percent. Annual Installments to be collected include a principal amount of \$250,000 due on September 1, 2024. As a result, total Phases #2-7 Major Improvement Annual Installments to be collected for principal and interest in 2023-24 is estimated to be equal to \$973,150.

*Administrative Expenses*

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-K on the following page, the total Phases #2-7 Major Improvement administrative expenses to be collected for 2023-24 are estimated to be \$38,643.

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

**Table II-K**  
**Administrative Budget Breakdown**

Description	2023-24 Estimated Budget
City	\$6,000
Administrator	\$26,000
Trustee	\$2,750
Auditor	\$2,000
Contingency	\$1,893
<b>Total</b>	<b>\$38,643</b>

*Excess Interest for Prepayment and Delinquency Reserve*

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$65,525, which equals 0.5 percent interest on the outstanding Phases #2-7 Assessments balance of \$13,105,000.

*Available Reserve Fund Income*

As of May 31, 2023, the balance in the Phases #2-7 Major Improvement Reserve Fund was \$1,041,518, which includes the Bond Reserve Requirement of \$1,014,000 and an excess balance of \$27,518. Pursuant to Section 6.7(d) of the Phases #2-7 Major Improvement Bond Trust Indenture the excess balance of \$27,518 should be transferred to the Phases #2-7 Major Improvement Principal & Interest Account and used to pay interest on the Phases #2-7 Major Improvement Bonds on the next interest payment date. As a result, \$27,518 is available to pay a portion of the Phases #2-7 Major Improvement Bonds debt service.

*Available Capitalized Interest Account*

As of May 31, 2023, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no capitalized interest account credit available to reduce the Phases #2-7 Major Improvement 2023-24 Annual Installment.

*Available Administrative Expense Account*

As of May 31, 2023, the balance in the Administrative Expense Fund was \$90,593. Approximately \$90,593 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2024. As a result, there are no funds available in the Administrative Expense Fund to reduce the Phases #2-7 Major Improvement 2023-24 Annual Installment.

## **G. ANNUAL INSTALLMENTS PER UNIT - PHASES #2-7 MAJOR IMPROVEMENT AREA**

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 Phases #2-7 Major Improvement Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the Phases #2-7 Major Improvement Area.

According to the Updated Service and Assessment Plan, 1,200 units representing 891.19 total Equivalent Units are anticipated to be built within the Phases #2-7 Major Improvement Area of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$1,134.62 (i.e.  $(\$973,150 + \$65,525 - \$27,518) \div 891.19 = \$1,134.62$ ) and the Administrative Expenses to be collected from each Equivalent Unit will be \$43.36 (i.e.,  $\$38,643 \div 891.19 = \$43.36$ ). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phases #2-7 Major Improvement Area will be \$1,177.98 (i.e.,  $\$1,134.62 + \$43.36 = \$1,177.98$ ) for each Parcel within the Phases #2-7 Major Improvement Area. The Annual Installment to be collected from each Parcel within the Phases #2-7 Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of \$1,177.98 by the total estimated Equivalent Units for each Parcel in the Phases #2-7 Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in Phases #2-7 for 2023-24 is shown in Table II-L below.

**Table II-L**  
**Annual Installment Per Unit – Phases #2-7 Major Improvement Area**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Unit</b>
Lot Type 1 (74 Ft)	\$1,177.98	0.91	\$1,071.96
Lot Type 2 (60 Ft)	\$1,177.98	0.79	\$930.60
Lot Type 3 (50 Ft)	\$1,177.98	0.71	\$836.36
Lot Type 4 (84 Ft)	\$1,177.98	1.00	\$1,177.98
Lot Type 5 (40 Ft)	\$1,177.98	0.59	\$695.01

The list of Parcels within the Phases #2-7 Major Improvement Area of the PID, the corresponding lot size and lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix D.

## **H. ANNUAL BUDGET – PHASE #2**

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #2 Lot or Phase #2 Parcel shall commence upon the earlier of: (i) September 1, 2023 (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #2 Improvements, such that upon the issuance of Bonds all Assessments in Phase #2 shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on Phase #2 Assessed Property, such that all Assessments in Phase #2 begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #2 Lot or Phase #2 Parcel shall be due by January 31st of the following calendar year.

According to section (i) stated above, the conditions will be satisfied as of September 1, 2023 and collection of Annual Installments from Parcels within Phase #2 will be due no later than January 31, 2024. As a result, if the Assessment is not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning September 1, 2023 of which thirty (30) Annual Installments remain outstanding.

Each Assessment for the Phase #2 Improvements bears interest at the rate on the Reimbursement Agreement for Phase #2 Improvements as described in the Updated Service and Assessment Plan. The effective interest rate on the Reimbursement Agreement for Phase #2 Improvements. is 8.75 percent for 2023-24. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2023-24 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 other applicable documents, such as interest earnings 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 Reimbursement Agreement for Phase #2 Improvements and any accrued interest thereon (the “Phase #2 Reimbursement Amount”) from the collection of the Annual Installments in accordance with the Phase #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.

### Phase #2 Annual Installments to be collected for 2023-24

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-M on the following page.



**Table II-M**  
**Budget for the Phase #2 Annual Installments**  
**to be Collected for 2023-24**

	<b>Phase #2 Reimbursement Agreement</b>
Interest due on Phase #2 Reimbursement Amount	\$519,588
Phase #2 Assessments due	\$1,000
<i>Subtotal debt service</i>	<i>\$520,588</i>
Administrative Expenses	\$40,000
<i>Subtotal Expenses</i>	<i>\$560,588</i>
Available Administrative Expense Account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
<b>Annual Installments</b>	<b>\$560,588</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest include interest due for 2023-24 in the amount of \$519,588, which equal interest on the outstanding Assessments balance of \$5,938,154 for one year and an effective interest rate of 8.75 percent. Annual Installments to be collected include a principal amount of \$1,000. As a result, total Annual Installments to be collected for Phase #2 for principal and interest in 2023-24 is estimated to be equal to \$520,588.

*Administrative Expenses*

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-N below the total administrative expenses to be collected for 2023-24 are estimated to be \$40,000.

**Table II-N**  
**Administrative Budget Breakdown**

<b>Description</b>	<b>2023-24 Estimated Budget</b>
City	\$6,000
Administrator	\$32,000
Contingency	\$2,000
<b>Total</b>	<b>\$40,000</b>

Available Administrative Expense Account

The balance in the Administrative Expense Account for Phase #2 is anticipated to be used for the payment of current year administrative expenses through January 31, 2024. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 2023-24 Annual Installment.

**I. ANNUAL INSTALLMENTS PER UNIT - PHASE #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 Phase #2 Reimbursement Agreement and to cover Administrative Expenses of Phase #2.

According to the Developer, 227 units representing 143.60 total Equivalent Units were estimated to be built within Phase #2 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$3,625.27 (i.e.,  $\$520,588 \div 143.60 = \$3,625.27$ ) and the Administrative Expenses to be collected from each Equivalent Unit will be \$278.55 (i.e.,  $\$40,000 \div 143.60 = \$278.55$ ). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be \$3,903.82 (i.e.,  $\$3,625.27 + \$278.55 = \$3,903.82$ ). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of \$3,903.82 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2023-24 is shown in Table II-O below.

**Table II-O**  
**Annual Installment Per Unit – Phase #2**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Unit</b>
Lot Type 1 (74 Ft)	\$3,903.82	0.91	\$3,552.48
Lot Type 2 (60 Ft)	\$3,903.82	0.79	\$3,084.02
Lot Type 4 (84 Ft)	\$3,903.82	1.00	\$3,903.82
Lot Type 5 (40 Ft)	\$3,903.82	0.59	\$2,303.25

The list of Parcels within Phase #2 of the PID, the corresponding lot size and lot types of the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix E.

## **J. ANNUAL BUDGET – PHASE #3**

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Phase #3 Lot or Phase #3 Parcel shall commence upon the earlier of: (i) September 1, 2024 (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #3 Improvements, such that upon the issuance of Bonds all Assessments in Phase #3 shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on Phase #3 Assessed Property, such that all Assessments in Phase #3 begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Phase #3 Parcel shall be due by January 31st of the following calendar year.

As of June 30, 2023, the above conditions have not been met and as a result, Annual Installments will not be collected for the 2023-24 Assessment Year.

## **K. BOND REDEMPTION RELATED UPDATES**

### *Phase #1 Bonds*

The Phase #1 Bonds were issued in 2018. Pursuant to Section 4.3 of the Phase #1 Trust Indenture, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

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

### *Phases #2-7 Major Improvement Bonds*

The Phase #2-7 Major Improvement Bonds were issued in 2018. Pursuant to Section 4.3 of the Phases #2-7 Major Improvement Trust Indenture, the City reserves the right and option to redeem the Phases #2-7 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-7 Major Improvement 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***

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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***

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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 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 Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of the Updated Service and Assessment Plan.

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

### **A. PARCEL UPDATES**

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

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

Where the terms have the following meanings:

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

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

According to the Developer and the Collin Central Appraisal District records, Phase #1 of the PID was completely subdivided and final plat recorded on February 12, 2020, and the Assessments allocated proportionally according to Lot Type as shown in the 2020-21 Service and Assessment Plan Update. The various Phase #1 Lots were subdivided from Parcel 985517, Parcel 997979, Parcel 2707966, and Parcel 986384.

According to the Developer and the Collin Central Appraisal District records, Phase #2 of the PID was completely subdivided and final plat recorded on September 2, 2022. Parcels in Phase #2 of the PID were subdivided from Parcels 997979 and 961622.

See Appendix G for the Phases #2-7 Major Improvement Assessment and Phase #2 Assessment allocation prior to and after the subdivision of the Phase #2 Parcels.

#### **B. PREPAYMENT OF ASSESSMENTS**

As of May 31, 2023, four Parcels have prepaid their Phase #1 Assessment in full.

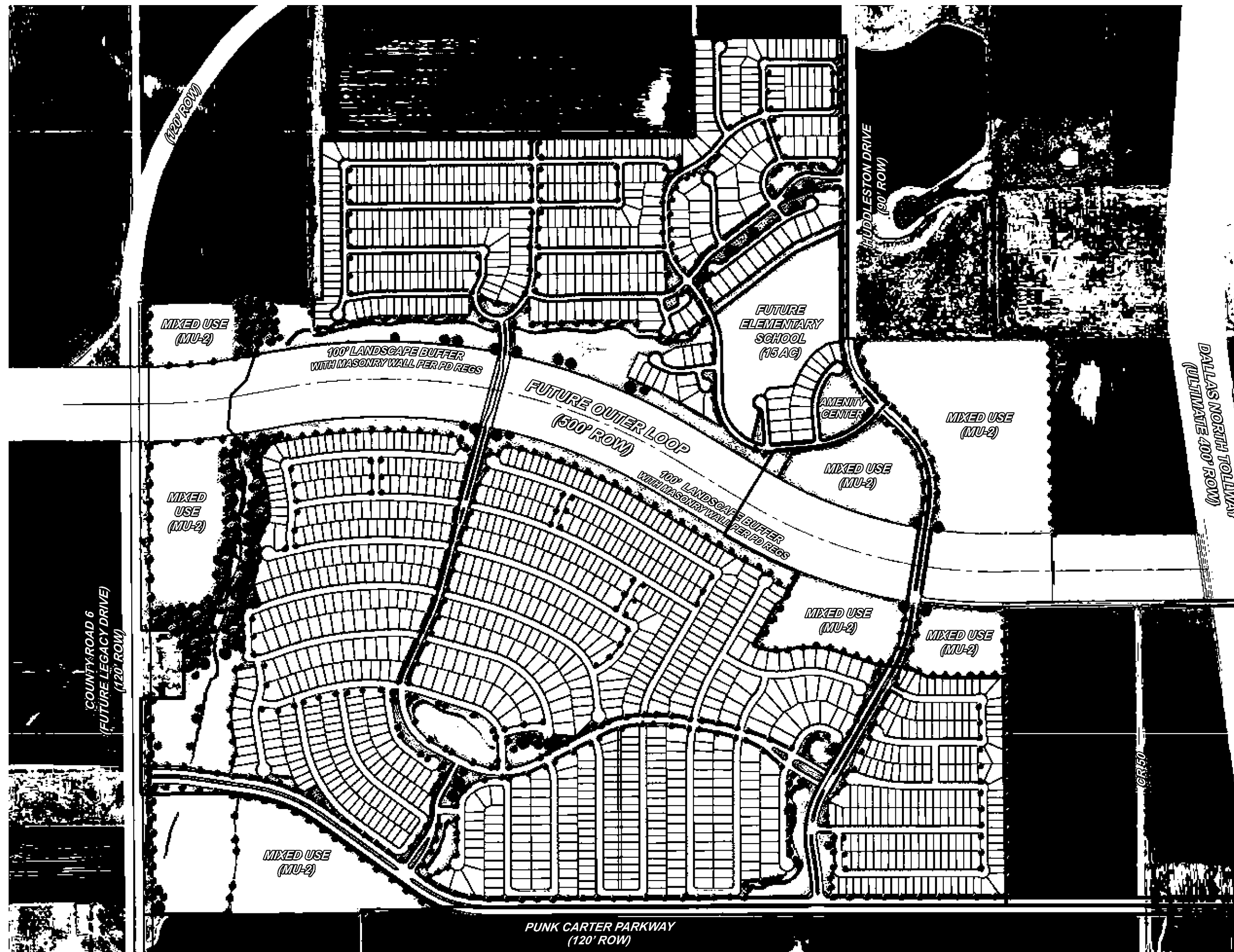
See Appendix B for a list of these prepaid Parcels.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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**APPENDIX A**  
**CAMBRIDGE CROSSING PID MAP**





This is a conceptual layout and does not necessarily depict the project as it shall finally be developed.

**NOTE:**

- 1) THE STREET PATTERN AND OPEN SPACE AREAS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO FUTURE ALTERATION DURING THE DESIGN PROCESS.
- 2) LOTS ADJACENT TO THE FLOODPLAIN MAY EXTEND INTO THE FLOODPLAIN; THE LIMITS OF THE FLOODPLAIN WILL BE DEFINED WITH FUTURE ENGINEERING PLANS.
- 3) FOR ADDITIONAL INFORMATION ON DESIGN REGULATIONS FOR EACH TYPE OF USE, PLEASE REFER TO THE PLANNED DEVELOPMENT STANDARDS.
- 4) THE OVERALL MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL BE 2000. THE MAXIMUM NUMBER OF TYPE 3 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 55%. THE MINIMUM NUMBER OF TYPE 1 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 10%.

**PROPOSED LAND USE SUMMARY**

SINGLE FAMILY	±376 AC (59%)
MU-2	±78 AC (12%)
OPEN SPACE	±89 AC (14%)
RIGHT-OF-WAY	±97 AC (15%)

TOTAL LAND AREA ±639 AC

**NOTE:**

THE ACREAGES SHOWN ABOVE ARE APPROXIMATE BASED ON THE CONCEPT PLAN AND ARE SUBJECT TO CHANGE WITH FUTURE PLATS.

**LAND USE LEGEND:**

	SINGLE-FAMILY RESIDENCE
	MIXED USE
	FUTURE ELEMENTARY SCHOOL
	OPEN SPACE

— PID BOUNDARY

Overall

CONCEPT PLAN

CELINA TEXAS  
**CAMBRIDGE  
CROSSING**

**Cambridge**  
8180 N. Central Expressway  
Ste. 1775  
Dallas, TX 75231

ENGINEERS  
**DOWNEY, ANDERSON  
& ASSOCIATES, INC.**  
121514th Ave. East, Suite 200, P.O. Box 78841  
Dallas, TX 75217-0841 Tel: 972.971.4533

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

**Appendix B**  
**Prepaid Parcels**

<b>Parcel ID</b>	<b>Phase</b>	<b>Prepayment Date</b>	<b>Amount</b>	<b>Full/Partial</b>
2812595	Phase #1	March 2022	\$36,926.23	Full
2812551	Phase #1	January 2023	\$36,214.82	Full
2812396	Phase #1	April 2023	\$24,626.08	Full
2812591	Phase #1	May 2023	\$36,214.82	Full

1 - Represents the amount of outstanding assessment prepaid and does not include any applicable credits.

**APPENDIX C**  
**PHASE #1 ASSESSMENT ROLL – 2023-24**

**Appendix C**  
**Cambridge Crossing Public Improvement District**  
**Phase #1 Assessment Roll - 2023-24**

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2811954	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2811956	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811975	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811976	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811977	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811982	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811983	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811984	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811985	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811986	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811987	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811988	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811989	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811990	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811991	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811992	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2811993	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812018	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812019	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812020	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812021	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812023	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812024	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812025	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812026	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812027	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812028	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812029	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812030	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812031	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812193	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812194	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812195	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812196	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812197	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812198	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812199	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812200	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812201	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812202	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812203	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812204	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812205	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812206	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812207	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812208	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812209	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812210	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812211	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812212	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812213	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812214	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812215	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812216	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812217	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812218	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812219	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812220	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812221	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812222	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812223	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812224	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812344	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812345	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812346	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812347	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812348	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812349	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812350	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812351	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812352	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812353	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812354	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47

Appendix C  
Cambridge Crossing Public Improvement District  
Phase #1 Assessment Roll - 2023-24

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2812355	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812356	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812357	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812358	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812359	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812360	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812361	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812362	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812363	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812364	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812365	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812366	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812367	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812368	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812369	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812370	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812371	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812372	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812373	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812374	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812375	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812376	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812377	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812378	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812379	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812380	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812381	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812382	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812383	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812384	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812385	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812386	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812387	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812388	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812389	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812390	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812391	50	3	0.34	\$12,055	\$271.63	\$593.42	\$60.27	\$52.48	\$977.80
2868736	50	3	0.34	\$12,055	\$271.63	\$593.42	\$60.27	\$52.48	\$977.80
2812392	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812393	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812394	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812395	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812396	50	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812397	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812398	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812399	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812400	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812401	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812402	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812403	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812404	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812405	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812406	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812407	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812408	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812409	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812410	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812411	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812420	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812421	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812422	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812423	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812424	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812425	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812426	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812427	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812428	50	3	0.34	\$12,055	\$271.63	\$593.42	\$60.27	\$52.48	\$977.80
2855757	50	3	0.34	\$12,055	\$271.63	\$593.42	\$60.27	\$52.48	\$977.80
2812429	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812430	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812431	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812432	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812433	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2812434	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812435	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812436	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812437	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812438	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812439	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812440	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812441	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812442	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812443	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812444	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812445	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812446	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812447	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812448	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812449	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812450	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812451	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812452	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812453	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812454	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812455	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812456	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812457	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812458	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812459	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812460	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812461	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812462	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812463	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812464	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812465	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812466	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812467	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812468	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812469	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812470	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812471	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812472	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812473	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812474	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812475	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812476	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812477	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812478	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812479	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812480	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812481	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812482	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812483	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812484	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812485	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812486	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812487	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812488	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812489	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812490	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812491	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812492	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812493	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812494	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812495	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812496	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812498	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812499	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812500	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812501	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812502	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812503	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812504	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812505	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812506	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812507	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61

Appendix C  
Cambridge Crossing Public Improvement District  
Phase #1 Assessment Roll - 2023-24

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2812508	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812509	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812510	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812511	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812512	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812513	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812514	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812515	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812516	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812518	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812519	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812520	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812521	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812522	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812523	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812524	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812525	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812526	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812527	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812528	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812529	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812530	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812531	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812532	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812533	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812534	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812535	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812536	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812537	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812538	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812539	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812540	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812541	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812542	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812543	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812544	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812547	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812548	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812549	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812550	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812551	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812552	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812553	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812554	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812555	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812556	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812557	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812558	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812559	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812560	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812561	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812562	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812563	50	3	0.68	\$24,110	\$543.26	\$1,186.83	\$120.55	\$104.97	\$1,955.61
2812564	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812565	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812566	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812567	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812568	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812569	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812570	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812571	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812572	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812573	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812574	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812575	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812583	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812584	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812585	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812586	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812587	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812588	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812589	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812590	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89



Appendix C  
Cambridge Crossing Public Improvement District  
Phase #1 Assessment Roll - 2023-24

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2812591	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812592	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812593	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812594	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812595	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812596	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812597	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812598	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812599	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812600	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812601	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812602	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812603	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812604	74	1	1.00	\$35,456	\$798.91	\$1,745.34	\$177.28	\$154.36	\$2,875.89
2812607	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812608	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812609	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812614	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812615	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812616	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812617	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812618	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812620	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812621	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812622	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812624	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812625	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812626	60	2	0.41	\$14,360	\$323.56	\$706.86	\$71.80	\$62.52	\$1,164.74
2856649	60	2	0.41	\$14,360	\$323.56	\$706.86	\$71.80	\$62.52	\$1,164.74
2812627	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812628	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812629	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812630	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812631	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812632	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812633	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812634	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812635	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812636	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812637	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812638	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812639	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812640	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812641	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812642	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812643	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812644	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812645	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812652	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812653	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812654	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812655	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812656	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812657	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812658	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
2812659	60	2	0.81	\$28,719	\$647.12	\$1,413.73	\$143.60	\$125.03	\$2,329.47
<b>Total</b>			<b>250.34</b>	<b>\$8,876,018</b>	<b>\$200,000.00</b>	<b>\$436,928.35</b>	<b>\$44,380.09</b>	<b>\$38,642.83</b>	<b>\$719,951.27</b>

**APPENDIX D**

**PHASES #2-7 MAJOR IMPROVEMENT ASSESSMENT ROLL – 2023-24**

**Appendix D**  
**Cambridge Crossing Public Improvement District**  
**Phases #2-7 Major Improvement Area Assessment Roll - 2023-24**

Parcel ID	Lot Size	Lot Type	Estimated Equivalent Units <sup>1</sup>	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
961613	Various	Various	289.60	\$4,258,561	\$81,239.25	\$226,050.39	\$21,292.81	\$12,557.26	\$341,139.70
961622	Various	Various	19.92	\$292,906	\$5,587.67	\$15,547.85	\$1,464.53	\$863.69	\$23,463.74
985517	Various	Various	39.07	\$574,508	\$10,959.71	\$30,495.70	\$2,872.54	\$1,694.06	\$46,022.01
986384	Various	Various	2.93	\$43,145	\$823.06	\$2,290.19	\$215.72	\$127.22	\$3,456.19
2707966	Various	Various	396.07	\$5,824,234	\$111,107.09	\$309,158.46	\$29,121.17	\$17,173.97	\$466,560.69
2865638	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865639	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865640	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865641	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865642	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865643	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865644	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865645	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865646	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865647	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865648	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865649	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865650	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865651	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865652	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865653	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865654	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865655	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865656	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865657	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865658	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865659	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865660	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865661	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865662	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865663	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865664	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865665	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865666	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865667	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865668	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865669	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865670	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865671	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865672	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865673	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865674	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865675	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865676	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865677	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865678	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865679	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865681	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865682	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865683	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865684	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865685	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865686	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865687	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865688	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865689	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865690	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865691	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865692	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865693	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865694	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865695	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865696	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865697	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865698	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865699	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865700	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865701	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865702	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865703	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865704	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865705	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865706	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Appendix D**  
**Cambridge Crossing Public Improvement District**  
**Phases #2-7 Major Improvement Area Assessment Roll - 2023-24**

Parcel ID	Lot Size	Lot Type	Estimated Equivalent Units <sup>1</sup>	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2865707	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865708	60	2	0.79	\$11,617	\$221.61	\$616.65	\$58.08	\$34.26	\$930.60
2865709	60	2	0.79	\$11,617	\$221.61	\$616.65	\$58.08	\$34.26	\$930.60
2865710	84	4	1.00	\$14,705	\$280.52	\$780.56	\$73.53	\$43.36	\$1,177.98
2865711	84	4	1.00	\$14,705	\$280.52	\$780.56	\$73.53	\$43.36	\$1,177.98
2865712	84	4	1.00	\$14,705	\$280.52	\$780.56	\$73.53	\$43.36	\$1,177.98
2865713	84	4	1.00	\$14,705	\$280.52	\$780.56	\$73.53	\$43.36	\$1,177.98
2865714	84	4	1.00	\$14,705	\$280.52	\$780.56	\$73.53	\$43.36	\$1,177.98
2865715	84	4	1.00	\$14,705	\$280.52	\$780.56	\$73.53	\$43.36	\$1,177.98
2865718	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865719	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865720	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865721	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865722	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865723	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865724	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865725	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865726	84	4	1.00	\$14,705	\$280.52	\$780.56	\$73.53	\$43.36	\$1,177.98
2865727	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865728	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865729	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865730	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865731	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865732	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865733	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865734	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865735	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865736	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865737	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865738	74	1	0.91	\$13,382	\$255.28	\$710.31	\$66.91	\$39.46	\$1,071.96
2865739	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865742	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865743	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865744	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865745	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865746	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865747	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865748	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865749	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865750	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865751	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865752	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865753	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865754	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865755	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865756	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865757	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865758	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865759	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865760	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865761	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865762	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865763	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865764	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865765	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865766	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865767	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865768	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865769	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865770	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865771	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865772	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865773	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865774	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865775	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865776	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865777	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865778	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865779	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865780	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865781	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865782	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865783	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01

Parcel ID	Lot Size	Lot Type	Estimated	Outstanding	Principal	Interest	Excess Interest	Administrative	Annual
			Equivalent Units <sup>1</sup>						
2865784	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865785	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865786	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865787	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865788	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865789	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865790	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865791	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865792	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865793	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865794	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865795	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865796	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865797	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865798	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865799	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865800	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865801	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865802	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865803	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865804	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865805	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865806	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865807	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865808	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865809	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865810	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865811	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865812	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865813	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865814	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865815	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865816	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865817	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865818	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865819	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865820	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865821	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865822	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865823	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865824	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865825	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865826	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865827	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865828	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865829	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865830	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865831	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865832	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865833	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865834	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865835	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865836	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865887	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865888	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865889	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865890	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865891	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865892	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865893	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865894	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865895	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865896	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865897	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865898	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865899	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865900	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865901	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865902	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865903	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865904	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865905	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865906	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01

**Appendix D**  
**Cambridge Crossing Public Improvement District**  
**Phases #2-7 Major Improvement Area Assessment Roll - 2023-24**

Parcel ID	Lot Size	Lot Type	Estimated Equivalent Units <sup>1</sup>	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2865907	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865908	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865909	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865910	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865911	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865912	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865913	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865914	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865915	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865916	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865917	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865918	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865919	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865920	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865921	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865922	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865923	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865924	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865925	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865926	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865927	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865928	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865929	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865930	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865931	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865932	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865933	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865934	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865935	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865936	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865937	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865938	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865939	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
2865940	40	5	0.59	\$8,676	\$165.51	\$460.53	\$43.38	\$25.58	\$695.01
<b>Total</b>			<b>891.19</b>	<b>\$13,105,000</b>	<b>\$250,000.00</b>	<b>\$695,631.72</b>	<b>\$65,525.00</b>	<b>\$38,642.83</b>	<b>\$1,049,799.55</b>

1 - Estimated Equivalent Units for Parcels 961613, 961622, 985517, 986384, and 2707966 are allocated based on their respective acreage per the Collin County Central Appraisal District Records as of June 30, 2023.

**APPENDIX E**  
**PHASE #2 ASSESSMENT ROLL – 2023-24**

**Appendix E**  
**Cambridge Crossing Public Improvement District**  
**Phases #2 Assessment Roll - 2023-24**

Parcel ID	Lot Size	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2865638	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865639	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865640	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865641	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865642	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865643	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865644	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865645	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865646	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865647	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865648	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865649	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865650	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865651	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865652	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865653	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865654	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865655	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865656	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865657	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865658	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865659	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865660	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865661	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865662	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865663	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865664	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865665	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865666	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865667	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865668	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865669	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865670	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865671	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865672	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865673	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865674	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865675	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865676	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865677	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865678	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865679	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865681	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865682	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865683	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865684	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865685	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865686	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865687	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865688	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865689	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865690	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865691	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865692	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865693	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865694	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865695	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865696	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865697	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865698	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865699	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865700	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865701	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865702	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865703	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00



**Appendix E**  
**Cambridge Crossing Public Improvement District**  
**Phases #2 Assessment Roll - 2023-24**

Parcel ID	Lot Size	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2865704	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865705	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865706	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865707	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2865708	60	2	0.79	\$32,668	\$5.50	\$2,858.46	\$220.06	\$3,084.02
2865709	60	2	0.79	\$32,668	\$5.50	\$2,858.46	\$220.06	\$3,084.02
2865710	84	4	1.00	\$41,352	\$6.96	\$3,618.30	\$278.55	\$3,903.82
2865711	84	4	1.00	\$41,352	\$6.96	\$3,618.30	\$278.55	\$3,903.82
2865712	84	4	1.00	\$41,352	\$6.96	\$3,618.30	\$278.55	\$3,903.82
2865713	84	4	1.00	\$41,352	\$6.96	\$3,618.30	\$278.55	\$3,903.82
2865714	84	4	1.00	\$41,352	\$6.96	\$3,618.30	\$278.55	\$3,903.82
2865715	84	4	1.00	\$41,352	\$6.96	\$3,618.30	\$278.55	\$3,903.82
2865718	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865719	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865720	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865721	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865722	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865723	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865724	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865725	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865726	84	4	1.00	\$41,352	\$6.96	\$3,618.30	\$278.55	\$3,903.82
2865727	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865728	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865729	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865730	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865731	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865732	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865733	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865734	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865735	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865736	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865737	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865738	74	1	0.91	\$37,630	\$6.34	\$3,292.66	\$253.48	\$3,552.48
2865739	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865742	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865743	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865744	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865745	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865746	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865747	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865748	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865749	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865750	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865751	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865752	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865753	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865754	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865755	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865756	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865757	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865758	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865759	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865760	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865761	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865762	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865763	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865764	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865765	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865766	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865767	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865768	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865769	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865770	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865771	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865772	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25

**Appendix E**  
**Cambridge Crossing Public Improvement District**  
**Phases #2 Assessment Roll - 2023-24**

Parcel ID	Lot Size	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2865773	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865774	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865775	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865776	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865777	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865778	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865779	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865780	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865781	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865782	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865783	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865784	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865785	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865786	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865787	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865788	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865789	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865790	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865791	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865792	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865793	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865794	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865795	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865796	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865797	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865798	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865799	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865800	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865801	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865802	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865803	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865804	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865805	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865806	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865807	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865808	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865809	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865810	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865811	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865812	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865813	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865814	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865815	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865816	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865817	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865818	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865819	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865820	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865821	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865822	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865823	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865824	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865825	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865826	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865827	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865828	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865829	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865830	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865831	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865832	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865833	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865834	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865835	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865836	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865887	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25

**Appendix E**  
**Cambridge Crossing Public Improvement District**  
**Phases #2 Assessment Roll - 2023-24**

Parcel ID	Lot Size	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Annual Installment
2865888	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865889	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865890	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865891	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865892	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865893	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865894	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865895	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865896	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865897	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865898	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865899	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865900	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865901	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865902	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865903	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865904	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865905	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865906	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865907	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865908	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865909	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865910	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865911	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865912	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865913	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865914	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865915	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865916	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865917	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865918	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865919	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865920	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865921	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865922	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865923	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865924	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865925	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865926	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865927	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865928	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865929	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865930	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865931	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865932	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865933	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865934	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865935	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865936	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865937	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865938	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865939	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
2865940	40	5	0.59	\$24,398	\$4.11	\$2,134.80	\$164.35	\$2,303.25
<b>Total</b>			<b>143.60</b>	<b>\$5,938,154</b>	<b>\$1,000.00</b>	<b>\$519,588.50</b>	<b>\$40,000.00</b>	<b>\$560,588.50</b>

**APPENDIX F-1**

**PHASE #3 ASSESSMENT ROLL – PHASE #3 IMPROVEMENTS**

**Appendix F-1**  
**Proposed Phase #3 Assessment Roll - Phase #3 Improvements**

<b>Parcel</b>	<b>All Parcels</b>
<b>Assessment</b>	<b>\$6,291,045</b>
<b>Equivalent Units</b>	<b>186.26</b>

Year	Principal	Interest	Administrative Expenses	Total Annual Installment
1	\$1,000	\$544,175	\$30,000	\$575,175
2	\$1,000	\$544,089	\$30,600	\$575,689
3	\$1,000	\$544,002	\$31,212	\$576,214
4	\$1,000	\$543,916	\$31,836	\$576,752
5	\$1,000	\$543,829	\$32,473	\$577,302
6	\$109,000	\$355,162	\$33,122	\$497,284
7	\$114,000	\$349,003	\$33,785	\$496,788
8	\$120,000	\$342,562	\$34,461	\$497,023
9	\$126,000	\$335,782	\$35,150	\$496,932
10	\$132,000	\$328,663	\$35,853	\$496,516
11	\$139,000	\$321,205	\$36,570	\$496,775
12	\$146,000	\$313,352	\$37,301	\$496,653
13	\$153,000	\$305,103	\$38,047	\$496,150
14	\$161,000	\$296,458	\$38,808	\$496,266
15	\$170,000	\$287,362	\$39,584	\$496,946
16	\$178,000	\$277,757	\$40,376	\$496,133
17	\$188,000	\$267,700	\$41,184	\$496,883
18	\$198,000	\$257,078	\$42,007	\$497,085
19	\$208,000	\$245,891	\$42,847	\$496,738
20	\$219,000	\$234,139	\$43,704	\$496,843
21	\$231,000	\$221,765	\$44,578	\$497,343
22	\$243,000	\$208,714	\$45,470	\$497,184
23	\$256,000	\$194,984	\$46,379	\$497,363
24	\$270,000	\$180,520	\$47,307	\$497,827
25	\$284,000	\$165,265	\$48,253	\$497,518
26	\$299,000	\$149,219	\$49,218	\$497,437
27	\$540,000	\$132,326	\$50,203	\$722,528
28	\$569,000	\$101,816	\$51,207	\$722,022
29	\$600,000	\$69,667	\$52,231	\$721,898
30	\$633,045	\$35,767	\$53,275	\$722,087
<b>Total</b>	<b>\$6,291,045</b>	<b>\$8,697,267</b>	<b>\$1,217,042</b>	<b>\$16,205,354</b>

**APPENDIX F-2**

**PHASE #3 ASSESSMENT ROLL – ADDITIONAL PROJECTS**

**Appendix F-2**  
**Proposed Phase #3 Assessment Roll - Additional Projects**

<b>Parcel</b>	<b>All Parcels</b>
<b>Assessment</b>	<b>\$1,417,194</b>
<b>Equivalent Units</b>	<b>186.26</b>

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>Total Annual Installment</b>
1	\$1,000	\$122,587	\$15,000	\$138,587
2	\$1,000	\$122,501	\$15,300	\$138,801
3	\$1,000	\$122,414	\$15,606	\$139,020
4	\$1,000	\$122,328	\$15,918	\$139,246
5	\$1,000	\$122,241	\$16,236	\$139,478
6	\$31,000	\$79,789	\$16,561	\$127,350
7	\$32,000	\$78,037	\$16,892	\$126,930
8	\$33,000	\$76,229	\$17,230	\$126,460
9	\$35,000	\$74,365	\$17,575	\$126,940
10	\$36,000	\$72,387	\$17,926	\$126,314
11	\$38,000	\$70,353	\$18,285	\$126,638
12	\$40,000	\$68,206	\$18,651	\$126,857
13	\$42,000	\$65,946	\$19,024	\$126,970
14	\$44,000	\$63,573	\$19,404	\$126,978
15	\$46,000	\$61,087	\$19,792	\$126,880
16	\$48,000	\$58,488	\$20,188	\$126,677
17	\$50,000	\$55,776	\$20,592	\$126,368
18	\$53,000	\$52,951	\$21,004	\$126,955
19	\$56,000	\$49,957	\$21,424	\$127,381
20	\$58,000	\$46,793	\$21,852	\$126,645
21	\$61,000	\$43,516	\$22,289	\$126,805
22	\$64,000	\$40,069	\$22,735	\$126,804
23	\$68,000	\$36,453	\$23,190	\$127,643
24	\$71,000	\$32,611	\$23,653	\$127,265
25	\$75,000	\$28,600	\$24,127	\$127,727
26	\$78,000	\$24,362	\$24,609	\$126,972
27	\$82,000	\$19,955	\$25,101	\$127,057
28	\$86,000	\$15,322	\$25,603	\$126,926
29	\$90,000	\$10,463	\$26,115	\$126,579
30	\$95,194	\$5,378	\$26,638	\$127,210
<b>Total</b>	<b>\$1,417,194</b>	<b>\$1,842,746</b>	<b>\$608,521</b>	<b>\$3,868,462</b>

**APPENDIX G**  
**PHASE #2 SUBDIVISION ALLOCATION**



**Appendix G**  
**Phase #2 Subdivision Allocation**

**Phases #2-7 Major Improvement Assessment Allocation**

Prior to Subdivision				After Subdivision							
Parent Parcels	Total Equivalent Units	Projected No. of Units	Applicable Ph. #2-7 Assessment	New Parcels	Lot Type	No. of Units	Equivalent Unit Factor	Total Equivalent Units	Ph. #2-7 Assessment per Equivalent Unit	Ph. #2-7 Assessment per Unit	Total Ph. #2-7 Assessment
985517	891.19	1,200	\$13,105,000	Various Ph. #2 Parcels	Lot Type 1 (74 Ft)	20	0.91	18.20	\$14,705	\$13,382	\$267,632
997979					Lot Type 2 (60 Ft)	2	0.79	1.58	\$14,705	\$11,617	\$23,234
2707966					Lot Type 4 (84 Ft)	7	1.00	7.00	\$14,705	\$14,705	\$102,935
961622					Lot Type 5 (40 Ft)	198	0.59	116.82	\$14,705	\$8,676	\$1,717,845
961613				Ph. #3-7 Parcels (985817, 2707966, 961622, 961613, 986384)		973		747.59	\$14,705		\$10,993,354
986384											
Total	891.19	1,200	\$13,105,000			1200		891.19			\$13,105,000

**Phase #2 Assessment Allocation**

Prior to Subdivision				After Subdivision							
Parent Parcel	Total Equivalent Units	Projected No. of Units	Applicable Ph. #2 Assessment	New Parcels	Lot Type	No. of Units	Equivalent Unit Factor	Total Equivalent Units	Ph. #2 Assessment	Ph. #2 Assessment per Unit	Total Ph. #2 Assessment
									per Equivalent Unit		
997979	143.60	227	\$5,938,154	Various Ph. #2 Parcels	Lot Type 1 (74 Ft)	20	0.91	18.2	\$41,352	\$37,630	\$752,607
961622					Lot Type 2 (60 Ft)	2	0.79	1.58	\$41,352	\$32,668	\$65,336
					Lot Type 4 (84 Ft)	7	1.00	7	\$41,352	\$41,352	\$289,464
					Lot Type 5 (40 Ft)	198	0.59	116.82	\$41,352	\$24,398	\$4,830,746
<b>Total</b>				<b>143.60</b>	<b>227</b>	<b>\$5,938,154</b>		<b>227</b>		<b>143.6</b>	

**APPENDIX H**  
**PID ASSESSMENT NOTICE**

**PID Assessment Notice**

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO  
THE 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 the Cambridge Crossing Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000091875

eRecording - Real Property

ORDINANCE

Recorded On: August 11, 2023 09:24 AM

Number of Pages: 61

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**" Examined and Charged as Follows: "**

Total Recording: \$262.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023000091875  
Receipt Number: 20230811000085  
Recorded Date/Time: August 11, 2023 09:24 AM  
User: Amanda J  
Station: Station 6

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX