

ORDINANCE NO. 2023-90

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE WELLS SOUTH 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 July 14, 2015, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2015-34R establishing the Wells South 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 Neighborhood Improvement Area #1 of the PID, pursuant to Ordinance No. 2015-66 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of December 7, 2015, (the “Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2015-65 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of December 7, 2015 (the “Service and Assessment Plan and Major Improvement Area Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #2 of the PID, pursuant to Ordinance No. 2018-31 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of July 10, 2018 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #2 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #3 of the PID, pursuant to Ordinance No. 2020-75 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of September 8, 2020 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #3 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #4 of the PID, pursuant to Ordinance No. 2021-78 which ordinance also approved the Wells South Public Improvement District Service and Assessment

Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of September 28, 2021 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #4 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #5 of the PID, pursuant to Ordinance No. 2022-110 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5, dated as of September 13, 2022 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #5 Assessment Roll”) [and, together with the Service and Assessment Plan and Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and the Neighborhood Improvement Area #4 Assessment Rolls, 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 Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, and Neighborhood Improvement Area #5 Assessment Rolls (the “Assessment Rolls”) 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 Wells South 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.

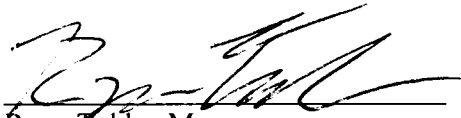
SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the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

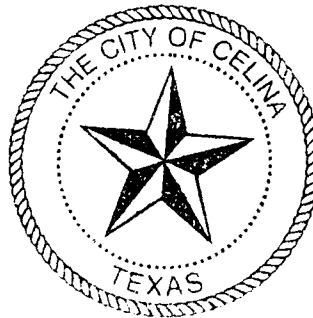
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE 8TH OF AUGUST 2023.

APPROVED:


Ryan Tubbs, Mayor

ATTEST:


Lauren Vaughns, City Secretary



**WELLS SOUTH
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 —

WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT

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

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I. INTRODUCTION

Wells South Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on July 14, 2015 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 (NIA #1) Project) (the “NIA #1 Bonds”) in the aggregate principal amount of \$5,790,000, The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area (MIA) Project) (the “MIA Bonds”) in the aggregate principal amount of \$8,040,000, 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. In addition, the prorated share of the City Contributed Major Improvements in the total amount of \$2,075,000 is secured by Special Assessments. The City and the Developer entered into a reimbursement agreement in the aggregate amount of \$2,215,000 to finance, refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #2A of the PID (the NIA #2A Reimbursement Agreement”).

On September 8, 2020, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2020 (Wells South Public Improvement District Neighborhood Improvement Area #2-3 Project) (the “NIA #2-3 Bonds”) in the aggregate principal amount of \$3,195,000 to fully reimburse the Developer for the unpaid balance of the NIA #2A Reimbursement Agreement and to refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #3 of the PID.

On September 26, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2021 (Wells South Public Improvement District Neighborhood Improvement Area #4 Project) (the “NIA #4 Bonds”) in the aggregate principal amount of \$5,255,000 to finance, provide, or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #4 of the PID.

On September 13, 2022, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Wells South Public Improvement District Neighborhood Improvement Area #5 Project) (the “NIA #5 Bonds”) in the aggregate principal amount of \$6,463,000 to finance, provide, or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #5 of the PID.

A Service and Assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided through the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs

of the Authorized Improvements. The Service and Assessment Plan was updated for NIA #5 on September 12, 2022, to issue the NIA #5 Bonds (the “Amended and Restated Service and Assessment Plan”) Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2023-24 (the “Annual Service Plan Update”).

The City also adopted Assessment Rolls (the “Assessment Rolls”) identifying the Special Assessments on each Parcel of Assessed Property within the PID, based on the method of Assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls 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 I and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms not otherwise defined in this Annual Service Plan Update shall have the meanings assigned to them in the Amended and Restated Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the NIA #1 Improvements were equal to \$3,933,000 and the proportional share of the Major Improvements allocated to NIA #1 was \$612,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019, the current estimated costs of the NIA #1 Authorized Improvements, including the proportional share of the Major Improvement costs, is \$5,733,903.

According to the City, the NIA #1 Improvements were completed and accepted by the City in March 2017.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #1 Improvements and proportional share of the Major Improvements, (2) establish the PID, and (3) issue NIA #1 Bonds. The actual costs spent to date of the NIA #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019.

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

Sources of Funds	Initial Estimated Budget ¹	Actual Budget ²	Variance ²
Par amount	\$5,790,000	\$5,790,000	\$0
Other funding sources	\$0	\$1,188,902	\$1,188,902
Total Sources	\$5,790,000	\$6,978,902	\$1,188,902
Uses of Funds			
<i>NIA #1 Improvements</i>			
Road improvements	\$2,031,000	\$2,741,495	\$710,495
Water distribution system improvements	\$521,000	\$587,046	\$66,046
Sanitary sewer improvements	\$511,000	\$444,583	(\$66,417)
Storm drainage improvements	\$0	\$557,644	\$557,644
Open Space/Trail System	\$132,000	\$0	(\$132,000)
Other soft and miscellaneous costs	\$738,000	\$814,934	\$76,934
<i>Subtotal: NIA #1 Improvements</i>	<i>\$3,933,000</i>	<i>\$5,145,702</i>	<i>\$1,212,702</i>
<i>Major Improvements</i>			
Road improvements	\$210,000	\$291,826	\$81,826
Water distribution system improvements	\$47,000	\$54,130	\$7,130
Sanitary sewer improvements	\$35,000	\$49,695	\$14,695
Storm drainage improvements	\$200,000	\$89,128	(\$110,872)
Open Space/Trail System	\$18,000	\$0	(\$18,000)
Other soft and miscellaneous costs	\$102,000	\$103,422	\$1,422
<i>Subtotal: Major Improvements</i>	<i>\$612,000</i>	<i>\$588,201</i>	<i>(\$23,799)</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$357,247	\$357,247	\$0
Reserve fund	\$412,100	\$412,100	\$0
Other costs of issuance including underwriter's discount	\$475,652	\$475,652	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,244,999</i>	<i>\$1,244,999</i>	<i>\$0</i>
Total Uses	\$5,790,000	\$6,978,902	\$1,188,903

1 – According to the Service and Assessment Plan approved on December 7, 2015.

2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019.

NIA #1 Improvement Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019, overages are a result of upgraded construction specifications of certain projects. The overages are funded entirely by the Developer.

Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the Major Improvements applicable to property within the Major

Improvement Area were equal to \$5,715,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated costs of the Major Improvements are \$6,146,368.

According to the City, the Major Improvements were completed and accepted by the City in March 2017.

Table II-B below summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue MIA Bonds. The actual costs spent to date of the Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Table II-B
Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget ¹	Actual Budget ²	Variance ²
Par amount	\$8,040,000	\$8,040,000	\$0
Other funding sources	\$0	\$431,369	\$431,369
Total Sources	\$8,040,000	\$8,471,369	\$431,369
Uses of Funds			
<i>Major Improvements</i>			
Road improvements	\$2,581,000	\$3,586,681	\$1,005,681
Water distribution system improvements	\$374,000	\$430,735	\$56,735
Sanitary sewer improvements	\$276,000	\$391,877	\$115,877
Storm drainage improvements	\$1,599,000	\$712,575	(\$886,425)
Open Space/Trail System	\$60,000	\$188,000	\$128,000
Other soft and miscellaneous costs	\$825,000	\$836,500	\$11,500
<i>Subtotal: Major Improvements</i>	<i>\$5,715,000</i>	<i>\$6,146,368</i>	<i>\$431,368</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$1,020,075	\$1,020,075	\$0
Reserve fund	\$653,930	\$653,930	\$0
Other costs of issuance including underwriter's discount	\$650,996	\$650,996	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$2,325,001</i>	<i>\$2,325,001</i>	<i>\$0</i>
Total Uses	\$8,040,000	\$8,471,369	\$431,368

1 – According to the Service and Assessment Plan approved on December 7, 2015.

2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Major Improvement Area Improvement Cost Variances

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

NIA #2 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016 and updated for NIA #2, the initial total estimated costs of the NIA #2 Improvements were equal to \$4,180,544. Furthermore, as part of the 2019 Annual SAP Update, the Assessments for NIA #2 were reallocated to 99 Lots that were subdivided from NIA #2. According to the Developer, due to a change in the development plan the Developer will no longer construct NIA #2 Improvements for the unallocated NIA #2 Assessment. As provided by the Developer for Preliminary Amended and Restated Service to updated for NIA #4 on August 10, 2021, the current Actual Costs of the NIA #2 Authorized Improvements is \$3,492,146.

According to the City the NIA #2 Improvements were completed and accepted by the City in July 2018.

Table II-C below summarizes the updated sources and uses of funds required to (1) construct the NIA #2 Improvements and (2) establish the PID. The actual costs spent to date of the NIA #2 Improvements were provided by the Developer for the Amended and Restated Service and Assessment Plan.

Table II-C
Updated Sources and Uses – NIA #2

Sources of Funds	Initial Estimated Budget	Actual Budget ¹	Variance
NIA #2 share of NIA #2-3 Bonds	\$945,000	\$945,000	\$0
Other funding sources	\$2,704,490	\$2,704,490	\$0
Total Sources	\$3,649,490	\$3,649,490	\$0
Uses of Funds			
<u>NIA #2 Improvements</u>			
Road improvements	\$1,822,022	\$1,822,022	\$0
Wet Utilities	\$861,273	\$861,273	\$0
Storm drainage improvements	\$58,120	\$58,120	\$0
Other soft and miscellaneous costs	\$750,731	\$750,731	\$0
<i>Subtotal: NIA #2 Improvements</i>	<i>\$3,492,146</i>	<i>\$3,492,146</i>	<i>\$0</i>
<u>Bond Issuance Costs</u>			
Capitalized interest	\$0	\$0	\$0
Reserve fund	\$69,738	\$69,738	\$0
Other costs of issuance including underwriter's discount	\$87,606	\$87,606	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$157,344</i>	<i>\$157,344</i>	<i>\$0</i>
Total Uses	\$3,649,490	\$3,649,490	\$0

¹ – According to the Amended and Restated Service and Assessment Plan approved on September 8, 2020.

NIA #2 Cost Variances

As stated in Table II-C on the previous page there was no increase in actual costs for NIA #2.

NIA #3 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 8, 2020 and updated for NIA #3, the initial total estimated costs of the NIA #3 Improvements were equal to \$3,935,759. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated costs of the NIA #3 Authorized Improvements is \$3,509,942.

The NIA #3 Improvements were completed and accepted by the City in November 2020.

Table II-D below summarizes the updated sources and uses of funds required to (1) construct the NIA #3 Improvements and (2) establish the PID. The actual costs spent to date of the NIA #3 Improvements were provided by the Developer on June 23, 2021.

Table II-D
Updated Sources and Uses – NIA #3

Sources of Funds	Initial Estimated Budget	Actual Budget ¹	Variance
NIA #3 share of NIA #2-3 Bonds	\$2,275,000	\$2,275,000	\$0
Other funding sources	\$2,154,658	\$1,234,942	(\$919,716)
Total Sources	\$4,429,658	\$3,509,942	(\$425,817)
Uses of Funds			
<u>NIA #3 Improvements</u>			
Road improvements	\$1,409,003	\$1,409,003	\$0
Wet Utilities	\$1,742,063	\$1,651,648	(\$90,415)
Storm drainage improvements	\$84,770	\$107,163	\$22,393
Other soft and miscellaneous costs	\$699,923	\$342,127	(\$357,796)
<i>Subtotal: NIA #3 Improvements</i>	<i>\$3,935,759</i>	<i>\$3,509,941</i>	<i>(\$425,818)</i>
<u>Bond Issuance Costs</u>			
Capitalized interest	\$79,814	\$0	(\$79,814)
Reserve fund	\$172,451	\$69,738	(\$102,713)
Other costs of issuance including underwriter's discount	\$241,634	\$87,606	(\$154,028)
<i>Subtotal: Bond Issuance Costs</i>	<i>\$493,899</i>	<i>\$157,344</i>	<i>(\$336,555)</i>
Total Uses	\$4,429,658	\$3,509,942	(\$425,817)

¹ – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021 and information provided by Developer on June 23, 2021.

NIA #3 Cost Variances

As stated in Table II-D above there was no increase in actual costs for NIA #3 as currently submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

NIA #4 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 28, 2021 and updated for NIA #4, the initial total estimated costs of the NIA #4 Improvements were equal to \$6,737,742. As shown in Requisition #3 approved by the City on June 21, 2022, the aggregate estimated costs of the NIA #4 Improvements are unchanged and the actual costs of the NIA #4 Improvements spent to date are \$4,306,776.

According to the City the NIA #4 Improvements were completed and accepted by the City in March 2022.

Table II-E below summarizes the updated sources and uses of funds required to (1) construct the NIA #4 Improvements and (2) establish the PID.

Table II-E
Updated Sources and Uses – NIA #4

Sources of Funds	Initial Estimated Budget ¹	Budget Revisions ²	Updated Budget ²	Actual Costs Spent to Date ²	Remaining to be Funded
NIA #4 Bonds	\$5,255,000	\$0	\$5,255,000	\$5,255,000	\$0
Bond premium	\$99,439	\$0	\$99,439	\$99,439	\$0
Other funding sources	\$2,430,965	\$0	\$2,430,965	\$0	\$2,430,965
Total Sources	\$7,785,404	\$0	\$7,785,404	\$5,354,439	\$2,430,965
Uses of Funds					
<u>NIA #4 Improvements</u>					
Road improvements	\$2,046,664	\$191,840	\$2,238,504	\$1,500,072	\$738,433
Water Improvements	\$945,538	\$249,318	\$1,194,856	\$853,707	\$341,148
Wastewater Improvements	\$834,416	\$217,614	\$1,052,030	\$750,974	\$301,056
Storm drainage improvements	\$1,317,644	\$94,135	\$1,411,779	\$936,375	\$475,404
Other soft and miscellaneous costs	\$1,593,479	(\$752,907)	\$840,572	\$265,648	\$574,924
<i>Subtotal: NIA #4 Improvements</i>	<i>\$6,737,741</i>	<i>\$0</i>	<i>\$6,737,741</i>	<i>\$4,306,776</i>	<i>\$2,430,965</i>
<u>Bond Issuance Costs</u>					
Capitalized interest	\$166,580	\$0	\$166,580	\$166,580	\$0
Reserve fund	\$393,728	\$0	\$393,728	\$393,728	\$0
Other costs of issuance including underwriter's discount	\$487,355	\$0	\$487,355	\$487,355	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,047,663</i>	<i>\$0</i>	<i>\$1,047,663</i>	<i>\$1,047,663</i>	<i>\$0</i>
Total Uses	\$7,785,404	\$0	\$7,785,404	\$5,354,439	\$2,430,965

1 – According to the Amended and Restated Service and Assessment Plan approved on September 13, 2022.

2 – According to Requisition #3 approved by the City on June 21, 2022.

NIA #4 Cost Variances

As stated in Table II-E on the previous page, there was decrease in actual costs for NIA #4 as submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

NIA #5 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 13, 2022 as updated for NIA #5, the initial total estimated costs of the NIA #5 Improvements were equal to \$5,221,933. As shown in Requisition #2 approved by the City on March 15, 2023, the aggregate estimated costs of the NIA #5 Improvements are unchanged and the actual costs of the NIA #5 Improvements spent to date are \$4,739,549.

According to the City, the NIA #5 Improvements were completed and accepted by the City in October 2022.

Table II-F below summarizes the updated sources and uses of funds required to (1) construct the NIA #5 Improvements and (2) establish the PID.

Table II-F
Updated Sources and Uses – NIA #5

Sources of Funds	Initial Estimated Budget ¹	Budget Revisions ²	Updated Budget ²	Actual Costs Spent to Date ²	Remaining to be Funded
NIA #4 Bonds	\$5,255,000	\$0	\$5,255,000	\$5,255,000	\$0
Bond premium	\$99,439	\$0	\$99,439	\$99,439	\$0
Other funding sources	\$2,430,965	\$0	\$2,430,965	\$0	\$2,430,965
Total Sources	\$7,785,404	\$0	\$7,785,404	\$5,354,439	\$2,430,965
Uses of Funds					
<u>NIA #4 Improvements</u>					
Road improvements	\$2,046,664	\$191,840	\$2,238,504	\$1,500,072	\$738,433
Water Improvements	\$945,538	\$249,318	\$1,194,856	\$853,707	\$341,148
Wastewater Improvements	\$834,416	\$217,614	\$1,052,030	\$750,974	\$301,056
Storm drainage improvements	\$1,317,644	\$94,135	\$1,411,779	\$936,375	\$475,404
Other soft and miscellaneous costs	\$1,593,479	(\$752,907)	\$840,572	\$265,648	\$574,924
<i>Subtotal: NIA #4 Improvements</i>	<i>\$6,737,741</i>	<i>\$0</i>	<i>\$6,737,741</i>	<i>\$4,306,776</i>	<i>\$2,430,965</i>
<u>Bond Issuance Costs</u>					
Capitalized interest	\$166,580	\$0	\$166,580	\$166,580	\$0
Reserve fund	\$393,728	\$0	\$393,728	\$393,728	\$0
Other costs of issuance including underwriter's discount	\$487,355	\$0	\$487,355	\$487,355	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,047,663</i>	<i>\$0</i>	<i>\$1,047,663</i>	<i>\$1,047,663</i>	<i>\$0</i>
Total Uses	\$7,785,404	\$0	\$7,785,404	\$5,354,439	\$2,430,965

1 – According to the Amended and Restated Service and Assessment Plan approved on September 13, 2022.

2 – According to Requisition #2 approved by the City on March 15, 2023.

NIA #5 Cost Variances

As stated in Table II-F on the previous page, there was no increase in actual costs for NIA #5 as currently submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. For additional development and improvement related information, refer to the links provided in Section II.A. of this report. All of the Authorized Improvements are expected to be built within a period of five years. The estimated budget for the Authorized Improvements within each Neighborhood Improvement Area is shown in Section II.A, and the Annual Installments expected to be collected for these costs are shown by Table II-G below.

Table II-G
Projected Annual Installments (2016-2029)

Assessment Year Ending 9/1 ¹	MIA Bonds	NIA#1 Bonds	City Contributed Major Improvements	NIA #2 Share of NIA #2- 3 Bonds	NIA #3 Share of NIA #2-3 Bonds	NIA#4 Bonds	NIA 5 Bonds
2016-2023	\$4,538,506	\$3,248,871	\$309,740	\$326,673	\$323,162	\$327,983	\$0
2024	\$728,085	\$467,914	\$0	\$70,007	\$156,073	\$315,082	\$493,518
2025	\$771,870	\$485,225	\$0	\$72,358	\$162,311	\$327,973	\$506,980
2026	\$757,653	\$473,770	\$0	\$72,070	\$161,642	\$327,913	\$506,662
2027	\$757,570	\$472,282	\$0	\$71,789	\$160,983	\$327,803	\$507,211
2028	\$756,701	\$470,481	\$0	\$71,392	\$165,085	\$327,645	\$506,577
2029	\$785,047	\$498,367	\$0	\$66,001	\$159,017	\$327,977	\$506,461
Total	\$9,095,432	\$6,116,910	\$309,740	\$750,289	\$1,288,274	\$2,282,375	\$3,027,409

¹ – Assessment years ending 2016 through 2024 reflect actual Annual Installments and are net of applicable reserve fund income, CCMI credits, and capitalized interest. Assessment years 2025 through 2029 reflect projected Annual Installments and are subject to change.

C. STATUS OF DEVELOPMENTNIA #1 Development

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

Major Improvement Area Development

According to the City, building permits representing 55.56 percent of the single-family Major Improvement Area Assessments have been issued for the Major Improvement Area of the PID as of June 18, 2023.

See Table II-H below for the status of completed homes within the Major Improvement Area based on certificate of occupancy issuances.

Table II-H
Completed Homes – MIA

Status	Cumulative as of September 30, 2022	Cumulative as of June 18, 2023
Homes completed ¹	279	412

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 18, 2023.

NIA #2 Completed Homes

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #2 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(vi) of the NIA #2-3 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #2 of the PID in the Annual Service Plan Update.

NIA #3 Completed Homes

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #3 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(vi) of the NIA #2-3 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #3 of the PID in the Annual Service Plan Update.

NIA #4 Development

According to the City, building permits representing 81.27 percent of the NIA #4 Assessments have been issued for NIA #4 as of June 18, 2023.

See Table II-I on the following page for the status of completed homes within NIA #4 based on certificate of occupancy issuances, according to the City.

Table II-I
Completed Homes – NIA #4

Status	Cumulative as of September 30, 2022	Cumulative as of June 18, 2023
Homes completed ¹	2	125

¹ – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 18, 2023.

NIA #5 Development

According to the City, building permits representing 55.11 percent of the NIA #5 Assessments have been issued for NIA #5 as of June 18, 2023.

See Table II-J below for the status of completed homes within NIA #5 based on certificate of occupancy issuances, according to the City.

Table II-J
Completed Homes – NIA #5

Status	Cumulative as of September 30, 2022	Cumulative as of June 18, 2023
Homes completed ¹	0	5

¹ – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 18, 2023.

D. ANNUAL BUDGET – NIA #1

Neighborhood Improvement Area #1 - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the NIA #1 Bonds, of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds is 6.25 percent for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (6.25 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments”

of the Special Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 Service and Assessment Plan and applicable 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 NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #1 Annual Installments to be collected for 2023-24

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

Table II-K
Budget for the NIA #1 Annual Installments
to be Collected for 2023-24

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2024	\$157,869
Interest payment on September 1, 2024	\$157,869
Principal payment on September 1, 2024	\$105,000
<i>Subtotal debt service on bonds</i>	<i>\$420,739</i>
Administrative expenses	\$35,150
Excess interest for debt service reserve fund	\$25,259
<i>Subtotal Expenses</i>	<i>\$481,148</i>
Available reserve fund income	(\$13,234)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$13,234)</i>
Annual Installments	\$467,914

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2024 in the amount of \$157,869 and September 1, 2024 in the amount of \$157,869 which equal interest on the outstanding Special Assessments balance of \$5,051,822 for six months each at an effective interest rate of 6.25 percent. Annual Installments to be collected include a principal amount of \$105,000 due on September 1, 2024. As a result, total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2023-24 is estimated to be equal to \$420,739.

Administrative Expenses

Administrative expenses for NIA #1 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-L below, the total administrative expenses to be collected for 2023-24 are estimated to be \$35,150.

Table II-L
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
City	\$6,000
PID Administrator	\$20,000
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$900
Total	\$35,150

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$25,259, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessment balance of \$5,051,822.

Available Reserve Fund Income

As of May 31, 2023, the balance in the Reserve Fund was \$460,649, which includes the Bond Reserve Requirement of \$447,568 and investment income \$13,234. As a result, there is \$13,234 available in the Reserve Fund to pay a portion of the NIA #1 Bonds debt service.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of May 31, 2023, the balance in the Administrative Expense Fund was \$40,423. The amount available in the Administrative Expense Account 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 Annual Installment.

E. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-M below.

Table II-M
Allocation of Annual Installment to NIA #1 Parcels for 2023-24

Land Use Class	Total 2023-24 Annual Installment	Allocation Percentage per Unit¹	Annual Installment Per Unit
50'	\$467,914	0.29%	\$1,356.81
60'	\$467,914	0.35%	\$1,622.32
70'	\$467,914	0.43%	\$1,997.01
HOA	\$467,914	0.00%	\$0.00

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #1 Assessment.

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix C.

F. ANNUAL BUDGET – MIA

MIA - Annual Installments

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the MIA Bonds of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the MIA Bonds commencing with the issuance of the MIA Bonds. The effective interest rate on the MIA Bonds is 7.50 percent for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the MIA Bonds (7.50 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 Bond Ordinance, such as capitalized interest, interest earnings on any account balances, the City Contributed Grant Amount and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the MIA Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

MIA Annual Installments to be collected for 2023-24

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-N on the following page.

Table II-N
Budget for the MIA Annual Installments
to be Collected for 2023-24

Descriptions	MIA Bonds
Interest payment on March 1, 2024	\$276,156
Interest payment on September 1, 2024	\$276,156
Principal payment on September 1, 2024	\$125,000
<i>Subtotal debt service on bonds</i>	<i>\$677,313</i>
Administrative expenses	\$35,150
Excess interest for debt service reserve fund	\$36,821
<i>Subtotal Expenses</i>	<i>\$749,284</i>
Available reserve fund income	(\$21,199)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$21,199)</i>
Annual Installments	\$728,085

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2024 in the amount of \$276,156 and on September 1, 2024 in the amount of \$276,156, which equal interest on the outstanding Special Assessments balance of \$7,364,172 for six months each at an effective interest rate of 7.50 percent. Annual Installments to be collected include a principal amount of \$125,000 due on September 1, 2024. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2023-24 is estimated equal to \$677,313.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-O on the following page, the total administrative expenses to be collected for 2023-24 are estimated to be \$35,150.

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Table II-O
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
City	\$6,000
PID Administrator	\$20,000
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$900
Total	\$35,150

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$36,821 which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of \$7,364,172.

Available Reserve Fund Income

As of May 31, 2023, the balance in the Reserve Fund was \$739,074, which includes the Bond Reserve Requirement of \$717,875 and investment income \$21,199. As a result, there is 21,199 available in the Reserve Fund to pay a portion of the MIA Bonds debt service.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of May 31, 2023, the balance in the Administrative Expense Fund was \$33,271. The amount available in the Administrative Expense Account 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 Annual Installment.

G. ANNUAL INSTALLMENTS BY LOT TYPE - MIA

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

The Annual Installment for 2023-24 will only be collected from the Assessed Property within MIA the that are shown in the Service and Assessment Plan. The allocation breakdown for the MIA Special Assessment is shown on Table II-P below.

Table II-P
Allocation Breakdown for MIA Parcels for 2023-24

Parcel	MIA Bonds	Percentage of Special Assessments ¹
2841445	\$298,542	4.05%
2841443	\$77,971	1.06%
2726990	\$653,219	8.87%
2843033	\$1,536,086	20.86%
NIA #2 Parcels	\$417,320	5.67%
NIA #3 Parcels	\$877,763	11.92%
NIA #4 Parcels	\$1,673,874	22.73%
NIA #5 Parcels	\$1,829,396	24.84%
HOA	\$0	0.00%
Total		100.00%

¹ – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its MIA Assessment.

The Annual Installment to be collected from each Lot Type in the Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-Q on the following page.

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Table II-Q
Allocation of Annual Installment to MIA Parcels for 2023-24

Phase	Land Use Class	Total 2023-24 Annual Installment	Allocation Percentage	Annual Installment Per Unit
NIA #2	50'	\$728,085	0.06%	\$416.26
	70'	\$728,085	0.07%	\$542.39
NIA #3	50'	\$728,085	0.06%	\$441.48
	60'	\$728,085	0.07%	\$504.55
	70'	\$728,085	0.08%	\$567.62
NIA #4	50'	\$728,085	0.08%	\$567.62
	60'	\$728,085	0.09%	\$630.69
	70'	\$728,085	0.10%	\$693.76
NIA #5	50'	\$728,085	0.11%	\$819.90
	60'	\$728,085	0.14%	\$983.88
	HOA	\$728,085	0.00%	\$0.00

The list of Parcels within the MIA of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix D.

H. ANNUAL BUDGET – NIA #2

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty-one annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #2 Improvements commenced following the recording of the final plat for NIA #2A-1. The first NIA #2 Annual Installment was due on January 31, 2020 and twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2-3 Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #2 portion of the NIA #2-3 Bonds is 3.84 percent for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #2 portion of the NIA #2-3 Bonds (3.84) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments.

These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 Service and Assessment Plan and applicable 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 NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

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

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-R below.

Table II-R
Budget for the NIA #2 Annual Installments
to be Collected for 2023-24

Descriptions	<u>NIA #2 Share of</u> <u>NIA #2-3 Bonds</u>
Interest payment on March 1, 2024	\$15,913
Interest payment on September 1, 2024	\$15,913
Principal payment on September 1, 2024	\$20,000
<i>Subtotal debt service on bonds</i>	<i>\$51,827</i>
Administrative expenses	\$15,851
Excess interest for Additional Interest Reserve fund	\$4,141
<i>Subtotal Expenses</i>	<i>\$71,819</i>
Available reserve fund income	(\$1,812)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$1,812)</i>
Annual Installments	\$70,007

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #2 share of the NIA #2-3 Bonds include interest due on March 1, 2024 in the amount of \$15,913 and September 1, 2024 in the amount of \$15,913 which equal interest on the outstanding Special Assessments balance of \$828,216 for six months each at an effective interest rate of 3.84 percent. Annual Installments to be collected include a principal amount of \$20,000 due on September 1, 2024. As a result, total Annual Installment to be collected for principal and interest for the NIA #2 share of the NIA #2-3 Bonds in 2023-24 is estimated to be equal to \$51,827.

Administrative Expenses

Administrative expenses for NIA #2 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-S below, the total administrative expenses to be collected for 2023-24 are estimated to be \$15,851.

Table II-S
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
City	\$1,663
PID Administrator	\$11,500
Trustee	\$762
Auditor	\$554
Dissemination Agent	\$970
Contingency	\$400
Total	\$15,851

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$4,141, which equals 0.5 percent interest on the outstanding NIA #2 Special Assessment balance of \$828,216.

Available Reserve Fund Income

As of May 31, 2023, the balance in the Reserve Fund was \$247,349, which includes the Bond Reserve Requirement of \$240,814 and investment income \$6,536. The NIA #2 Assessments represent 27.72 percent of the combined NIA #2 and NIA #3 Assessment balance. As a result, there is \$1,812 ($\$6,536 \times 27.72\% = \$1,812$) available in the Reserve Fund to be used to pay NIA #2's share of the interest on the NIA #2-3 Bonds on the next interest payment date.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of May 31, 2023, the balance in the Administrative Expense Fund was \$50,766. The amount available in the Administrative Expense Account 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 Annual Installment.

I. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #2

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #2 share of the NIA #2-3 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #2.

The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-T below.

Table II-T
Allocation of Annual Installment to NIA #2 Parcels for 2023-24

Land Use Class	Total 2023-24 Annual Installment	Allocation Percentage per Unit ¹	Annual Installment Per Unit
50'	\$70,007	1.01%	\$920.30
70'	\$70,007	1.31%	\$706.25
HOA	\$70,007	0.00%	\$0.00

¹ – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #2 Assessment.

The list of Parcels within NIA #2 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix E.

J. ANNUAL BUDGET – NIA #3

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #3 Improvements commenced following the issuance of the NIA #2-3 Bonds on September 30, 2020. As a result, the first NIA #3 Annual Installment was due on January 31, 2022 and twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2-3 Bonds commencing with the issuance of the NIA #2-3 Bonds. The effective interest rate on the NIA #3 portion of the NIA #2-3 Bonds is 3.86 percent for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #3 portion of the NIA #2-3 Bonds (3.86 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 Service and Assessment Plan and applicable 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 NIA #2-3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #3 Annual Installments to be collected for 2023-24

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-U on the following page.

Table II-U
Budget for the NIA #3 Annual Installments
to be Collected for 2023-24

Descriptions	<u>NIA #3 Share</u> <u>of NIA #2-3</u> <u>Bonds</u>
Interest payment on March 1, 2024	\$41,712
Interest payment on September 1, 2024	\$41,712
Principal payment on September 1, 2024	\$40,000
<i>Subtotal debt service on bonds</i>	<i>\$123,424</i>
Administrative expenses	\$26,576
Excess interest for Additional Interest Reserve fund	\$10,796
<i>Subtotal Expenses</i>	<i>\$160,796</i>
Available reserve fund income	(\$4,724)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$4,724)</i>
Annual Installments	\$156,073

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #3 share of the NIA #2-3 Bonds include interest due on March 1, 2024 in the amount of \$41,712 and September 1, 2024 in the amount of \$41,712 which equal interest on the outstanding Special Assessments balance of \$2,159,231 for six months each at an effective interest rate of 3.86 percent. Annual Installments to be collected include a principal amount of \$40,000 due on September 1, 2024. As a result, total Annual Installment to be collected for principal and interest for the NIA #3 share of the NIA #2-3 Bonds in 2023-24 is estimated to be equal to \$123,424.

Administrative Expenses

Administrative expenses for NIA #3 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-V on the following page the total administrative expenses to be collected for 2023-24 are estimated to be \$26,576.

Table II-V
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
City	\$4,337
PID Administrator	\$15,500
Trustee	\$1,988
Auditor	\$1,738
Dissemination Agent	\$2,530
Contingency	\$484
Total	\$26,576

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$10,796, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessment balance of \$2,159,231.

Available Reserve Fund Income

As of May 31, 2023, the balance in the Reserve Fund was \$247,349, which includes the Bond Reserve Requirement of \$240,814 and investment income \$6,536. The NIA #3 Assessments represent 72.28 percent of the combined NIA #2 and NIA #3 Assessment balance. As a result, there is \$4,724 ($\$6,536 * 72.28\% = \$4,724$) available in the Reserve Fund to be used to pay NIA #3's share of the interest on the NIA #2-3 Bonds on the next interest payment date.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of May 31, 2023, the balance in the Administrative Expense Fund was \$50,766. The amount available in the Administrative Expense Account 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 Annual Installment.

K. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #3

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #3 share of the NIA #2-3 Bonds, to fund

the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #3.

The Annual Installment to be collected from each Lot Type in NIA #3 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-W below.

Table II-W
Allocation of Annual Installment to NIA #3 Parcels for 2023-24

Land Use Class	Total 2023-24 Annual Installment	Allocation Percentage per Unit ¹	Annual Installment Per Unit
50'	\$156,073	0.51%	\$793.97
60'	\$156,073	0.58%	\$907.40
70'	\$156,073	0.65%	\$1,020.82
HOA	\$156,073	0.00%	\$0.00

¹ – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #3 Assessment.

The list of Parcels within NIA #3 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix F.

L. ANNUAL BUDGET – NIA #4

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #4 Improvements commenced following the recording of the final plat for NIA #4. The first NIA #4 Annual Installment was due on January 31, 2023 and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #4 Bonds commencing with the issuance of the NIA #4 Bonds. The effective interest rate on the NIA #4 Bonds is 3.68 percent for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #4 Bonds (3.68) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 Service and Assessment Plan and applicable 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 NIA #4 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #4 Annual Installments to be collected for 2023-24

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-X below.

Table II-X
Budget for the NIA #4 Annual Installments
to be Collected for 2023-24

Descriptions	NIA #4 Bonds
Interest payment on March 1, 2024	\$94,088
Interest payment on September 1, 2024	\$94,088
Principal payment on September 1, 2024	\$86,000
<i>Subtotal debt service on bonds</i>	<i>\$274,176</i>
Administrative expenses	\$26,000
Excess interest for Additional Interest Reserve fund	\$25,592
<i>Subtotal Expenses</i>	<i>\$325,768</i>
Available reserve fund income	(\$10,685)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$10,685)</i>
Annual Installments	\$315,082

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #4 Bonds include interest due on March 1, 2024 in the amount of \$94,088 and September 1, 2024 in the amount of \$94,088 which equal interest on the outstanding Special Assessments balance of \$5,118,450 for six months each at an effective interest rate of 3.68 percent. Annual Installments to be collected include a principal amount of \$86,000 due on September 1, 2024. As a result, total Annual Installment to be collected for principal and interest for the NIA #4 Bonds in 2023-24 is estimated to be equal to \$274,176.

Administrative Expenses

Administrative expenses for NIA #4 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-Y below, the total administrative expenses to be collected for 2023-24 are estimated to be \$26,000.

Table II-Y
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
City	\$6,000
PID Administrator	\$12,000
Trustee	\$2,500
Auditor	\$2,000
Dissemination Agent	\$3,000
Contingency	\$500
Total	\$26,000

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$25,592, which equals 0.5 percent interest on the outstanding NIA #4 Special Assessment balance of \$5,118,450.

Available Reserve Fund Income

As of May 31, 2023, the balance in the Reserve Fund was \$404,413, which includes the Bond Reserve Requirement of \$393,728 and investment income \$10,685. As a result, there is \$10,685 available in the Reserve Fund to be used to pay interest on the NIA #4 Bonds on the next interest payment date.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of May 31, 2023, the balance in the Administrative Expense Fund was \$22,718. The amount available in the Administrative Expense Account 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 Annual Installment.

M. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #4

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

The Annual Installment to be collected from each Lot Type in NIA #4 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-Z below.

Table II-Z
Allocation of Annual Installment to NIA #4 Parcels for 2023-24

Land Use Class	Total 2023-24 Annual Installment	Allocation Percentage per Unit ¹	Annual Installment Per Unit
50'	\$315,082	0.34%	\$1,080.69
60'	\$315,082	0.38%	\$1,200.77
70'	\$315,082	0.42%	\$1,320.85
HOA	\$315,082	0.00%	\$0.00

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #4 Assessment.

The list of Parcels within NIA #4 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix G.

N. ANNUAL BUDGET – NIA #5

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #5 Improvements commenced following the recording of the final plat for NIA #5. The first NIA #5 Annual Installment will be due on January 31, 2024 and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 5.48 percent for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #5 Bonds (5.48) plus an additional interest of one-half of one percent are used to calculate the interest on the Special Assessments. These payments, the “Annual Installments” of the Special Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special 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 Service and Assessment Plan and applicable 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 NIA #5 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

NIA #5 Annual Installments to be collected for 2023-24

The budget for NIA #5 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-AA on the following page.

Table II-AA
Budget for the NIA #5 Annual Installments
to be Collected for 2023-24

Descriptions	NIA #5 Bonds
Interest payment on March 1, 2024	\$177,024
Interest payment on September 1, 2024	\$177,024
Principal payment on September 1, 2024	\$80,000
<i>Subtotal debt service on bonds</i>	<i>\$434,049</i>
Administrative expenses	\$40,800
Excess interest for Additional Interest Reserve fund	\$32,315
<i>Subtotal Expenses</i>	<i>\$507,164</i>
Available reserve fund income	(\$13,646)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$13,646)</i>
Annual Installments	\$493,518

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #5 Bonds include interest due on March 1, 2024 in the amount of \$177,024 and September 1, 2024 in the amount of \$177,024 which equal interest on the outstanding Special Assessments balance of \$6,463,000 for six months each at an effective interest rate of 5.48 percent. Annual Installments to be collected include a principal amount of \$80,000 due on September 1, 2024. As a result, total Annual Installment to be collected for principal and interest for the NIA #5 Bonds in 2023-24 is estimated to be equal to \$434,049.

Administrative Expenses

Administrative expenses for NIA #5 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-AB on the following page, the total administrative expenses to be collected for 2023-24 are estimated to be \$40,800.

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Table II-AB
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
City	\$6,000
PID Administrator	\$25,000
Trustee	\$2,500
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$1,800
Total	\$40,800

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$32,315, which equals 0.5 percent interest on the outstanding NIA #5 Special Assessment balance of \$6,463,000.

Available Reserve Fund Income

As of May 31, 2023, the balance in the Reserve Fund was \$604,169, which includes the Bond Reserve Requirement of \$590,823 and investment income \$13,646. As a result, there is \$13,646 available in the Reserve Fund to be used to pay interest on the NIA #5 Bonds on the next interest payment date.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of May 31, 2023, the balance in the Administrative Expense Fund was \$27,263. The amount available in the Administrative Expense Account 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 Annual Installment.

O. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #5

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #5 Bonds, to fund the Prepayment

Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #5.

The Annual Installment to be collected from each Lot Type in NIA #5 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-AC below.

Table II-AC
Allocation of Annual Installment to NIA #5 Parcels for 2023-24

Land Use Class	Total 2023-24 Annual Installment	Allocation Percentage per Unit ¹	Annual Installment Per Unit
50'	\$493,518	0.45%	\$2,214.79
60'	\$493,518	0.54%	\$2,657.75
HOA	\$493,518	1.00%	\$4,935.18

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #5 Assessment.

The list of Parcels within NIA #5 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix H.

P. BOND REDEMPTION RELATED UPDATES

NIA #1 Bonds

The NIA #1 Bonds were issued in 2015. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #1 Bonds, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2024**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds 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.

MIA Bonds

The MIA Bonds were issued in 2015. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the MIA Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2024**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

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

NIA #2-3 Bonds

The NIA #2-3 Bonds were issued in 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #2-3 Bonds, the City reserves the right and option to redeem the NIA #2-3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2040**, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2030**, at a price of par, plus accrued and unpaid interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #2-3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #4 Bonds

The NIA #4 Bonds were issued in 2021. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #4 Bonds, the City reserves the right and option to redeem Bonds maturing on or after **September 1, 2041**, before their respective scheduled maturity date, in whole or in part, on any date on or after September 1, 2031, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #4 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #5 Bonds

The NIA #5 Bonds were issued in 2022. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #5 Bonds, the City reserves the right and option to redeem Bonds maturing on or after **September 1, 2042**, before their respective scheduled maturity date, in whole or in part, on any date on or after September 1, 2032, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #5 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The 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 Service and Assessment Plan.

City Contributed Major Improvement Assessments

According to the City, the final series of certificates of obligations to finance the City Contributed Major Improvements were issued in 2018. As a result, the final aggregate amount of City Contributed Major Improvements allocated to the PID was \$2,075,000. Pursuant to the Service and Assessment Plan, the Assessment for the City Contributed Major Improvements would be offset by ad valorem taxes collected from the property within the PID until the ad valorem taxes collected from all Parcels within the PID equals or exceeds one hundred fifty percent (150%) of the Annual Installment Allocable to the City Contributed Major Improvements based on a confirming audit, then the Annual Installment Allocable to the City Contributed Major Improvements will be permanently reduced to zero. The Administrator has confirmed that the ad valorem taxes collected from all Parcels within the PID for tax years 2018-19 and 2019-20 exceeded the Annual Installments allocable to the City Contributed Major Improvements. As a result, the Annual Installments allocable to the City Contributed Major Improvements are permanently reduced to \$0, starting with the Annual Installments allocable to the City Contributed Major Improvements due on January 31, 2021.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

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

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot

B = the Assessment for the Parcel prior to subdivision

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

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

E = the number of Lots with same Lot Type

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

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

According to the Developer and the Collin Central Appraisal District records, Parcel 2769086 and Parcel 2769089 have been subdivided further to the 99 NIA #2 lots, of which 92 have been platted as 50' lots and 7 have been platted as 70' lots. The Special Assessments have been reallocated to each of these ninety-nine (99) new residential Parcels.

According to Collin CAD online records and the Developer, Parcel 2791379 was subdivided from Parcel 2726990 in 2019. According to the development concept plan provided by the Developer, the new subdivided Parcel is anticipated to be developed as Townhomes. The Special Assessments were reallocated between Parcel 2791379 and 2726990 in 2019.

According to the Developer and the Collin Central Appraisal District records, Parcel 2810987, Parcel 2810988, and Parcel 2810989 were subdivided into 182 NIA #3 lots, of which 80 were platted as 50' lots, 94 were platted as 60' lots and 8 were platted as 70' lots.

According to the Developer and the Collin Central Appraisal District records, Parcel 2726989 and Parcel 2726990 have been subdivided into 276 NIA #4 lots, of which 156 have been platted as 50' lots, 100 have been platted as 60' lots and 20 have been platted as 70' lots.

According to the Developer and the Collin Central Appraisal District records, a portion of Parcel 2726990 has been subdivided into 207 NIA #5 lots, of which 139 have been platted as 50' lots and 68 have been platted as 70' lots. The Special Assessments have been reallocated to each of these one hundred 207 new residential Parcels as shown in Table IV-A on the following page.

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Table IV-A
NIA #5 Parcel Subdivision

Prior to Subdivision		After Subdivision					
Parcel	Outstanding NIA #5 Special Assessment	Parcel	Lot Size	Number of Units	Assessment per Unit	Outstanding NIA #5 Special Assessment	
2726990	\$6,463,000	NIA #5 Parcels	50'	139	\$29,004	\$4,031,611	
			60'	68	\$34,805	\$2,366,759	
			<i>Subtotal</i>		<i>207</i>		<i>\$6,398,370</i>
			HOA		1	\$64,630	\$64,630
Total	\$6,463,000			208		\$6,463,000	

B. PREPAYMENT OF SPECIAL ASSESSMENTS

As of June 30, 2023, NIA #1 Special Assessments on one 70' lot, five 60' lots, and three 50' lots have been prepaid in full. A partial prepayment has been made on the NIA #1 Special Assessment for one 50' lot. The NIA #1 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2023, MIA and NIA #2 Special Assessments on two 50' lots have been prepaid in full. The NIA #2 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2023, MIA and NIA #3 Special Assessments on one 60' lot has been prepaid in full. The NIA #3 Special Assessment for the HOA lot has been prepaid in full.

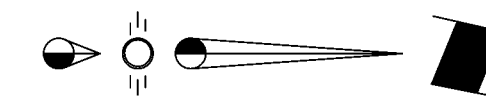
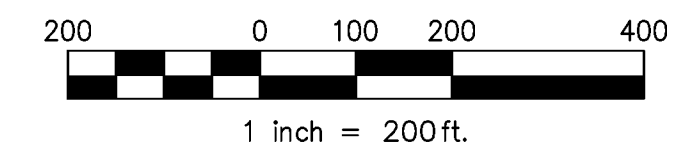
As of June 30, 2023, the NIA #4 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2023, no NIA #5 Special Assessments have been prepaid.

See Appendix B of this report for further Special Assessment prepayment information.

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

APPENDIX A
PID MAP



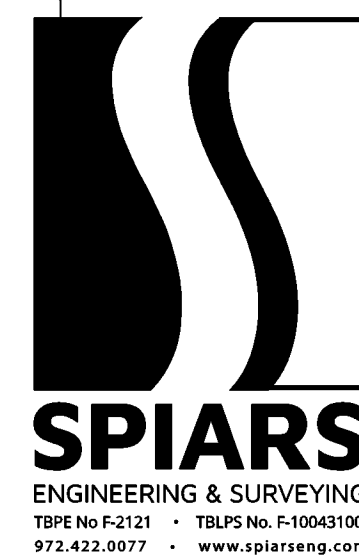
PHASE 1	50'x120' Lots - 45
74'x 30' Lots - 63	Total 243
PHASE 2A-1 ~ 21,350 Ac.	50'x120' Lots - 42
74'x 30' Lots - 7	Total 49
PHASE 2A-2 ~ 27,370 Ac.	50'x120' Lots - 7
74'x 30' Lots - 6	Total 104
PHASE 3 10,356 Ac.	50'x120' Lots - 73
Total	78
PHASE 4 (Remaining)	50'x120' Lots - 156
71'x120' Lots - 20	Total 276
PHASE 5 (Remaining)	50'x120' Lots - 134
Total	207
PHASE 6 (Remaining)	50'x110' Lots - 106
Total	106
PHASE 7 (Remaining)	50'x120' Lots - 107
71'x120' Lots - 35	Total 150
Total	50'x120' Lots - 775 (60.18%) Max. 54%
70'x 20' ± Lots - 153 (1.63%) Min. 12%	Total 1313

FRONTIER ROAD (F.M. 1461)

KC Robinson Lane

WELLS ROAD

WELLS ROAD



WELLS SOUTH (LILYANA) PAD MAP (M)



Drawing: C:\2016_ARCH\2023\171_Lilyana\CAD\2023_08_29_240_Layout\pad-map-M.dwg Saved By: User18 Date: 5/26/2023 11:43:51 AM

APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
2753835	May-19	\$21,042	Full
2753839	Apr-19	\$21,042	Full
2753981	Jul-19	\$17,565	Full
2753928	Dec-17	\$17,835	Full
2753914	Dec-19	\$20,746	Full
2753951	Nov-19	\$20,746	Full
2753842	Nov-19	\$20,746	Full
2782907	Feb-21	\$13,387	Full
2782936	Jul-21	\$15,416	Full
2753945	Aug-21	\$7,700	Full
2754043	Dec-21	\$22,395	Full
2826416	Aug-22	\$19,293	Full
NIA #1 HOA	Sep-22	\$53,309	Full
NIA #2 HOA	Sep-22	\$16,775	Full
NIA #3 HOA	Sep-22	\$43,515	Full
NIA #4 HOA	Sep-22	\$100,516	Full
Total		\$432,028	

APPENDIX C
NIA #1 ASSESSMENT ROLL SUMMARY – 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency		Annual Installment
							Reserve		
2753817	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753818	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753819	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753820	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753821	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753822	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2782506	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2782509	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2782510	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2782511	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753827	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753828	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753829	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753830	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753831	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753832	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753833	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753834	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753835	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753836	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753837	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753838	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753839	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753840	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753841	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753842	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753843	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753844	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753845	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753846	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753847	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753848	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753849	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753850	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753851	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753852	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753853	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753854	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753855	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753856	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01	
2753857	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753858	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753859	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753860	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753861	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753862	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753863	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753864	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753865	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753866	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753867	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753868	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753869	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753870	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753871	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753872	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753873	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753874	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753875	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753876	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753877	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753878	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753879	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753880	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753881	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753882	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	
2753883	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753884	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753885	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753886	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81	
2753887	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32	

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency	
							Reserve	Annual Installment
2753888	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753889	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753890	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753891	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753892	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753893	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753894	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753895	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753896	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753897	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753898	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753899	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753900	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753901	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753902	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753903	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753904	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753907	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753908	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753909	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753910	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753911	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753912	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753913	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753914	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753915	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753916	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753917	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753918	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753919	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753920	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753921	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753922	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753923	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753924	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753925	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753926	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753927	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753928	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753929	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753930	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753931	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753932	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753933	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753934	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753936	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753937	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753938	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753939	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753940	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753941	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753942	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753943	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753944	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753945	50'	0.14%	\$7,113	\$147.85	\$425.95	\$49.49	\$35.57	\$658.86
2753946	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753947	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753948	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753949	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753950	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753951	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753953	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753954	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753955	60'	0.35%	\$17,515	\$364.05	\$1,048.82	\$121.87	\$87.58	\$1,622.32
2753956	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753957	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753958	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753959	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753960	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753961	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2753962	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81

Parcel	Lot Type	Percentage of Special Assessments	NIA #1	Annual	Annual	Administrative Expenses	Excess Interest for	Annual Installment
			Outstanding Assessment	Assessment Principal	Assessment Interest		Prepayment Reserve and Delinquency Reserve	
2754044	70'	0.43%	\$21,561	\$448.13	\$1,291.06	\$150.02	\$107.80	\$1,997.01
2754045	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2754046	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2754047	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2754048	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2754049	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2754050	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2754051	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2754058	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2754059	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2754216	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754217	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754218	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754219	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754220	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754221	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754222	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754223	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754224	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754225	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754226	50'	0.29%	\$14,649	\$304.47	\$877.17	\$101.92	\$73.24	\$1,356.81
2754052	HOA	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
Total		100.00%	\$5,051,822	\$105,000.00	\$302,504.46	\$35,150.00	\$25,259.11	\$467,913.57

APPENDIX D
MIA ASSESSMENT ROLL SUMMARY – 2023-24

Appendix D
MIA Assessment Roll Summary 2023-24

Parcel	Lot Type	Special	Annual Assessment		Annual Assessment	Administrative	Excess Interest for Prepayment	
		Assessments	MIA Bonds	Principal	Interest	Expenses	Reserve and Delinquency Reserve	Annual Installment
2841445		4.05%	\$298,542	\$5,067.47	\$21,531.23	\$1,424.97	\$1,492.71	\$29,516.38
2841443		1.06%	\$77,971	\$1,323.49	\$5,623.39	\$372.17	\$389.86	\$7,708.91
2726990		8.87%	\$653,219	\$11,087.79	\$47,111.07	\$3,117.89	\$3,266.10	\$64,582.84
2843033		20.86%	\$1,536,086	\$26,073.63	\$110,784.63	\$7,331.91	\$7,680.43	\$151,870.60
2783001	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782900	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782901	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782902	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782903	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782904	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782905	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782906	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782909	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782910	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782911	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782912	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782913	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782914	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782915	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2782916	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782917	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782918	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782919	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782920	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782921	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782922	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782923	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782924	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782925	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782926	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782927	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782928	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782929	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782930	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782931	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782932	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782933	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782934	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782935	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782938	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782939	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782940	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782941	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782942	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782943	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782944	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782945	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782946	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782947	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782949	70'	0.07%	\$5,486	\$93.12	\$395.66	\$26.19	\$27.43	\$542.39
2782950	70'	0.07%	\$5,486	\$93.12	\$395.66	\$26.19	\$27.43	\$542.39
2782951	70'	0.07%	\$5,486	\$93.12	\$395.66	\$26.19	\$27.43	\$542.39
2782952	70'	0.07%	\$5,486	\$93.12	\$395.66	\$26.19	\$27.43	\$542.39
2782953	70'	0.07%	\$5,486	\$93.12	\$395.66	\$26.19	\$27.43	\$542.39
2782954	70'	0.07%	\$5,486	\$93.12	\$395.66	\$26.19	\$27.43	\$542.39
2782955	70'	0.07%	\$5,486	\$93.12	\$395.66	\$26.19	\$27.43	\$542.39
2782956	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782957	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782958	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782959	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782960	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782961	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782962	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782963	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782964	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782965	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782966	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782967	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782968	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782969	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782970	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782971	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782972	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26
2782973	50'	0.06%	\$4,210	\$71.46	\$303.65	\$20.10	\$21.05	\$416.26

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2826518	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826519	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826520	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826521	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826522	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826523	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826524	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826525	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826526	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826527	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826528	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826529	60'	0.07%	\$5,103	\$86.62	\$368.06	\$24.36	\$25.52	\$504.55
2826530	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826531	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826532	60'	0.07%	\$5,103	\$86.62	\$368.06	\$24.36	\$25.52	\$504.55
2826533	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826534	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826535	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826536	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826537	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826538	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826539	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826540	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826541	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826542	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826543	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826544	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826545	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826546	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826547	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826548	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826549	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826550	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826551	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826552	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826553	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826555	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826556	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826557	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826558	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826559	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826560	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826561	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826562	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826563	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826564	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826565	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826566	60'	0.07%	\$5,103	\$86.62	\$368.06	\$24.36	\$25.52	\$504.55
2826568	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826569	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826570	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826572	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826573	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826574	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826575	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826576	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826577	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826578	50'	0.06%	\$4,465	\$75.80	\$322.05	\$21.31	\$22.33	\$441.48
2826579	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2853232	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853234	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853235	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853236	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853237	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853238	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853239	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853240	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853241	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853242	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853243	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853244	70'	0.10%	\$7,017	\$119.11	\$506.08	\$33.49	\$35.09	\$693.76
2853245	60'	0.09%	\$6,379	\$108.28	\$460.07	\$30.45	\$31.90	\$630.69
2853246	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853247	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853248	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853249	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853250	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853251	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853252	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853253	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853254	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2853499	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853500	60'	0.09%	\$6,379	\$108.28	\$460.07	\$30.45	\$31.90	\$630.69
2853501	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853502	60'	0.09%	\$6,379	\$108.28	\$460.07	\$30.45	\$31.90	\$630.69
2853503	60'	0.09%	\$6,379	\$108.28	\$460.07	\$30.45	\$31.90	\$630.69
2853504	60'	0.09%	\$6,379	\$108.28	\$460.07	\$30.45	\$31.90	\$630.69
2853505	60'	0.09%	\$6,379	\$108.28	\$460.07	\$30.45	\$31.90	\$630.69
2853506	60'	0.09%	\$6,379	\$108.28	\$460.07	\$30.45	\$31.90	\$630.69
2853507	60'	0.09%	\$6,379	\$108.28	\$460.07	\$30.45	\$31.90	\$630.69
2853508	60'	0.09%	\$6,379	\$108.28	\$460.07	\$30.45	\$31.90	\$630.69
2853509	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853510	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853511	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853512	50'	0.08%	\$5,741	\$97.45	\$414.06	\$27.40	\$28.71	\$567.62
2853513	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2853514	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867237	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867238	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867239	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867240	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867241	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867242	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867243	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867244	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867245	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867246	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867247	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867248	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867249	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867250	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867251	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867252	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867253	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867254	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867255	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867256	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867257	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867258	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867259	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867260	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867261	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867262	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867263	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867264	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867265	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867266	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867267	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867268	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867269	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867270	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867271	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867272	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867273	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867274	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867275	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867276	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867277	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867278	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867279	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867280	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867281	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867282	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867283	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867284	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867285	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867286	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867287	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867288	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867289	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867290	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867291	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867292	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867293	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867294	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867295	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867296	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867297	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867298	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867299	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867300	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867301	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88

Parcel	Lot Type	Special Assessments	MIA Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2867383	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867384	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867385	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867386	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867387	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867388	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867389	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867390	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867391	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867392	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867393	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867394	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867395	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867396	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867397	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867398	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867399	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867400	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867401	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867402	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867403	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867404	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867405	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867406	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867407	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867408	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867409	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867410	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867411	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867412	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867413	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867414	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867415	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867416	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867417	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867418	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867419	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867420	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867421	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867422	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867423	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867424	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867425	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867426	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867427	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867428	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867429	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867430	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867431	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867432	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867433	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867434	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867435	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867436	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867437	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867438	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867439	50'	0.11%	\$8,293	\$140.76	\$598.09	\$39.58	\$41.46	\$819.90
2867440	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867441	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867442	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867443	60'	0.14%	\$9,951	\$168.92	\$717.71	\$47.50	\$49.76	\$983.88
2867444	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867445	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867446	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867447	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867448	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867449	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867451	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		100.00%	\$7,364,172	\$125,000	\$531,114	\$35,150	\$36,821	\$728,085

APPENDIX E
NIA #2 ASSESSMENT ROLL SUMMARY – 2023-24

Appendix E
NIA #2 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2782900	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782901	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782902	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782903	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782904	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782905	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782906	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782909	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782910	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782911	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782912	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782913	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782914	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782915	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2782916	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782917	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782918	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782919	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782920	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782921	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782922	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782923	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782924	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782925	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782926	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782927	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782928	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782929	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782930	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782931	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782932	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782933	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782934	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782935	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782938	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782939	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782940	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782941	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782942	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782943	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782944	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782945	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782946	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782947	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782949	70'	1.31%	\$10,888	\$262.92	\$394.57	\$208.37	\$54.44	\$920.30
2782950	70'	1.31%	\$10,888	\$262.92	\$394.57	\$208.37	\$54.44	\$920.30
2782951	70'	1.31%	\$10,888	\$262.92	\$394.57	\$208.37	\$54.44	\$920.30
2782952	70'	1.31%	\$10,888	\$262.92	\$394.57	\$208.37	\$54.44	\$920.30
2782953	70'	1.31%	\$10,888	\$262.92	\$394.57	\$208.37	\$54.44	\$920.30
2782954	70'	1.31%	\$10,888	\$262.92	\$394.57	\$208.37	\$54.44	\$920.30
2782955	70'	1.31%	\$10,888	\$262.92	\$394.57	\$208.37	\$54.44	\$920.30
2782956	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782957	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782958	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782959	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782960	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782961	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782962	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782963	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782964	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782965	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782966	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27

Parcel	Lot Type	Percentage of Special Assessments	NIA #2 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2782967	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782968	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782969	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782970	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782971	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782972	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782973	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782974	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782975	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782976	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782977	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782978	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782979	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782980	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782981	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782982	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782983	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782984	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782985	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782986	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782987	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782988	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782989	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782990	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782991	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782992	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782993	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782994	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782995	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782996	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782997	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782998	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2782999	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2783000	50'	1.01%	\$8,356	\$201.77	\$302.81	\$159.91	\$41.78	\$706.27
2783001	HOA	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2783002	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2783003	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2783004	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2783005	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2783006	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		100.00%	\$828,216	\$20,000.00	\$30,015.15	\$15,850.56	\$4,141.08	\$70,006.78

APPENDIX F
NIA #3 ASSESSMENT ROLL SUMMARY – 2023-24

Appendix F
NIA #3 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2826380	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826382	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826383	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826384	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826385	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826386	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826387	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826388	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826389	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826390	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826391	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826392	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826393	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826394	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826395	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826396	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826397	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826398	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826399	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826400	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826401	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826402	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826403	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826404	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826405	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826406	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826407	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826410	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826411	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826412	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826413	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826414	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826415	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826416	60'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2826417	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826418	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826419	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826420	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826421	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826422	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826423	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826424	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826425	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826426	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826427	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826428	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826429	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826430	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826431	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826433	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826434	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826435	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826436	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826437	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826438	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826439	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826440	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826441	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826442	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826443	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826444	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826445	70'	0.65%	\$14,123	\$261.63	\$514.76	\$173.82	\$70.61	\$1,020.82
2826446	70'	0.65%	\$14,123	\$261.63	\$514.76	\$173.82	\$70.61	\$1,020.82
2826447	70'	0.65%	\$14,123	\$261.63	\$514.76	\$173.82	\$70.61	\$1,020.82
2826448	70'	0.65%	\$14,123	\$261.63	\$514.76	\$173.82	\$70.61	\$1,020.82
2826449	70'	0.65%	\$14,123	\$261.63	\$514.76	\$173.82	\$70.61	\$1,020.82

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2826450	70'	0.65%	\$14,123	\$261.63	\$514.76	\$173.82	\$70.61	\$1,020.82
2826451	70'	0.65%	\$14,123	\$261.63	\$514.76	\$173.82	\$70.61	\$1,020.82
2826452	70'	0.65%	\$14,123	\$261.63	\$514.76	\$173.82	\$70.61	\$1,020.82
2826453	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826454	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826455	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826456	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826457	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826458	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826459	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826460	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826461	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826462	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826463	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826464	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826465	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826466	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826467	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826468	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826469	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826470	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826471	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826472	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826473	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826474	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826475	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826476	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826477	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826478	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826479	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826480	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826481	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826482	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826483	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826484	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826485	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826486	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826487	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826488	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2826492	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2826493	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2826494	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2826495	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2826498	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826499	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826500	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826501	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826502	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826503	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826504	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826505	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826506	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826507	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826508	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826509	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826510	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826511	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826512	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826513	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826514	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826515	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826516	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826517	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826518	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826519	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826520	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826521	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826522	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826523	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97

Parcel	Lot Type	Percentage of Special Assessments	NIA #3 Share of the NIA #2-3 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2826524	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826525	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826526	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826527	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826528	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826529	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826530	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826531	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826532	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826533	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826534	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826535	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826536	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826537	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826538	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826539	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826540	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826541	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826542	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826543	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826544	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826545	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826546	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826547	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826548	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826549	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826550	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826551	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826552	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826553	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826555	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826556	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826557	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826558	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826559	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826560	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826561	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826562	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826563	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826564	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826565	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826566	60'	0.58%	\$12,554	\$232.56	\$457.56	\$154.51	\$62.77	\$907.40
2826568	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826569	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826570	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826572	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826573	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826574	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826575	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826576	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826577	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826578	50'	0.51%	\$10,984	\$203.49	\$400.37	\$135.20	\$54.92	\$793.97
2826579	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		100.00%	\$2,159,231	\$40,000.00	\$78,700.64	\$26,575.72	\$10,796.16	\$156,072.52

APPENDIX G
NIA #4 ASSESSMENT ROLL SUMMARY – 2023-24

Appendix G
NIA #4 Assessment Roll Summary 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Delinquency Reserve	Annual Installment
2853232	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853234	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853235	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853236	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853237	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853238	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853239	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853240	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853241	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853242	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853243	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853244	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853245	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853246	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853247	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853248	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853249	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853250	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853251	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853252	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853253	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853254	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853255	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853256	-	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2853257	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853259	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853260	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853261	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853262	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853263	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853264	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853265	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853266	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853267	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853268	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853269	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853270	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853271	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853272	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853273	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853274	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853275	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853276	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853277	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853278	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853279	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853280	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853281	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853282	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853283	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853284	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853285	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853286	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853287	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853288	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853289	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853290	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853291	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853292	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853293	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853294	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853295	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853296	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Delinquency Reserve	Annual Installment
2853297	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853298	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853299	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853300	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853301	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853302	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853303	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853304	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853305	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853306	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853307	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853308	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853309	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853310	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853311	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853312	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853313	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853314	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853315	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853316	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853317	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853318	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853319	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853320	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853321	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853322	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853323	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853324	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853325	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853326	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853327	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853328	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853329	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853330	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853331	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853332	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853333	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853334	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853335	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853336	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853337	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853338	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853339	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853340	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853341	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853342	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853343	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853344	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853345	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853346	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853347	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853348	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853349	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853350	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853351	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853352	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853353	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853354	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853355	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853356	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853357	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853358	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853359	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853360	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853361	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853362	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Delinquency Reserve	Annual Installment
2853363	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853364	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853365	70'	0.42%	\$21,457	\$360.52	\$744.05	\$108.99	\$107.28	\$1,320.85
2853366	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853367	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853368	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853369	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853370	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853371	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853372	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853373	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853374	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853375	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853376	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853377	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2853378	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2853379	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853380	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853381	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853382	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853383	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853384	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853385	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853386	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853387	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853388	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853389	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853390	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853391	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853392	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853393	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853394	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853395	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853396	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853397	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853398	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853399	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853400	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853401	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853402	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853403	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853404	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853405	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853406	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853407	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853408	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853409	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853410	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853411	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853412	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853413	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853414	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853415	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853416	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853417	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853418	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853419	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853420	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853421	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853422	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853423	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853424	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853425	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853426	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853427	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853428	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69

Parcel	Lot Type	Percentage of Special Assessments	NIA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Delinquency Reserve	Annual Installment
2853495	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853496	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853497	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853498	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853499	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853500	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853501	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853502	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853503	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853504	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853505	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853506	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853507	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853508	60'	0.38%	\$19,506	\$327.74	\$676.41	\$99.09	\$97.53	\$1,200.77
2853509	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853510	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853511	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853512	50'	0.34%	\$17,556	\$294.97	\$608.77	\$89.18	\$87.78	\$1,080.69
2853513	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2853514	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		100.00%	\$5,118,450	\$86,000.00	\$177,490.23	\$26,000.00	\$25,592.25	\$315,082.48

APPENDIX H
NIA #5 ASSESSMENT ROLL SUMMARY – 2023-24

Parcel	Lot Type	Percentage of Special Assessments	NIA #5 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Delinquency Reserve	Annual Installment
2867432	60'	0.54%	\$34,805	\$430.83	\$1,833.18	\$219.72	\$174.03	\$2,657.75
2867433	60'	0.54%	\$34,805	\$430.83	\$1,833.18	\$219.72	\$174.03	\$2,657.75
2867434	60'	0.54%	\$34,805	\$430.83	\$1,833.18	\$219.72	\$174.03	\$2,657.75
2867435	60'	0.54%	\$34,805	\$430.83	\$1,833.18	\$219.72	\$174.03	\$2,657.75
2867436	60'	0.54%	\$34,805	\$430.83	\$1,833.18	\$219.72	\$174.03	\$2,657.75
2867437	50'	0.45%	\$29,004	\$359.02	\$1,527.65	\$183.10	\$145.02	\$2,214.79
2867438	50'	0.45%	\$29,004	\$359.02	\$1,527.65	\$183.10	\$145.02	\$2,214.79
2867439	50'	0.45%	\$29,004	\$359.02	\$1,527.65	\$183.10	\$145.02	\$2,214.79
2867440	60'	0.54%	\$34,805	\$430.83	\$1,833.18	\$219.72	\$174.03	\$2,657.75
2867441	60'	0.54%	\$34,805	\$430.83	\$1,833.18	\$219.72	\$174.03	\$2,657.75
2867442	60'	0.54%	\$34,805	\$430.83	\$1,833.18	\$219.72	\$174.03	\$2,657.75
2867443	60'	0.54%	\$34,805	\$430.83	\$1,833.18	\$219.72	\$174.03	\$2,657.75
2867444	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867445	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867446	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867447	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867448	HOA	1.00%	\$64,630	\$800.00	\$3,404.03	\$408.00	\$323.15	\$4,935.18
2867449	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2867451	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		100.00%	\$6,463,000	\$80,000.00	\$340,402.84	\$40,800.00	\$32,315.00	\$493,517.84

APPENDIX I
PID ASSESSMENT NOTICE

Appendix I

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 Wells South Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas

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

Instrument Number: 2023000091908

eRecording - Real Property

ORDINANCE

Recorded On: August 11, 2023 10:12 AM

Number of Pages: 88

" Examined and Charged as Follows: "

Total Recording: \$370.00

******* 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: 2023000091908
Receipt Number: 20230811000103
Recorded Date/Time: August 11, 2023 10:12 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