

**ORDINANCE NO. 2024-68**

**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

**WHEREAS**, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #6 of the PID, pursuant to Ordinance No. 2023-94 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #6, dated as of August 8, 2023 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #6 Assessment Roll”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #7 of the PID, pursuant to Ordinance No. 2024-23 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #7, dated as of April 9, 2024 (the “Updated Service and Assessment Plan and Neighborhood Improvement Area #7 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, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, and Neighborhood Improvement Area #6 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, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, and Neighborhood Improvement Area #7 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.

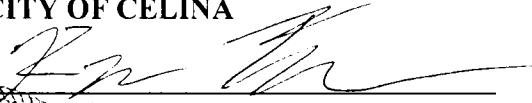
**SECTION 3.** The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of 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 AND APPROVED** by the City Council of the City of Celina, Texas, on this 13<sup>th</sup> day of August 2024.

**CITY OF CELINA**

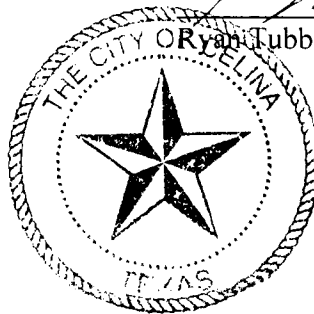


Ryan Tubbs, Mayor

**ATTEST:**



Lauren Vaughns, City Secretary



**WELLS SOUTH  
PUBLIC IMPROVEMENT DISTRICT  
CITY OF CELINA, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/1/24 - 8/31/25)**

**AS APPROVED BY CITY COUNCIL ON:  
AUGUST 13, 2024**

**PREPARED BY:**

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

# WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT

## ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/24 – 8/31/25)

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## ***I. INTRODUCTION***

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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.

On April 9, 2024, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Areas #6-7 Project) (the “NIA #6-7 Bonds”) in the aggregate principal amount of \$7,680,000 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 #6-7 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 #6-7 on April 9, 2024, to issue the NIA #6-7 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 Amended and Restated Service and Assessment Plan for 2024-25 (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 2024-25.

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 K 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***

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### **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 <sup>1</sup>	Actual Budget <sup>2</sup>	Variance <sup>2</sup>
Par amount	\$5,790,000	\$5,790,000	\$0
Other funding sources	\$0	\$1,188,902	\$1,188,902
<b>Total Sources</b>	<b>\$5,790,000</b>	<b>\$6,978,902</b>	<b>\$1,188,902</b>
<b>Uses of Funds</b>			
<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>
<b>Total Uses</b>	<b>\$5,790,000</b>	<b>\$6,978,902</b>	<b>\$1,188,903</b>

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 <sup>1</sup>	Actual Budget <sup>2</sup>	Variance <sup>2</sup>
Par amount	\$8,040,000	\$8,040,000	\$0
Other funding sources	\$0	\$431,369	\$431,369
<b>Total Sources</b>	<b>\$8,040,000</b>	<b>\$8,471,369</b>	<b>\$431,369</b>
<b>Uses of Funds</b>			
<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>
<b>Total Uses</b>	<b>\$8,040,000</b>	<b>\$8,471,369</b>	<b>\$431,368</b>

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 <sup>1</sup>	Variance
NIA #2 share of NIA #2-3 Bonds	\$945,000	\$945,000	\$0
Other funding sources	\$2,704,490	\$2,704,490	\$0
<b>Total Sources</b>	<b>\$3,649,490</b>	<b>\$3,649,490</b>	<b>\$0</b>
<b>Uses of Funds</b>			
<i>NIA #2 Improvements</i>			
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>
<i>Bond Issuance Costs</i>			
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>
<b>Total Uses</b>	<b>\$3,649,490</b>	<b>\$3,649,490</b>	<b>\$0</b>

<sup>1</sup> – 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 <sup>1</sup>	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)
<b>Total Sources</b>	<b>\$4,429,658</b>	<b>\$3,509,942</b>	<b>(\$425,817)</b>
<b>Uses of Funds</b>			
<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>
<b>Total Uses</b>	<b>\$4,429,658</b>	<b>\$3,509,942</b>	<b>(\$425,817)</b>

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 \$6,737,741. As shown in Requisition #3 approved by the City on June 21, 2022, the actual costs of the NIA #4 Improvements spent to date are \$5,514,074.

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

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

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

Sources of Funds	Initial Estimated Budget <sup>1</sup>	Actual Costs Spent to Date <sup>2</sup>	Variance
NIA #4 Bonds	\$5,255,000	\$5,255,000	\$0
Bond premium	\$99,439	\$99,439	\$0
Other funding sources	\$2,430,965	\$1,207,298	(\$1,223,667)
	<b>\$7,785,404</b>	<b>\$6,561,737</b>	<b>(\$1,223,667)</b>
<b>Uses of Funds</b>			
<i>NIA #4 Improvements</i>			
Road improvements	\$2,046,664	\$1,736,907	(\$309,757)
Water Improvements	\$945,538	\$948,563	\$3,025
Wastewater Improvements	\$834,416	\$834,416	\$0
Storm drainage improvements	\$1,317,644	\$1,051,591	(\$266,053)
Other soft and miscellaneous costs	\$1,593,479	\$942,596	(\$650,883)
<i>Subtotal: NIA #4 Improvements</i>	<i>\$6,737,741</i>	<i>\$5,514,074</i>	<i>(\$1,223,667)</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$166,580	\$166,580	\$0
Reserve fund	\$393,728	\$393,728	\$0
Other costs of issuance including underwriter's discount	\$487,355	\$487,355	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,047,663</i>	<i>\$1,047,663</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$7,785,404</b>	<b>\$6,561,737</b>	<b>(\$1,223,667)</b>

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 above, 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 actual costs of the NIA #5 Improvements spent to date are \$5,010,453.

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

Table II-F on the following page 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 <sup>1</sup>	Actual Costs Spent to Date	Variance
NIA #5 Bonds	\$6,463,000	\$6,463,000	\$0
Developer contribution	\$264,440	\$52,960	(\$211,480)
	<b>\$6,727,440</b>	<b>\$6,515,960</b>	<b>(\$211,480)</b>
<b>Uses of Funds</b>			
<i>NIA #5 Improvements</i>			
Road improvements	\$2,096,917	\$2,344,032	\$247,115
Water Improvements	\$809,025	\$819,434	\$10,409
Wastewater Improvements	\$651,374	\$642,607	(\$8,767)
Storm drainage improvements	\$438,238	\$455,772	\$17,534
Other soft and miscellaneous costs	\$1,226,379	\$748,608	(\$477,771)
<i>Subtotal: NIA #5 Improvements</i>	<i>\$5,221,933</i>	<i>\$5,010,453</i>	<i>(\$211,480)</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$320,611	\$320,611	\$0
Reserve fund	\$590,523	\$590,523	\$0
Administrative expense	\$40,000	\$40,000	\$0
Other costs of issuance including underwriter's discount	\$554,373	\$554,373	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,505,507</i>	<i>\$1,505,507</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$6,727,440</b>	<b>\$6,515,960</b>	<b>(\$211,480)</b>

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

2 – According to Requisition #4 approved by the City on May 14, 2024.

#### NIA #5 Cost Variances

As stated in Table II-F above, 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.

#### NIA #6 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on April 9, 2024 as updated for NIA #6, the initial total estimated costs of the NIA #6 Improvements were equal to \$2,960,529. As shown in Requisition #1 approved by the City on May 20, 2024, the actual costs of the NIA #6 Improvements spent to date are \$2,180,000.

According to the City, the NIA #6 Improvements were completed and accepted by the City in September 2023.

Table II-G below summarizes the updated sources and uses of funds required to (1) construct the NIA #6 Improvements and (2) establish the PID.

**Table II-G**  
**Updated Sources and Uses – NIA #6**

Sources of Funds	Initial Estimated Budget <sup>1</sup>	Budget Revisions <sup>2</sup>	Updated Budget	Actual Costs Spent to Date <sup>2</sup>	Remaining to be Funded
NIA #6 Bonds	\$2,785,000	\$0	\$2,785,000	\$2,785,000	\$0
Original Issue Discount	(\$8,806)	\$0	(\$8,806)	(\$8,806)	\$0
Developer contribution	\$820,529	\$0	\$820,529	\$40,000	\$780,529
	<b>\$3,596,723</b>	<b>\$0</b>	<b>\$3,596,723</b>	<b>\$2,816,194</b>	<b>\$780,529</b>
<b>Uses of Funds</b>					
<i>NIA #6 Improvements</i>					
Road improvements	\$847,220	\$554,531	\$1,401,751	\$1,343,594	\$58,157
Water Improvements	\$492,443	\$20,085	\$512,528	\$512,528	\$0
Wastewater Improvements	\$303,329	\$0	\$303,329	\$292,683	\$10,646
Storm drainage improvements	\$785,141	(\$413,664)	\$371,477	\$31,194	\$340,283
Other soft and miscellaneous costs	\$532,396	(\$160,952)	\$371,444	\$0	\$371,444
<i>Subtotal: NIA #6 Improvements</i>	<i>\$2,960,529</i>	<i>\$0</i>	<i>\$2,960,529</i>	<i>\$2,180,000</i>	<i>\$780,529</i>
<i>Bond Issuance Costs</i>					
Capitalized interest	\$48,949	\$0	\$48,949	\$48,949	\$0
Reserve fund	\$263,508	\$0	\$263,508	\$263,508	\$0
Administrative expense	\$40,000	\$0	\$40,000	\$40,000	\$0
Other costs of issuance including underwriter's discount	\$283,737	\$0	\$283,737	\$283,737	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$636,194</i>	<i>\$0</i>	<i>\$636,194</i>	<i>\$636,194</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$3,596,723</b>	<b>\$0</b>	<b>\$3,596,723</b>	<b>\$2,816,194</b>	<b>\$780,529</b>

1 – According to the Amended and Restated Service and Assessment Plan approved on April 9, 2024.

2 – According to Requisition #1 approved by the City on May 20, 2024.

### NIA #6 Cost Variances

As stated in Table II-G above there was no increase in actual costs for NIA #6 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 #7 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on April 9, 2024 as updated for NIA #7, the initial total estimated costs of the NIA #7 Improvements were equal to \$5,188,605. As shown in Requisition #1 approved by the City on June 4, 2024, the actual costs of the NIA #7 Improvements spent to date are \$4,418,299.

According to the City, the NIA #7 Improvements were completed April 2024 and pending city acceptance.

Table II-H below summarizes the updated sources and uses of funds required to (1) construct the NIA #7 Improvements and (2) establish the PID.

**Table II-H**  
**Updated Sources and Uses – NIA #7**

Sources of Funds	Initial Estimated Budget <sup>1</sup>	Budget Revisions <sup>2</sup>	Updated Budget	Actual Costs Spent to Date <sup>2</sup>	Remaining to be Funded
NIA #7 Bonds	\$4,895,000	\$0	\$4,895,000	\$4,895,000	\$0
Original Issue Discount	(\$15,011)	\$0	(\$15,011)	(\$15,011)	\$0
Developer contribution	\$1,386,605	\$0	\$1,386,605	\$616,299	\$770,306
	<b>\$6,266,594</b>	<b>\$0</b>	<b>\$6,266,594</b>	<b>\$5,496,288</b>	<b>\$770,306</b>
<b>Uses of Funds</b>					
<u>NIA #7 Improvements</u>					
Road improvements	\$1,766,051	\$26,001	\$1,792,052	\$1,416,549	\$375,503
Water Improvements	\$1,131,127	\$11,446	\$1,142,573	\$1,024,468	\$118,105
Wastewater Improvements	\$838,263	\$26,295	\$864,558	\$778,102	\$86,456
Storm drainage improvements	\$581,947	\$38,583	\$620,530	\$523,668	\$96,862
Other soft and miscellaneous costs	\$871,217	(\$102,325)	\$768,892	\$675,511	\$93,381
<i>Subtotal: NIA #7 Improvements</i>	<i>\$5,188,605</i>	<i>\$0</i>	<i>\$5,188,605</i>	<i>\$4,418,299</i>	<i>\$770,306</i>
<u>Bond Issuance Costs</u>					
Capitalized interest	\$85,790	\$0	\$85,790	\$85,790	\$0
Reserve fund	\$463,150	\$0	\$463,150	\$463,150	\$0
Administrative expense	\$68,000	\$0	\$68,000	\$68,000	\$0
Other costs of issuance including underwriter's discount	\$461,049	\$0	\$461,049	\$461,049	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,077,989</i>	<i>\$0</i>	<i>\$1,077,989</i>	<i>\$1,077,989</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$6,266,594</b>	<b>\$0</b>	<b>\$6,266,594</b>	<b>\$5,496,288</b>	<b>\$770,306</b>

1 – According to the Amended and Restated Service and Assessment Plan approved on April 9, 2024.

2 – According to Requisition #1 approved by the City on June 4, 2024.

NIA #7 Cost Variances

As stated in Table II-H on the previous page, there was no increase in actual costs for NIA #7 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 is shown by Table II-I below.

**Table II-I**  
**Projected Annual Installments (2016-2030)**

Assessment Year Ending 9/1	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	NIA 6 Bonds	NIA 7 Bonds
2016-2024	\$5,266,591	\$3,716,785	\$309,740	\$396,680	\$479,235	\$643,065	\$493,518	\$0	\$0
2025	\$717,547	\$457,885	\$0	\$68,896	\$152,994	\$309,721	\$483,013	\$245,263	\$403,591
2026	\$771,870	\$477,595	\$0	\$72,358	\$162,311	\$327,973	\$506,980	\$255,803	\$404,236
2027	\$757,653	\$475,564	\$0	\$72,070	\$161,642	\$327,913	\$506,662	\$255,370	\$403,857
2028	\$757,570	\$503,210	\$0	\$71,789	\$160,983	\$327,803	\$507,211	\$255,016	\$398,507
2029	\$756,701	\$498,508	\$0	\$71,392	\$165,085	\$327,645	\$506,577	\$255,742	\$397,441
2030	\$785,047	\$498,484	\$0	\$66,001	\$159,017	\$327,977	\$506,461	\$255,496	\$404,457
<b>Total</b>	<b>\$9,812,979</b>	<b>\$6,628,031</b>	<b>\$309,740</b>	<b>\$819,186</b>	<b>\$1,441,268</b>	<b>\$2,592,096</b>	<b>\$3,510,422</b>	<b>\$1,522,689</b>	<b>\$2,412,089</b>

1 – Assessment years ending 2016 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, CCMI credits, and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

**C. STATUS OF DEVELOPMENT**NIA #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, 700 building permits representing 64.22 percent of the single-family Major Improvement Area Assessments have been issued for the Major Improvement Area of the PID as of June 1, 2024.

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

**Table II-J**  
**Completed Homes – MIA**

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Homes completed <sup>1</sup>	544	572

<sup>1</sup> – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

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, greater than 95 percent of the total building permits expected to be issued within NIA #4 have been issued as of June 1, 2024. Pursuant to Section 4 (a)(vi) of the NIA #4 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #4 of the PID in the Annual Service Plan Update.

NIA #5 Development

According to the City, building permits representing 94.33 percent of the NIA #5 Assessments have been issued for NIA #5 as of June 1, 2024.

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

**Table II-K**  
**Completed Homes – NIA #5**

<b>Status</b>	<b>Cumulative as of September 30, 2023</b>	<b>Cumulative as of June 1, 2024</b>
Homes completed <sup>1</sup>	81	143

<sup>1</sup> – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

*NIA #6 Development*

According to the City, building permits representing 52.47 percent of the NIA #6 Assessments have been issued for NIA #6 as of June 1, 2024.

See Table II-L below for the status of completed homes within NIA #6 based on certificate of occupancy issuances, according to the City.

**Table II-L**  
**Completed Homes – NIA #6**

<b>Status</b>	<b>Cumulative as of September 30, 2023</b>	<b>Cumulative as of June 1, 2024</b>
Homes completed <sup>1</sup>	0	9

<sup>1</sup> – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

According to the City, there have been no building permits or certificates of occupancy issued for homes within NIA #7 as of June 1, 2024.

**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-one (21) 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 2024-25. 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 2024 and will be delinquent on February 1, 2025.

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 2024-25, 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 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 2024-25

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-M on the following page.

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**Table II-M**  
**Budget for the NIA #1 Annual Installments**  
**to be Collected for 2024-25**

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2025	\$154,332
Interest payment on September 1, 2025	\$154,332
Principal payment on September 1, 2025	\$110,000
<i>Subtotal debt service on bonds</i>	<i>\$418,665</i>
Administrative expenses	\$35,850
Excess interest for debt service reserve fund	\$24,693
<i>Subtotal Expenses</i>	<i>\$479,208</i>
Available reserve fund income	(\$21,323)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$21,323)</i>
<b>Annual Installments</b>	<b>\$457,885</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest on the NIA #1 Bonds include interest due on March 1, 2025 in the amount of \$154,332 and September 1, 2025 in the amount of \$154,332 which equal interest on the outstanding Special Assessments balance of \$4,938,634 for six months each at an effective interest rate of 6.25 percent. Annual Installments to be collected include a principal amount of \$110,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #1 Bonds in 2024-25 is estimated to be equal to \$418,665.

*Administrative Expenses*

Administrative expenses for NIA #1 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-N on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be \$35,850.

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

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

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	\$6,000
PID Administrator	\$21,000
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$600
<b>Total</b>	<b>\$35,850</b>

*Excess Interest for Prepayment and Delinquency Reserve*

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$24,693, which equals 0.5 percent interest on the outstanding NIA #1 Special Assessment balance of \$4,938,634.

*Available Reserve Fund Income*

As of May 31, 2024, the balance in the Reserve Fund was \$468,738, which includes the Bond Reserve Requirement of \$447,568 and investment income \$21,323. As a result, there is \$21,323 available in the Reserve Fund to pay a portion of the NIA #1 Bonds debt service.

*Available Capitalized Interest Account*

As of May 31, 2024, 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, 2024, the balance in the Administrative Expense Fund was \$52,663. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. 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-O below.

**Table II-O**  
**Allocation of Annual Installment to NIA #1 Parcels for 2024-25**

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit <sup>1</sup>	Annual Installment Per Unit
50'	\$457,885	0.29%	\$1,327.69
60'	\$457,885	0.35%	\$1,587.50
70'	\$457,885	0.43%	\$1,954.14
HOA	\$457,885	0.00%	\$0.00

<sup>1</sup> – 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 2024-25 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-one (21) 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 2024-25. 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 2024 and will be delinquent on February 1, 2025.



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 2024-25 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 2024-25

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-P below.

**Table II-P**  
**Budget for the MIA Annual Installments**  
**to be Collected for 2024-25**

Descriptions	MIA Bonds
Interest payment on March 1, 2025	\$271,469
Interest payment on September 1, 2025	\$271,469
Principal payment on September 1, 2025	\$135,000
<i>Subtotal debt service on bonds</i>	<i>\$677,938</i>
Administrative expenses	\$35,853
Excess interest for debt service reserve fund	\$36,196
<i>Subtotal Expenses</i>	<i>\$749,987</i>
Available reserve fund income	(\$32,440)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$32,440)</i>
<b>Annual Installments</b>	<b>\$717,547</b>

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2025 in the amount of \$271,469 and on September 1, 2025 in the amount of \$271,469, which equal interest on the outstanding Special Assessments balance of \$7,239,172 for six months each at an effective interest rate of 7.50 percent. Annual Installments to be collected include a principal amount of \$135,000 due on September 1, 2025. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds 2024-25 is estimated equal to \$677,938.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-Q below, the total administrative expenses to be collected for 2024-25 are estimated to be \$35,853.

**Table II-Q**  
**Administrative Budget Breakdown**

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	\$6,000
PID Administrator	\$21,000
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$2,900
Contingency	\$1,203
<b>Total</b>	<b>\$35,853</b>

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$36,196 which equals 0.5 percent interest on the outstanding MIA Special Assessments balance of \$7,239,172.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was \$750,315, which includes the Bond Reserve Requirement of \$717,875 and investment income \$32,440. As a result, there is \$32,440 available in the Reserve Fund to pay a portion of the MIA Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2024, 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, 2024, the balance in the Administrative Expense Fund was \$83,195. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. 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 2024-25 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-R below.

**Table II-R**  
**Allocation Breakdown for MIA Parcels for 2024-25**

Parcel	MIA Bonds	Percentage of Special Assessments <sup>1</sup>
2882769	\$16,846	0.23%
2841443	\$59,861	0.83%
2726990	\$120,494	1.66%
2843033	\$1,211,839	16.74%
NIA #2 Parcels	\$410,557	5.67%
NIA #3 Parcels	\$863,537	11.93%
NIA #4 Parcels	\$1,646,746	22.75%
NIA #5 Parcels	\$1,799,747	24.86%
NIA #6 Parcels	\$815,842	11.27%
Fortune Springs	\$293,703	4.06%
HOA	\$0	0.00%
<b>Total</b>	<b>\$7,239,172</b>	<b>100.00%</b>

<sup>1</sup> – 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-S below.

**Table II-S**  
**Allocation of Annual Installment to MIA Parcels for 2024-25**

Phase	Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage	Annual Installment Per Unit
NIA #2	50'	\$717,547	0.06%	\$410.55
	70'	\$717,547	0.07%	\$534.96
NIA #3	50'	\$717,547	0.06%	\$435.43
	60'	\$717,547	0.07%	\$497.64
	70'	\$717,547	0.08%	\$559.84
NIA #4	50'	\$717,547	0.08%	\$559.84
	60'	\$717,547	0.09%	\$622.05
	70'	\$717,547	0.10%	\$684.25
NIA #5	50'	\$717,547	0.11%	\$808.66
	60'	\$717,547	0.14%	\$970.40
NIA #6	50'	\$717,547	0.11%	\$808.66
Fortune Springs	TH	\$717,547	0.05%	\$373.23
	HOA	\$717,547	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 2024-25 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-five (25) 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 3.88 percent for 2024-25. 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 (3.88) 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 2024 and will be delinquent on February 1, 2025.

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 2024-25, 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 2024-25

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-T on the following page.

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**Table II-T**  
**Budget for the NIA #2 Annual Installments**  
**to be Collected for 2024-25**

Descriptions	<u>NIA #2 Share of NIA #2-3 Bonds</u>
Interest payment on March 1, 2025	\$15,659
Interest payment on September 1, 2025	\$15,659
Principal payment on September 1, 2025	\$20,000
<i>Subtotal debt service on bonds</i>	<i>\$51,318</i>
Administrative expenses	\$16,236
Excess interest for Additional Interest Reserve fund	\$4,041
<i>Subtotal Expenses</i>	<i>\$71,596</i>
Available reserve fund income	(\$2,699)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$2,699)</i>
<b>Annual Installments</b>	<b>\$68,896</b>

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, 2025 in the amount of \$15,659 and September 1, 2025 in the amount of \$15,659 which equal interest on the outstanding Special Assessments balance of \$808,216 for six months each at an effective interest rate of 3.88 percent. Annual Installments to be collected include a principal amount of \$20,000 due on September 1, 2025. 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 2024-25 is estimated to be equal to \$51,318.

Administrative Expenses

Administrative expenses for NIA #2 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-U on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be \$16,236.

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**Table II-U**  
**Administrative Budget Breakdown**

<b>Description</b>	<b>2024-25 Estimated Budget (9/1/24-8/31/25)</b>
City	\$1,656
PID Administrator	\$11,850
Trustee	\$759
Auditor	\$552
Dissemination Agent	\$966
Contingency	\$452
<b>Total</b>	<b>\$16,236</b>

*Excess Interest for Additional Interest Reserve*

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$4,041, which equals 0.5 percent interest on the outstanding NIA #2 Special Assessment balance of \$808,216.

*Available Reserve Fund Income*

As of May 31, 2024, the balance in the Reserve Fund was \$250,592, which includes the Bond Reserve Requirement of \$240,814 and investment income \$9,778. The NIA #2 Assessments represent 27.72 percent of the combined NIA #2 and NIA #3 Assessment balance. As a result, there is \$2,699 ( $\$9,778 * 27.61\% = \$2,699$ ) 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, 2024, 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, 2024, the balance in the Administrative Expense Fund was \$69,570. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. 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-V below.

**Table II-V**  
**Allocation of Annual Installment to NIA #2 Parcels for 2024-25**

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit <sup>1</sup>	Annual Installment Per Unit
50'	\$68,896	1.01%	\$695.07
70'	\$68,896	1.31%	\$905.07
HOA	\$68,896	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 2024-25 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-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 #3 portion of the NIA #2-3 Bonds is 3.89 percent for 2024-25. 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 (3.89 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 2024 and will be delinquent on February 1, 2025.



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 2024-25, 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 2024-25

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-W below.

**Table II-W**  
**Budget for the NIA #3 Annual Installments**  
**to be Collected for 2024-25**

Descriptions	<u>NIA #3 Share of NIA #2-3 Bonds</u>
Interest payment on March 1, 2025	\$41,208
Interest payment on September 1, 2025	\$41,208
Principal payment on September 1, 2025	\$40,000
<i>Subtotal debt service on bonds</i>	<i>\$122,415</i>
Administrative expenses	\$27,061
Excess interest for Additional Interest Reserve fund	\$10,596
<i>Subtotal Expenses</i>	<i>\$160,072</i>
Available reserve fund income	(\$7,078)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$7,078)</i>
<b>Annual Installments</b>	<b>\$152,994</b>

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, 2025 in the amount of \$41,208 and September 1, 2025 in the amount of \$41,208 which equal interest on the outstanding Special Assessments balance of \$2,119,231 for six months each at an effective interest rate of 3.89 percent. Annual Installments to be collected include a principal amount of \$40,000 due on September 1, 2025. 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 2024-25 is estimated to be equal to \$122,415.

Administrative Expenses

Administrative expenses for NIA #3 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-X below the total administrative expenses to be collected for 2024-25 are estimated to be \$27,061.

**Table II-X**  
**Administrative Budget Breakdown**

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	\$4,344
PID Administrator	\$16,000
Trustee	\$1,991
Auditor	\$1,734
Dissemination Agent	\$2,534
Contingency	\$459
<b>Total</b>	<b>\$27,061</b>

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$10,596, which equals 0.5 percent interest on the outstanding NIA #3 Special Assessment balance of \$2,119,231.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was \$250,592, which includes the Bond Reserve Requirement of \$240,814 and investment income \$9,778. The NIA #3 Assessments represent 72.28 percent of the combined NIA #2 and NIA #3 Assessment balance. As a result, there is \$7,078 ( $\$9,778 * 72.31\% = \$7,078$ ) 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, 2024, 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, 2024, the balance in the Administrative Expense Fund was \$69,570. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. 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-Y below.

**Table II-Y**  
**Allocation of Annual Installment to NIA #3 Parcels for 2024-25**

<b>Land Use Class</b>	<b>Total 2024-25 Annual Installment</b>	<b>Allocation Percentage per Unit<sup>1</sup></b>	<b>Annual Installment Per Unit</b>
50'	\$152,994	0.51%	\$778.31
60'	\$152,994	0.58%	\$889.50
70'	\$152,994	0.65%	\$1,000.69
HOA	\$152,994	0.00%	\$0.00

<sup>1</sup> – 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 2024-25 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-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 #4 Bonds commencing with the issuance of the NIA #4 Bonds. The effective interest rate on the NIA #4 Bonds is 3.70 percent for 2024-25. 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 (3.70) 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 2024 and will be delinquent on February 1, 2025.

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 2024-25, 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 2024-25

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-Z on the following page.

**Table II-Z**  
**Budget for the NIA #4 Annual Installments**  
**to be Collected for 2024-25**

Descriptions	NIA #4 Bonds
Interest payment on March 1, 2025	\$93,008
Interest payment on September 1, 2025	\$93,008
Principal payment on September 1, 2025	\$88,000
<i>Subtotal debt service on bonds</i>	<i>\$274,015</i>
Administrative expenses	\$26,530
Excess interest for Additional Interest Reserve fund	\$25,162
<i>Subtotal Expenses</i>	<i>\$325,708</i>
Available reserve fund income	(\$15,987)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$15,987)</i>
<b>Annual Installments</b>	<b>\$309,721</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest for the NIA #4 Bonds include interest due on March 1, 2025 in the amount of \$93,008 and September 1, 2025 in the amount of \$93,008 which equal interest on the outstanding Special Assessments balance of \$5,032,450 for six months each at an effective interest rate of 3.70 percent. Annual Installments to be collected include a principal amount of \$88,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #4 Bonds in 2024-25 is estimated to be equal to \$274,015.

*Administrative Expenses*

Administrative expenses for NIA #4 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-AA on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be \$26,530.

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**Table II-AA**  
**Administrative Budget Breakdown**

<b>Description</b>	<b>2024-25 Estimated Budget (9/1/24-8/31/25)</b>
City	\$6,000
PID Administrator	\$12,000
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,000
Contingency	\$780
<b>Total</b>	<b>\$26,530</b>

*Excess Interest for Additional Interest Reserve*

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$25,162, which equals 0.5 percent interest on the outstanding NIA #4 Special Assessment balance of \$5,032,450.

*Available Reserve Fund Income*

As of May 31, 2024, the balance in the Reserve Fund was \$409,714, which includes the Bond Reserve Requirement of \$393,728 and investment income \$15,987. As a result, there is \$15,987 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, 2024, 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, 2024, the balance in the Administrative Expense Fund was \$22,657. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. 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-AB below.

**Table II-AB**  
**Allocation of Annual Installment to NIA #4 Parcels for 2024-25**

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit <sup>1</sup>	Annual Installment Per Unit
50'	\$309,721	0.34%	\$1,061.31
60'	\$309,721	0.38%	\$1,180.34
70'	\$309,721	0.42%	\$1,298.37
HOA	\$309,721	0.00%	\$0.00

<sup>1</sup> – 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 2024-25 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-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 #5 Bonds commencing with the issuance of the NIA #5 Bonds. The effective interest rate on the NIA #5 Bonds is 5.49 percent for 2024-25. 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 (5.49) 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 2024 and will be delinquent on February 1, 2025.

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 2024-25, 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 2024-25

The budget for NIA #5 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-AC below.

**Table II-AC**  
**Budget for the NIA #5 Annual Installments**  
**to be Collected for 2024-25**

<b>Descriptions</b>	<b>NIA #5 Bonds</b>
Interest payment on March 1, 2025	\$175,224
Interest payment on September 1, 2025	\$175,224
Principal payment on September 1, 2025	\$83,000
<i>Subtotal debt service on bonds</i>	<i>\$433,449</i>
Administrative expenses	\$41,616
Excess interest for Additional Interest Reserve fund	\$31,915
<i>Subtotal Expenses</i>	<i>\$506,980</i>
Available reserve fund income	(\$23,967)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$23,967)</i>
<b>Annual Installments</b>	<b>\$483,013</b>



Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #5 Bonds include interest due on March 1, 2025 in the amount of \$175,224 and September 1, 2025 in the amount of \$175,224 which equal interest on the outstanding Special Assessments balance of \$6,383,000 for six months each at an effective interest rate of 5.49 percent. Annual Installments to be collected include a principal amount of \$83,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #5 Bonds in 2024-25 is estimated to be equal to \$433,449.

Administrative Expenses

Administrative expenses for NIA #5 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-AD below, the total administrative expenses to be collected for 2024-25 are estimated to be \$41,616.

**Table II-AD**  
**Administrative Budget Breakdown**

<b>Description</b>	<b>2024-25 Estimated Budget (9/1/24-8/31/25)</b>
City	\$6,000
PID Administrator	\$26,500
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$866
<b>Total</b>	<b>\$41,616</b>

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$31,915, which equals 0.5 percent interest on the outstanding NIA #5 Special Assessment balance of \$6,383,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was \$614,490, which includes the Bond Reserve Requirement of \$590,823 and investment income \$23,967. As a result, there is \$23,967 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, 2024, 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, 2024, the balance in the Administrative Expense Fund was \$50,110. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. 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-AE below.

**Table II-AE**  
**Allocation of Annual Installment to NIA #5 Parcels for 2024-25**

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit <sup>1</sup>	Annual Installment Per Unit
50'	\$483,013	0.45%	\$2,167.65
60'	\$483,013	0.54%	\$2,601.17
HOA	\$483,013	1.00%	\$4,830.13

<sup>1</sup> – 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 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix H.

## **P. ANNUAL BUDGET – NIA #6**

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #6 Improvements commenced following the issuance of the NIA #6-7 Bonds. The first NIA #6 Annual Installment will be due on January 31, 2025 and thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #6-7 Bonds commencing with the issuance of the NIA #6-7 Bonds. The effective interest rate on the NIA #6 portion of the NIA #6-7 Bonds is 5.65 percent for 2024-25. 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 #6 portion of the NIA #6-7 Bonds (5.65) 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 2024 and will be delinquent on February 1, 2025.

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 2024-25, 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 #6-7 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 #6 Annual Installments to be collected for 2024-25

The budget for NIA #6 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-AF on the following page.

**Table II-AF**  
**Budget for the NIA #6 Annual Installments**  
**to be Collected for 2024-25**

Descriptions	<u>NIA #6 Share of the NIA #6- 7 Bonds</u>
Interest payment on March 1, 2025	\$78,669
Interest payment on September 1, 2025	\$78,669
Principal payment on September 1, 2025	\$16,000
<i>Subtotal debt service on bonds</i>	<i>\$173,338</i>
Administrative expenses	\$68,000
Excess interest for Additional Interest Reserve fund	\$13,925
<i>Subtotal Expenses</i>	<i>\$255,263</i>
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	(\$10,000)
<i>Subtotal funds available</i>	<i>(\$10,000)</i>
<b>Annual Installments</b>	<b>\$245,263</b>

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #6 share of the NIA #6-7 Bonds include interest due on March 1, 2025 in the amount of \$78,669 and September 1, 2025 in the amount of \$78,669 which equal interest on the outstanding Special Assessments balance of \$2,785,000 for six months each at an effective interest rate of 5.65 percent. Annual Installments to be collected include a principal amount of \$16,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #6 share of the NIA #6-7 Bonds in 2024-25 is estimated to be equal to \$173,338.

Administrative Expenses

Administrative expenses for NIA #6 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-AG on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be \$68,000.

**Table II-AG**  
**Administrative Budget Breakdown**

<b>Description</b>	<b>2024-25 Estimated Budget (9/1/24-8/31/25)</b>
City	\$6,000
PID Administrator	\$45,000
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$8,500
<b>Total</b>	<b>\$68,000</b>

*Excess Interest for Additional Interest Reserve*

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$13,925, which equals 0.5 percent interest on the outstanding NIA #6 Special Assessment balance of \$2,785,000.

*Available Reserve Fund Income*

As of May 31, 2024, the balance in the Reserve Fund was \$726,657, which includes the Bond Reserve Requirement of \$726,657 and no investment income. As a result, there was not a significant excess balance in the Reserve Fund to be used to pay interest on the NIA #6-7 Bonds on the next interest payment date.

*Available Capitalized Interest Account*

The Trust Indenture for the NIA #6-7 Bonds states that the remaining balance in the Capitalized Interest Fund will fully expended by September 1, 2024. As a result, there is no credit to reduce the Annual Installment.

*Available Administrative Expense Account*

As of May 31, 2024, the balance in the Administrative Expense Fund was \$68,000. Approximately \$58,000 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, \$10,000 is anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

**Q. ANNUAL INSTALLMENT BY LOT TYPE – NIA #6**

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 #6-7 Bonds, to fund the Prepayment

Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #6.

The Annual Installment to be collected from each Lot Type in NIA #6 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-AH below.

**Table II-AH**  
**Allocation of Annual Installment to NIA #6 Parcels for 2024-25**

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit <sup>1</sup>	Annual Installment Per Unit
50'	\$245,263	0.99%	\$2,428.10
HOA	\$245,263	1.00%	\$2,452.63

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any.

The list of Parcels within NIA #6 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 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix I.

#### **R. ANNUAL BUDGET – NIA #7**

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #7 Improvements commenced following the issuance of the NIA #6-7 Bonds. The first NIA #7 Annual Installment will be due on January 31, 2025 and thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #6-7 Bonds commencing with the issuance of the NIA #6-7 Bonds. The effective interest rate on the NIA #7 portion of the NIA #6-7 Bonds is 5.63 percent for 2024-25. 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 #7 portion of the NIA #6-7 Bonds (5.63) 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 2024 and will be delinquent on February 1, 2025.

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 2024-25, 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 #6-7 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 #7 Annual Installments to be collected for 2024-25

The budget for NIA #7 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-AI below.

**Table II-AI**  
**Budget for the NIA #7 Annual Installments**  
**to be Collected for 2024-25**

Descriptions	<u>NIA #7 Share of the NIA #6- 7 Bonds</u>
Interest payment on March 1, 2025	\$137,878
Interest payment on September 1, 2025	\$137,878
Principal payment on September 1, 2025	\$34,000
<i>Subtotal debt service on bonds</i>	<i>\$309,756</i>
Administrative expenses	\$69,360
Excess interest for Additional Interest Reserve fund	\$24,475
<i>Subtotal Expenses</i>	<i>\$403,591</i>
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
<b>Annual Installments</b>	<b>\$403,591</b>

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #7 share of the NIA #6-7 Bonds include interest due on March 1, 2025 in the amount of \$137,878 and September 1, 2025 in the amount of \$137,878 which equal interest on the outstanding Special Assessments balance of \$4,895,000 for six months each at an effective interest rate of 5.63 percent. Annual Installments to be collected include a principal amount of \$34,000 due on September 1, 2025. As a result, total Annual Installment to be collected for principal and interest for the NIA #7 share of the NIA #6-7 Bonds in 2024-25 is estimated to be equal to \$309,756.

Administrative Expenses

Administrative expenses for NIA #7 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-AJ below, the total administrative expenses to be collected for 2024-25 are estimated to be \$69,360.

**Table II-AJ**  
**Administrative Budget Breakdown**

<b>Description</b>	<b>2024-25 Estimated Budget (9/1/24-8/31/25)</b>
City	\$6,000
PID Administrator	\$47,000
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$7,860
<b>Total</b>	<b>\$69,360</b>

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$24,475, which equals 0.5 percent interest on the outstanding NIA #7 Special Assessment balance of \$4,895,000.

Available Reserve Fund Income

As of May 31, 2024, the balance in the Reserve Fund was \$726,657, which includes the Bond Reserve Requirement of \$726,657 and no investment income. As a result, there was not a significant excess balance in the Reserve Fund to be used to pay interest on the NIA #6-7 Bonds on the next interest payment date.



Available Capitalized Interest Account

The Trust Indenture for the NIA #6-7 Bonds states that the remaining balance in the Capitalized Interest Fund will fully expended by September 1, 2024. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Expense Fund was \$68,000. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

**S. ANNUAL INSTALLMENT BY LOT TYPE – NIA #7**

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 #6-7 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #7.

The Annual Installment to be collected from each Lot Type in NIA #7 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-AK below.

**Table II-AK**  
**Allocation of Annual Installment to NIA #7 Parcels for 2024-25**

Land Use Class	Total 2024-25 Annual Installment	Allocation Percentage per Unit <sup>1</sup>	Annual Installment Per Unit
50'	\$403,591	0.61%	\$2,446.64
60'	\$403,591	0.70%	\$2,823.05
70'	\$403,591	0.75%	\$3,011.25
HOA	\$403,591	1.00%	\$4,035.91

<sup>1</sup> – 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 #7 Assessment.

The list of Parcels within NIA #7 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 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix J.

## **T. 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 is warranted. A refunding of the NIA #1 Bonds is anticipated to occur in August 2024.

### *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 is warranted. A refunding of the MIA Major Improvement Bonds is anticipated to occur in August 2024.

### *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.

#### NIA #6-7 Bonds

The NIA #6-7 Bonds were issued in 2024. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #6-7 Bonds, the City reserves the right and option to redeem Bonds maturing on or after September 1, 2044, 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 #6-7 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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

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The 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***

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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, H, I and J 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.

According to the Developer and Collin Central Appraisal District records, Parcel 2841445 has been subdivided into 78 Townhome Lots as shown in Table IV-A below.

**Table IV-A**  
**Fortune Springs Parcel Subdivision**

<b><u>Prior to Subdivision</u></b>				<b><u>After Subdivision</u></b>				
<b>Parcel</b>	<b>Projected No. of Units</b>	<b>MIA Assessment Allocation</b>	<b>Total Assessment</b>	<b>New Parcels</b>	<b>Lot Size</b>	<b>No. of Units</b>	<b>Assessment per Unit</b>	<b>Total Assessment</b>
2841445	78	4.06%	\$293,703	Various	TH	78	\$3,765	\$293,703
<b>Total</b>	<b>78</b>	<b>4.06%</b>	<b>\$293,703</b>			<b>78</b>		<b>\$293,703</b>

According to the Developer and Collin Central Appraisal District records, Parcel 2841443 has been subdivided into Parcel 2882769 and Parcel 2841443 as shown in Table IV-B below.

**Table IV-B**  
**Area F Parcel Subdivision**

<u>Prior to Subdivision</u>				<u>After Subdivision<sup>1</sup></u>				
<b>Parcel</b>	<b>Projected No. of Units (SF)</b>	<b>MIA Assessment Allocation</b>	<b>Total Assessment</b>	<b>New Parcels</b>	<b>Lot Size</b>	<b>No. of Units (SF)</b>	<b>MIA Assessment Allocation</b>	<b>Total Assessment</b>
2841443	53,143	1.06%	\$76,707	2882769	Commercial	11,671	0.23%	\$16,846
				2841443	Commercial	41,472	0.83%	\$59,861
<b>Total</b>	<b>53,143</b>	<b>1.06%</b>	<b>\$76,707</b>			<b>53,143</b>	<b>1.06%</b>	<b>\$76,707</b>

1 – The Developer has not provided the anticipated number of units for the subdivided parcels. As a result, the MIA Special Assessments have been allocated proportionally according to the acreage of each subdivided parcel in lieu of an updated development plan.

According to the Developer and the Collin Central Appraisal District records, a portion of the Parcels 2726990 and 2843033 has been subdivided into 100 NIA #6 lots, all of which have been platted as 50' lots. The MIA and NIA #6 Special Assessments have been reallocated to each of these 100 new residential Parcels as shown in Table IV-C and Table IV-D, respectively.

**Table IV-C**  
**NIA #6 Parcel Subdivision – MIA Assessments**

<u>Prior to Subdivision</u>				<u>After Subdivision</u>				
<b>Parcel</b>	<b>Projected No. of Units</b>	<b>MIA Assessment Allocation</b>	<b>Total Assessment</b>	<b>New Parcels</b>	<b>Lot Size</b>	<b>No. of Units</b>	<b>MIA Assessment per Unit</b>	<b>Total MIA Assessment</b>
2726990	64	7.21%	\$522,139	Various	50'	100	\$8,158	\$815,842
2843033	36	4.06%	\$293,703					
<b>Total</b>	<b>100</b>	<b>11.27%</b>	<b>\$815,842</b>			<b>100</b>		<b>\$815,842</b>

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**Table IV-D**  
**NIA #6 Parcel Subdivision – NIA #6 Assessments**

<b>Prior to Subdivision</b>				<b>After Subdivision</b>				
<b>Parcel</b>	<b>Projected No. of Units</b>	<b>NIA #6 Assessment Allocation</b>	<b>Total Assessment</b>	<b>New Parcels</b>	<b>Lot Size</b>	<b>No. of Units</b>	<b>NIA #6 Assessment per Unit</b>	<b>Total NIA #6 Assessment</b>
2726990	64	64.00%	\$1,782,400	Various	50'	100	\$27,572	\$2,757,150
2843033	36	36.00%	\$1,002,600	2894601	HOA	-	\$27,850	\$27,850
<b>Total</b>	<b>100</b>	<b>100.00%</b>	<b>\$2,785,000</b>			<b>100</b>		<b>\$2,785,000</b>

**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, 2024, 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, 2024, 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, 2024, the NIA #4 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2024, no NIA #5 Special Assessments have been prepaid.

As of June 30, 2024, no NIA #6 Special Assessments have been prepaid.

As of June 30, 2024, no NIA #7 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**



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

**APPENDIX B**  
**LIST OF PREPAID PARCELS**

<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>Amount</b>	<b>Full/Partial</b>
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
<b>Total</b>		<b>\$432,028</b>	

**APPENDIX C**  
**NIA #1 ASSESSMENT ROLL SUMMARY – 2024-25**



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%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753818	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753819	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753820	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753821	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753822	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2782506	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2782509	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2782510	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2782511	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753827	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753828	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753829	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753830	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753831	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753832	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753833	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753834	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753835	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753836	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753837	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753838	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753839	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753840	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753841	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753842	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2806081	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753843	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753844	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753845	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753846	70'	0.21%	\$10,538	\$234.73	\$613.15	\$76.50	\$52.69	\$977.07	
2808949	70'	0.21%	\$10,538	\$234.73	\$613.15	\$76.50	\$52.69	\$977.07	
2753847	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753848	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753849	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753850	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753851	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753852	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753853	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753854	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753855	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753856	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2753857	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753858	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753859	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753860	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753861	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753862	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753863	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753864	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753865	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753866	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753867	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753868	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753869	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753870	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753871	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753872	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753873	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753874	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753875	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753876	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753877	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753878	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753879	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753880	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753881	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753882	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753883	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753884	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753885	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	

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		
2753886	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753887	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753888	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753889	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753890	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753891	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753892	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753893	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753894	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753895	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753896	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753897	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753898	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753899	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753900	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753901	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753902	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753903	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753904	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753907	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753908	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753909	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753910	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753911	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753912	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753913	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753914	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753915	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753916	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753917	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753918	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753919	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753920	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753921	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753922	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753923	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753924	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753925	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753926	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753927	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753928	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2781606	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753929	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753930	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753931	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753932	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753933	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753934	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753936	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753937	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753938	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753939	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753940	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753941	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753942	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753943	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753944	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753945	50'	0.14%	\$7,113	\$158.43	\$413.86	\$51.63	\$35.57	\$659.49	
2753946	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753947	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753948	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753949	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753950	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753951	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753953	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753954	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753955	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753956	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753957	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753958	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753959	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	



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		
2753960	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753961	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753962	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753963	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753964	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753965	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753966	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753967	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753968	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753969	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753970	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753971	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753972	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753973	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753974	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753975	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753977	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753978	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753979	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753980	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753981	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	
2753982	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753983	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753984	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753985	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753986	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753987	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753990	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753991	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753992	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753993	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753994	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753995	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753996	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753997	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2753998	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2753999	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754000	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754003	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2754004	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754005	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2754006	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754007	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2754008	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2754009	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2754010	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60	\$1,327.69	
2754014	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754015	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754016	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754017	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754018	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754019	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754021	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754022	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754023	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754025	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754026	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754027	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754028	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754029	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754030	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754031	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754032	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754033	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754034	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754035	60'	0.35%	\$17,122	\$381.37	\$996.22	\$124.29	\$85.61	\$1,587.50	
2754036	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2754037	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2754038	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2754039	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	
2754040	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38	\$1,954.14	

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		
2754041	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38		\$1,954.14
2754042	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38		\$1,954.14
2754043	70'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid		Prepaid
2754044	70'	0.43%	\$21,077	\$469.45	\$1,226.31	\$153.00	\$105.38		\$1,954.14
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%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754217	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754218	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754219	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754220	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754221	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754222	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754223	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754224	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754225	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754226	50'	0.29%	\$14,320	\$318.96	\$833.18	\$103.95	\$71.60		\$1,327.69
2754052	HOA	0.00%	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid		Prepaid
<b>Total</b>		<b>100.00%</b>	<b>\$4,938,634</b>	<b>\$110,000.00</b>	<b>\$287,341.92</b>	<b>\$35,850.00</b>	<b>\$24,693.17</b>		<b>\$457,885.08</b>

**APPENDIX D**  
**MIA ASSESSMENT ROLL SUMMARY – 2024-25**

**Appendix D**  
**MIA Assessment Roll Summary 2024-25**

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
2882769	Commercial	0.23%	\$16,846	\$314.15	\$1,187.95	\$83.43	\$84.23	\$1,669.76
2841443	Commercial	0.83%	\$59,861	\$1,116.33	\$4,221.36	\$296.47	\$299.31	\$5,933.46
2726990	Various	1.66%	\$120,494	\$2,247.03	\$8,497.07	\$596.76	\$602.47	\$11,943.33
2843033	Various	16.74%	\$1,211,839	\$22,599.03	\$85,457.54	\$6,001.76	\$6,059.20	\$120,117.53
2783001	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782900	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782901	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782902	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782903	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782904	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782905	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782906	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782909	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782910	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782911	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782912	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782913	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782914	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782915	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2782916	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782917	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782918	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782919	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782920	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782921	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782922	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782923	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782924	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782925	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782926	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782927	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782928	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782929	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782930	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782931	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782932	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782933	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782934	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782935	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782938	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782939	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782940	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782941	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782942	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782943	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782944	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782945	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782946	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782947	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782949	70'	0.07%	\$5,397	\$100.65	\$380.60	\$26.73	\$26.99	\$534.96
2782950	70'	0.07%	\$5,397	\$100.65	\$380.60	\$26.73	\$26.99	\$534.96
2782951	70'	0.07%	\$5,397	\$100.65	\$380.60	\$26.73	\$26.99	\$534.96
2782952	70'	0.07%	\$5,397	\$100.65	\$380.60	\$26.73	\$26.99	\$534.96
2782953	70'	0.07%	\$5,397	\$100.65	\$380.60	\$26.73	\$26.99	\$534.96
2782954	70'	0.07%	\$5,397	\$100.65	\$380.60	\$26.73	\$26.99	\$534.96
2782955	70'	0.07%	\$5,397	\$100.65	\$380.60	\$26.73	\$26.99	\$534.96
2782956	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782957	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782958	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782959	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782960	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782961	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782962	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782963	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782964	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782965	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782966	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782967	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782968	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782969	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782970	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782971	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782972	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782973	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782974	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782975	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782976	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782977	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782978	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782979	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782980	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55
2782981	50'	0.06%	\$4,142	\$77.24	\$292.09	\$20.51	\$20.71	\$410.55





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
2826541	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826542	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826543	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826544	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826545	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826546	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826547	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826548	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826549	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826550	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826551	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826552	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826553	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826555	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826556	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826557	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826558	50'	0.03%	\$2,196	\$40.96	\$154.89	\$10.88	\$10.98	\$217.72
2908770	50'	0.03%	\$2,196	\$40.96	\$154.89	\$10.88	\$10.98	\$217.72
2826559	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826560	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826561	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826562	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826563	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826564	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826565	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826566	60'	0.07%	\$5,021	\$93.63	\$354.04	\$24.86	\$25.10	\$497.64
2826568	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826569	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826570	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826572	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826573	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826574	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826575	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826576	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826577	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826578	50'	0.06%	\$4,393	\$81.92	\$309.79	\$21.76	\$21.96	\$435.43
2826579	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2853232	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853234	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853235	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853236	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853237	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853238	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853239	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853240	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853241	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853242	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853243	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853244	70'	0.10%	\$6,903	\$128.74	\$486.81	\$34.19	\$34.52	\$684.25
2853245	60'	0.09%	\$6,276	\$117.03	\$442.56	\$31.08	\$31.38	\$622.05
2853246	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853247	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853248	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853249	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853250	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853251	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853252	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853253	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853254	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853255	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853256	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2853257	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853259	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853260	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853261	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853262	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853263	60'	0.09%	\$6,276	\$117.03	\$442.56	\$31.08	\$31.38	\$622.05
2853264	60'	0.09%	\$6,276	\$117.03	\$442.56	\$31.08	\$31.38	\$622.05
2853265	60'	0.09%	\$6,276	\$117.03	\$442.56	\$31.08	\$31.38	\$622.05
2853266	60'	0.09%	\$6,276	\$117.03	\$442.56	\$31.08	\$31.38	\$622.05
2853267	60'	0.09%	\$6,276	\$117.03	\$442.56	\$31.08	\$31.38	\$622.05
2853268	60'	0.09%	\$6,276	\$117.03	\$442.56	\$31.08	\$31.38	\$622.05
2853269	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853270	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853271	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853272	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853273	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853274	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853275	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853276	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853277	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853278	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853279	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853280	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853281	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853282	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853283	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853284	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84
2853285	50'	0.08%	\$5,648	\$105.33	\$398.30	\$27.97	\$28.24	\$559.84

















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
2898116	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898117	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898118	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898119	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898120	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898121	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898122	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898123	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898124	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898125	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898126	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898127	TH	0.05%	\$3,765	\$70.22	\$265.53	\$18.65	\$18.83	\$373.23
2898128	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2898129	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2898130	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2898131	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2898132	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2898133	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2898134	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>100.00%</b>	<b>\$7,239,172</b>	<b>\$135,000</b>	<b>\$510,498</b>	<b>\$35,853</b>	<b>\$36,196</b>	<b>\$717,547</b>

**APPENDIX E**  
**NIA #2 ASSESSMENT ROLL SUMMARY – 2024-25**



Appendix E  
NIA #2 Assessment Roll Summary 2024-25

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%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782901	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782902	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782903	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782904	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782905	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782906	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782907	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782908	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782909	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782910	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782911	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782912	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782913	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782914	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782915	Common	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2782916	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782917	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782918	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782919	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782920	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782921	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782922	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782923	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782924	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782925	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782926	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782927	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782928	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782929	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782930	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782931	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782932	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782933	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782934	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782935	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782936	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2782937	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782938	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782939	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782940	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782941	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782942	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782943	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782944	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782945	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782946	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782947	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782949	70'	1.31%	\$10,625	\$262.92	\$376.22	\$213.44	\$53.12	\$905.70
2782950	70'	1.31%	\$10,625	\$262.92	\$376.22	\$213.44	\$53.12	\$905.70
2782951	70'	1.31%	\$10,625	\$262.92	\$376.22	\$213.44	\$53.12	\$905.70
2782952	70'	1.31%	\$10,625	\$262.92	\$376.22	\$213.44	\$53.12	\$905.70
2782953	70'	1.31%	\$10,625	\$262.92	\$376.22	\$213.44	\$53.12	\$905.70
2782954	70'	1.31%	\$10,625	\$262.92	\$376.22	\$213.44	\$53.12	\$905.70
2782955	70'	1.31%	\$10,625	\$262.92	\$376.22	\$213.44	\$53.12	\$905.70
2782956	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782957	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782958	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782959	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782960	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782961	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782962	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782963	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782964	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782965	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782966	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07

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%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782968	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782969	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782970	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782971	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782972	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782973	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782974	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782975	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782976	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782977	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782978	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782979	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782980	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782981	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782982	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782983	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782984	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782985	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782986	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782987	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782988	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782989	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782990	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782991	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782992	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782993	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782994	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782995	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782996	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782997	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782998	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2782999	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
2783000	50'	1.01%	\$8,154	\$201.77	\$288.73	\$163.80	\$40.77	\$695.07
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
<b>Total</b>		<b>100.00%</b>	<b>\$808,216</b>	<b>\$20,000.00</b>	<b>\$28,618.91</b>	<b>\$16,236.48</b>	<b>\$4,041.08</b>	<b>\$68,896.47</b>

**APPENDIX F**  
**NIA #3 ASSESSMENT ROLL SUMMARY – 2024-25**

**Appendix F**  
**NIA #3 Assessment Roll Summary 2024-25**

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%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826382	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826383	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826384	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826385	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826386	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826387	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826388	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826389	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826390	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826391	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826392	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826393	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826394	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826395	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826396	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826397	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826398	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826399	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826400	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826401	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826402	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826403	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826404	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826405	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826406	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826407	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826410	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826411	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826412	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826413	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826414	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826415	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826416	60'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2826417	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826418	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826419	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826420	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826421	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826422	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826423	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826424	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826425	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826426	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826427	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826428	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826429	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826430	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826431	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826433	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826434	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826435	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826436	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826437	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826438	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826439	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826440	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826441	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826442	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826443	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826444	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826445	70'	0.65%	\$13,861	\$261.63	\$492.76	\$177.00	\$69.31	\$1,000.69
2826446	70'	0.65%	\$13,861	\$261.63	\$492.76	\$177.00	\$69.31	\$1,000.69
2826447	70'	0.65%	\$13,861	\$261.63	\$492.76	\$177.00	\$69.31	\$1,000.69
2826448	70'	0.65%	\$13,861	\$261.63	\$492.76	\$177.00	\$69.31	\$1,000.69
2826449	70'	0.65%	\$13,861	\$261.63	\$492.76	\$177.00	\$69.31	\$1,000.69

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%	\$13,861	\$261.63	\$492.76	\$177.00	\$69.31	\$1,000.69
2826451	70'	0.65%	\$13,861	\$261.63	\$492.76	\$177.00	\$69.31	\$1,000.69
2826452	70'	0.33%	\$6,931	\$130.81	\$246.38	\$88.50	\$34.65	\$500.34
2889731	70'	0.33%	\$6,931	\$130.81	\$246.38	\$88.50	\$34.65	\$500.34
2826453	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826454	60'	0.29%	\$6,161	\$116.28	\$219.00	\$78.67	\$30.80	\$444.75
2861744	60'	0.29%	\$6,161	\$116.28	\$219.00	\$78.67	\$30.80	\$444.75
2826455	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826456	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826457	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826458	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826459	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826460	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826461	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826462	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826463	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826464	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826465	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826466	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826467	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826468	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826469	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826470	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826471	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826472	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826473	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826474	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826475	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826476	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826477	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826478	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826479	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826480	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826481	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826482	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826483	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826484	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826485	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826486	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826487	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
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%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826499	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826500	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826501	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826502	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826503	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826504	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826505	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826506	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826507	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826508	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826509	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826510	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826511	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826512	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826513	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826514	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826515	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826516	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826517	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826518	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826519	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826520	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826521	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31

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
2826522	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826523	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826524	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826525	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826526	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826527	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826528	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826529	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826530	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826531	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826532	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826533	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826534	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826535	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826536	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826537	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826538	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826539	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826540	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826541	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826542	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826543	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826544	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826545	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826546	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826547	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826548	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826549	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826550	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826551	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826552	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826553	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826555	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826556	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826557	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826558	50'	0.25%	\$5,390	\$101.74	\$191.63	\$68.83	\$26.95	\$389.16
2908770	50'	0.25%	\$5,390	\$101.74	\$191.63	\$68.83	\$26.95	\$389.16
2826559	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826560	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826561	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826562	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826563	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826564	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826565	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826566	60'	0.58%	\$12,321	\$232.56	\$438.01	\$157.33	\$61.61	\$889.50
2826568	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826569	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826570	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826572	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826573	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826574	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826575	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826576	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826577	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826578	50'	0.51%	\$10,781	\$203.49	\$383.25	\$137.66	\$53.90	\$778.31
2826579	OPEN	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>100.00%</b>	<b>\$2,119,231</b>	<b>\$40,000.00</b>	<b>\$75,336.92</b>	<b>\$27,060.80</b>	<b>\$10,596.16</b>	<b>\$152,993.88</b>

**APPENDIX G**  
**NIA #4 ASSESSMENT ROLL SUMMARY – 2024-25**

**Appendix G**  
**NIA #4 Assessment Roll Summary 2024-25**

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%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853234	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853235	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853236	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853237	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853238	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853239	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853240	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853241	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853242	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853243	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853244	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853245	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853246	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853247	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853248	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853249	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853250	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853251	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853252	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853253	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853254	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853255	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853256	-	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2853257	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853259	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853260	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853261	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853262	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853263	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853264	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853265	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853266	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853267	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853268	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853269	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853270	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853271	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853272	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853273	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853274	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853275	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853276	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853277	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853278	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853279	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853280	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853281	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853282	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853283	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853284	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853285	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853286	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853287	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853288	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853289	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853290	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853291	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853292	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853293	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853294	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853295	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853296	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31



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%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853298	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853299	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853300	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853301	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853302	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853303	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853304	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853305	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853306	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853307	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853308	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853309	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853310	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853311	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853312	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853313	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853314	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853315	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853316	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853317	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853318	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853319	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853320	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853321	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853322	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853323	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853324	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853325	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853326	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853327	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853328	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853329	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853330	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853331	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853332	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853333	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853334	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853335	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853336	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853337	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853338	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853339	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853340	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853341	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853342	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853343	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853344	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853345	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853346	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853347	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853348	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853349	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853350	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853351	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853352	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853353	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853354	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853355	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853356	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853357	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853358	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853359	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853360	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853361	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853362	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37

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%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853364	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853365	70'	0.42%	\$21,096	\$368.90	\$712.77	\$111.22	\$105.48	\$1,298.37
2853366	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853367	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853368	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853369	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853370	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853371	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853372	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853373	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853374	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853375	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853376	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
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%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853380	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853381	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853382	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853383	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853384	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853385	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853386	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853387	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853388	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853389	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853390	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853391	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853392	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853393	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853394	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853395	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853396	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853397	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853398	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853399	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853400	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853401	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853402	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853403	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853404	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853405	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853406	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853407	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853408	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853409	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853410	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853411	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853412	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853413	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853414	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853415	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853416	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853417	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853418	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853419	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853420	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853421	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853422	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853423	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853424	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853425	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853426	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853427	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853428	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31

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
2853429	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853430	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853431	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853432	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853433	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853434	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853435	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853436	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853437	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853438	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853439	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853440	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853441	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853442	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853443	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853444	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853445	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853446	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853447	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853448	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853449	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853450	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853451	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853452	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853453	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853454	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853455	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853456	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853457	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853458	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853459	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853460	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853461	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853462	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853463	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853464	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853465	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853466	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853467	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853468	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853469	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853470	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853471	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853472	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853473	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853474	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853475	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853476	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853477	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853478	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853479	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853480	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853481	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853482	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853483	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853484	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853485	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853486	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853487	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853488	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853489	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853490	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853491	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853492	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853493	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853494	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34

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%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853496	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853497	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853498	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853499	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853500	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853501	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853502	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853503	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853504	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853505	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853506	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853507	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853508	60'	0.38%	\$19,179	\$335.37	\$647.97	\$101.11	\$95.89	\$1,180.34
2853509	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853510	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853511	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
2853512	50'	0.34%	\$17,261	\$301.83	\$583.18	\$91.00	\$86.30	\$1,062.31
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
<b>Total</b>		<b>100.00%</b>	<b>\$5,032,450</b>	<b>\$88,000.00</b>	<b>\$170,028.51</b>	<b>\$26,530.20</b>	<b>\$25,162.25</b>	<b>\$309,720.96</b>

**APPENDIX H**  
**NIA #5 ASSESSMENT ROLL SUMMARY – 2024-25**









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%	\$34,374	\$446.98	\$1,758.21	\$224.12	\$171.87	\$2,601.17
2867433	60'	0.54%	\$34,374	\$446.98	\$1,758.21	\$224.12	\$171.87	\$2,601.17
2867434	60'	0.54%	\$34,374	\$446.98	\$1,758.21	\$224.12	\$171.87	\$2,601.17
2867435	60'	0.54%	\$34,374	\$446.98	\$1,758.21	\$224.12	\$171.87	\$2,601.17
2867436	60'	0.54%	\$34,374	\$446.98	\$1,758.21	\$224.12	\$171.87	\$2,601.17
2867437	50'	0.45%	\$28,645	\$372.48	\$1,465.17	\$186.76	\$143.23	\$2,167.65
2867438	50'	0.45%	\$28,645	\$372.48	\$1,465.17	\$186.76	\$143.23	\$2,167.65
2867439	50'	0.45%	\$28,645	\$372.48	\$1,465.17	\$186.76	\$143.23	\$2,167.65
2867440	60'	0.54%	\$34,374	\$446.98	\$1,758.21	\$224.12	\$171.87	\$2,601.17
2867441	60'	0.54%	\$34,374	\$446.98	\$1,758.21	\$224.12	\$171.87	\$2,601.17
2867442	60'	0.54%	\$34,374	\$446.98	\$1,758.21	\$224.12	\$171.87	\$2,601.17
2867443	60'	0.54%	\$34,374	\$446.98	\$1,758.21	\$224.12	\$171.87	\$2,601.17
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%	\$63,830	\$830.00	\$3,264.82	\$416.16	\$319.15	\$4,830.13
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
<b>Total</b>		<b>100.00%</b>	<b>\$6,383,000</b>	<b>\$83,000.00</b>	<b>\$326,481.68</b>	<b>\$41,616.00</b>	<b>\$31,915.00</b>	<b>\$483,012.68</b>

**APPENDIX I**

**NIA #6 ASSESSMENT ROLL SUMMARY – 2024-25**

Appendix I  
NIA #6 Assessment Roll Summary 2024-25

Parcel	Lot Type	Percentage of Special Assessments	NIA #6 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Delinquency Reserve	Annual Installment
2894552	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894553	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894554	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894555	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894556	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894557	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894558	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894559	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894560	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894561	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894562	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894563	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894564	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894565	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894566	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894567	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894568	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894569	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894570	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894571	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894572	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894573	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894574	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894575	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894576	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894577	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894578	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894579	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894580	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894581	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894582	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894583	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894585	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894586	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894587	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894588	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894589	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894590	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894591	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894592	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894593	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894594	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894595	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894596	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894597	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894598	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894599	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894600	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2894601	HOA	1.00%	\$27,850	\$160.00	\$1,573.38	\$580.00	\$139.25	\$2,452.63
2894602	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2894603	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2894604	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2894605	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894606	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894607	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894608	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894609	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894610	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894611	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894612	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894615	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894616	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894617	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10

Parcel	Lot Type	Percentage of Special Assessments	NIA #6 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Delinquency Reserve	Annual Installment
2894618	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894619	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894620	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894621	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894622	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894623	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894624	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894625	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894626	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894627	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894628	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894629	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894630	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894631	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894632	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2894633	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2894634	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894635	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894636	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894637	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894638	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894639	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894640	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894641	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894642	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894643	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894644	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894645	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894646	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894647	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894648	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894649	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894650	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894651	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894652	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894653	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894654	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894655	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894656	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894657	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894658	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894659	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894660	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
2894661	50'	0.99%	\$27,572	\$158.40	\$1,557.64	\$574.20	\$137.86	\$2,428.10
<b>Total</b>		<b>100.00%</b>	<b>\$2,785,000</b>	<b>\$16,000.00</b>	<b>\$157,337.50</b>	<b>\$58,000.00</b>	<b>\$13,925.00</b>	<b>\$245,262.50</b>

**APPENDIX J**

**NIA #7 ASSESSMENT ROLL SUMMARY – 2024-25**

Appendix J

## NIA #7 Assessment Roll Summary 2024-25

Parcel	Lot Type	Percentage of Special Assessments	NIA #7 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Delinquency Reserve	Annual Installment
2726990	Various	9.04%	\$442,694	\$3,074.89	\$24,938.86	\$6,272.78	\$2,213.47	\$36,500.01
2843033	Various	90.96%	\$4,452,306	\$30,925.11	\$250,817.40	\$63,087.22	\$22,261.53	\$367,091.25
<b>Total</b>		<b>100.00%</b>	<b>\$4,895,000</b>	<b>\$34,000.00</b>	<b>\$275,756.26</b>	<b>\$69,360.00</b>	<b>\$24,475.00</b>	<b>\$403,591.26</b>

**APPENDIX K**  
**PID ASSESSMENT NOTICE**





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

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

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

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

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**Instrument Number:** 2024000102094

eRecording - Real Property

ORDINANCE

Recorded On: August 20, 2024 01:17 PM

Number of Pages: 106

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

Total Recording: \$441.00

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

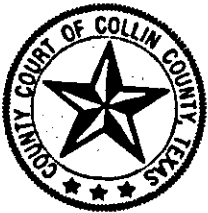
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024000102094  
Receipt Number: 20240820000247  
Recorded Date/Time: August 20, 2024 01:17 PM  
User: Dwayne K  
Station: Station 11

**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