

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

SERVICE AND ASSESSMENT PLAN

August 14, 2018

as updated for Phase #2 on June 14, 2022, and updated for
Phase #3 on February 14, 2023.

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On February 28, 2017, the City Council of the City of Celina, Texas passed and approved Resolution No. 2017-10R approving and authorizing the creation of the Cambridge Crossing Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in the PID, all of which is located within the City of Celina.

The property in the PID is proposed to be developed in approximately seven phases, and the PID will finance public improvements for each phase as each phase is developed. Assessments will be imposed on all the property in the PID for the public improvements that benefit the entire PID and on the property in each phase for the public improvements to be provided for that phase.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. The Cambridge Crossing Public Improvement District Service and Assessment Plan, as updated (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, as amended, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.” The Assessment Rolls for the PID are included as Appendix G, Appendix H, Appendix I, Appendix J-1 and Appendix J-2 of this Service and Assessment Plan. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs may include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

“Additional Interest Component” means the amount collected by application of the Additional Interest.

“Additional Major Improvements” mean the Authorized Improvements described in Section III.C that benefit all Assessed Property within the PID and that are being constructed after Phase #1. Assessments have been or will be levied against property within Phase #3 and the Future Phases only to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #3 and the Future Phases, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1 and Phase #2 will be paid by the Developer without reimbursement.

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including

engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including interest, as shown on the Assessment Rolls attached hereto as Appendix G, Appendix H, Appendix I, Appendix J-1 and Appendix J-2 as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest described in Section V of this Service and Assessment Plan, if applicable, and (iii) the Administrative Expenses.

“Annual Service Plan Update” has the meaning set forth in the sixth paragraph of Section IV of this Service and Assessment Plan.

“Assessed Property” means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property.

“Assessment” means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Assessment Ordinance” means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the respective Assessed Property.

“Assessment Revenues” mean the revenues actually received by or on behalf of the City from the collection of Assessments.

“Assessment Roll” means, as applicable, the Phases #2-7 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll - Phase #3 Improvements, the Phase #3 Assessment Roll - Phase #3 Additional Projects, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

“Authorized Improvements” mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

“Bonds” mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

“Budgeted Cost(s)” means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

“City” means the City of Celina, Texas.

“City Council” means the duly elected governing body of the City.

“County” means Collin County, Texas.

“Delinquent Collection Costs” mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

“Developer” means Tollway/Outer Loop, L.P., a Texas limited partnership, and any successor owner of the property within the PID or any portion thereof with obligation to construct all or a portion of the Authorized Improvements.

“Equivalent Units” mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

“Future Phase Improvements” means those Authorized Improvements associated with any Future Phases.

“Future Phases” means Phases to be developed after Phase #1, Phase #2, and Phase #3, as such areas are generally depicted and described in Appendix A. The Future Phases are subject to adjustment and are shown for example only.

“Homeowner Association” means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

“Homeowner Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner’s Association.

“Initial Major Improvements” mean the Authorized Improvements described in Section III.B that benefit all Assessed Property within the PID and that were constructed concurrently with Phase #1.

“Lot” means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of the County.

“Lot Type” means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

“Major Improvements” mean the Initial Major Improvements and the Additional Major Improvements.

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, which may include Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit from the Authorized Improvements. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.G.

“Parcel” or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Collin County.

“Phase” means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the construction of Authorized Improvements (or the portion thereof) that specially benefit the Parcels within such Phase and designated in an update to this Service and Assessment Plan and/or the issuance of Phased PID Bonds related to such Phase.

“Phase #1” means the initial Phase to be developed, identified as “Phase #1” and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

“Phase #1 Additional Projects” means the pro rata portion of the Additional Major Improvements allocable to Phase #1, which are described in Section III.C.

“Phase #1 Assessed Property” means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll against which an Assessment relating to the Phase #1 Initial Projects is levied.

“Phase #1 Assessment Revenues” mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Initial Projects.

“Phase #1 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix H, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Phase #1 Bonds” mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phase #1 Project)" that are secured primarily by Phase #1 Assessment Revenues and financed a portion of the Phase #1 Initial Projects.

“Phase #1 Improvements” mean the Authorized Improvements which only benefit Phase #1 Assessed Property, which are described in Section III.D.

“Phase #1 Initial Projects” mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #1 and (ii) the Phase #1 Improvements, which are described in Section III.

“Phase #1 Maximum Assessment Per Unit” means for Phase #1, an Assessment per unit related to the Phase #1 Initial Projects for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - \$37,615.15
Lot Type 2 (60 Ft) - \$30,648.27
Lot Type 3 (50 Ft) - \$25,578.30

“Phase #1 Projects” mean (i) the pro rata portion of the Major Improvements allocable to Phase #1, and (ii) the Phase #1 Improvements, which are described in Section III.

“Phase #2” means the second Phase to be developed, identified as “Phase #2” and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix I.

“Phase #2 Additional Projects” means the pro rata portion of the Additional Major Improvements allocable to Phase #2, which are described in Section III.C.

“Phase #2 Assessed Property” means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll against which an Assessment relating to the Phase #2 Improvements are levied.

“Phase #2 Assessment Revenues” mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #2 Assessed Property, or the Annual Installments thereof, for the Phase #2 Improvements.

“Phase #2 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix I, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Phase #2 Improvements” mean the Authorized Improvements which only benefit Phase #2 Assessed Property, which are described in Section III.E.

“Phase #2 Initial Projects” mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #2 and (ii) the Phase #2 Improvements, which are described in Section III.

“Phase #2 Maximum Assessment Per Unit” means for Phase #2, an Assessment per unit related solely to the Phase #2 Initial Projects for each applicable Lot Type as follows:

- Lot Type 1 (74 Ft) - \$51,716.53
- Lot Type 2 (60 Ft) - \$44,896.77
- Lot Type 4 (84 Ft) - \$56,831.35
- Lot Type 5 (40 Ft) - \$33,530.50

“Phase #2 Projects” mean (i) the pro rata portion of the Major Improvements allocable to Phase #2, and (ii) the Phase #2 Improvements, which are described in Section III.

“Phases #2-7 Major Improvement Area” means the property within the PID excluding Phase #1 which is to be developed subsequent to Phase #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

“Phases #2-7 Major Improvement Area Assessment Revenues” mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against Phases #2-7 Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Phase #2-7 Major Improvement Area Projects.

“Phases #2-7 Major Improvement Area Assessed Property” means, for any year, all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Phase #1. Such property is shown in the Phases #2-7 Major Improvement Area Assessment Roll.

“Phases #2-7 Major Improvement Area Assessment Roll” means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Phases #2-7 Major Improvement Area Bonds” mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement

District Phases #2-7 Major Improvement Project)" that are secured primarily by Phases #2-7 Major Improvement Area Assessment Revenues.

"Phases #2-7 Major Improvement Area Projects" means the pro rata portion of the Initial Major Improvements allocable to the Phases #2-7 Major Improvement Area, which are described in Section III.B.

"Phase #3" means the third Phase to be developed, identified as "Phase #3" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix J-1 or Appendix J-2.

"Phase #3 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #3, which are described in Section III.C.

"Phase #3 Assessed Property" means all Parcels within Phase #3 other than Non-Benefited Property and shown in (i) the Phase #3 Assessment Roll - Phase #3 Improvements against which an Assessment relating to the Phase #3 Improvements are levied and (ii) the Phase #3 Assessment Roll - Phase #3 Additional Projects against which an Assessment relating to the Phase #3 Additional Projects are levied.

"Phase #3 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #3 Assessed Property, or the Annual Installments thereof, for the Phase #3 Improvements and the Phase #3 Additional Projects.

"Phase #3 Assessment Roll – Phase #3 Improvements" means the document included in this Service and Assessment Plan as Appendix J-1, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #3 Assessment Roll – Phase #3 Additional Projects" means the document included in this Service and Assessment Plan as Appendix J-2, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #3 Improvements" mean the Authorized Improvements which only benefit Phase #3 Assessed Property, which are described in Section III.F.

"Phase #3 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phase #3.

"Phase #3 Maximum Assessment Per Unit" means for Phase #3, an Assessment per unit related solely to the Phase # 3 Projects for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - \$51,745.88

Lot Type 2 (60 Ft) - \$44,922.24

Lot Type 3 (50 Ft) - \$40,373.16

“Phase #3 Projects” mean (i) the pro rata portion of the Major Improvements allocable to Phase #3, and (ii) the Phase #3 Improvements, which are described in Section III.

“Phased PID Bonds” mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Phase. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Phase in question.

“PID” has the meaning set forth in Section I.A of this Service and Assessment Plan.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

“Prepayment and Delinquency Reserve” means, with respect to the Phases #2-7 Major Improvement Area Bonds and Phase #1 Bonds, a reserve amount to be funded from Additional Interest collected each year. The Prepayment and Delinquency Reserve shall be funded until it reaches 5.50% of the outstanding respective series of Bonds unless otherwise stipulated in the respective Bond documents. Once the Prepayment and Delinquency Reserve is funded in full, the City may allocate the Additional Interest component of the Annual Installments as provided in the respective Trust Indenture.

“Prepayment Costs” mean interest and Administrative Expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

“Reimbursement Agreement” means that certain PID Reimbursement Agreement – Cambridge Crossing dated as of August 14, 2018 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements, including the Phases #2-7 Major Improvements, the Phase #1 Projects, the Phase #2 Improvements, the Phase #2 Additional Projects, the Phase #3 Improvements, and the Phase #3 Additional Projects and the City agrees to reimburse the Developer with interest as permitted by the PID Act solely from Assessment Revenues and/or the net proceeds of Bonds for a portion of such Actual Costs funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

“Service and Assessment Plan” means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

“Trust Indenture” means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

“Zoning Ordinance” means Ordinance No. 2016-32 adopted by the City Council on April 12, 2016, which ordinance establishes the permitted uses of, and standards for the development of the property within the PID.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 484.074 gross acres of land, generally located directly north of County Road 7, directly east of County Road 6, south of FM 428, and west of Dallas Parkway. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,530 single-family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots (1,530) is based upon the updated, proposed development plan.

The property in the PID was originally proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development within the PID - Original

Description	Proposed Development	
Single-family – 74 Ft	152	Units
Single-family – 60 Ft	537	Units
Single-family – 50 Ft	839	Units
Total	1,528	Units

The original development plan was revised in 2022 and the revised lot count and lot mix is shown in Table II-B.

Table II-B
Proposed Development within the PID – 2022 Revised

Description	Proposed Development	
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	200	Units
Single-family – 60 Ft	491	Units
Single-family – 50 Ft	634	Units
Single-family – 40 Ft	198	Units
Total	1,530	Units

B. PROPERTY INCLUDED IN THE PHASES #2-7 MAJOR IMPROVEMENT AREA

Phases #2-7 Major Improvement Area consists of approximately 334.675 acres and is now projected to consist of approximately 1,200 residential units. A map of the property within the Phases #2-7 Major Improvement Area and depicting the boundaries of each proposed Phase is shown in Appendix A.

The property within Phases #2-7 Major Improvement Area was originally proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development within Phases #2-7 Major Improvement Area - Original

Description	Proposed Development	
Single-family – 74 Ft	109	Units
Single-family – 60 Ft	415	Units
Single-family – 50 Ft	674	Units
Total	1,198	Units

The property within Phases #2-7 Major Improvement Area was revised in 2022 and the revised lot count and lot mix is shown in Table II-D.

Table II-D
Proposed Development within Phases #2-7 Major Improvement Area - 2022 Revised

Description	Proposed Development	
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	157	Units
Single-family – 60 Ft	369	Units
Single-family – 50 Ft	469	Units
Single-family – 40 Ft	198	Units
Total	1,200	Units

C. PROPERTY INCLUDED IN PHASE #1

Phase #1 originally consisted of approximately 108.523 acres. The final plat for Phase #1 is recorded in the real property records of Collin County, Texas as Document No. 20200212010000590 and consists of 330 residential lots on approximately 106.021 developed acres (which excludes certain right-of-way). A map of the property within Phase #1 and depicting the boundaries of each proposed Phase is shown in Appendix A.

The property within Phase #1 has been developed as shown in Table II-E.

Table II-E
Development within Phase #1

Description	Development	
Single-family – 74 Ft	43	Units
Single-family – 60 Ft	122	Units
Single-family – 50 Ft	165	Units
Total	330	Units

D. PROPERTY INCLUDED IN PHASE #2

Phase #2 consists of approximately 46.878 acres and consists of 227 single family residential units. The final plat for Phase #2 is recorded in the real property records of Collin County, Texas as Document No. 2022010000381. The property within Phase #2 is shown on the map attached as Appendix A, and is further described in Appendix C-1.

The property within Phase #2 has been developed as shown in Table II-F.

Table II-F
Development within Phase #2

Proposed Development	Quantity	Measurement
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	20	Units
Single-family – 60 Ft	2	Units
Single-family – 40 Ft	198	Units
Total	227	Units

E. PROPERTY INCLUDED IN PHASE #3

Phase #3 consists of approximately 70.971 acres and is projected to consist of 242 single family residential units. The property within Phase #3 is shown on the map attached as Appendix A, and is further described in Appendix C-2.

The property within Phase #3 is proposed to be developed as shown in Table II-G.

Table II-G
Proposed Development within Phase #3

Proposed Development	Quantity	Measurement
Single-family – 74 Ft	19	Units
Single-family – 60 Ft	133	Units
Single-family – 50 Ft	90	Units
Total	242	Units

F. PROPERTY INCLUDED IN FUTURE PHASES

As Future Phases are developed, Phased PID Bonds may be issued and/or obligations may be incurred under the Reimbursement Agreement for Future Phase Improvements. In connection with the issuance of each new Phased PID Bond and/or new obligations under the Reimbursement Agreement for Future Phase Improvements, this Service and Assessment Plan will be updated to add additional details of each new Phase and the Future Phase Improvements as shown for Phase #1, Phase #2, and Phase #3 in Section II. A map of the projected property within each Future Phase is shown in Appendix A. The Future Phase(s) are shown for illustrative purposes only and are subject

to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G, Appendix H, Appendix I, Appendix J-1 and Appendix J-2.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the Authorized Improvements as described in Appendix B and shown on the diagrams included as Appendix D should be undertaken by the City for the benefit of the property within the PID.

Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS AND COSTS OF INITIAL MAJOR IMPROVEMENTS

The Initial Major Improvements benefit the entire PID. The costs of the Initial Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Initial Major Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Initial Major Improvements are shown in Table III-A.

Roadway Improvements:

The major roadway improvements include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water Distribution System Improvements:

The major water distribution system improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Sanitary Sewer Collection System Improvements:

The major sanitary sewer collection system improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Storm Drainage Collection System Improvements:

The major storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-A shows the Actual Costs of the Initial Major Improvements.

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Table III-A
Actual Costs – Initial Major Improvements

Authorized Improvements	Total Initial Major Improvement Costs	Phase #1 Allocated Amount¹	Phases #2-7 Major Improvement Area Allocated Amount
Roadway improvements, including right-of-way	\$9,884,593	\$2,169,249	\$7,715,343
Water improvements	\$899,803	\$197,469	\$702,334
Sanitary sewer improvements	\$1,216,182	\$266,900	\$949,282
Storm drainage improvements	\$1,443,730	\$316,838	\$1,126,892
Other soft and miscellaneous costs	\$1,384,840	\$303,914	\$1,080,926
Total Authorized Improvements	\$14,829,147	\$3,254,369	\$11,574,778

Note: Costs provided by Dowdey, Anderson & Associates.

¹See Table V-A for allocation of Actual Costs of the Initial Major Improvements to Phase #1.

C. DESCRIPTIONS AND COSTS OF ADDITIONAL MAJOR IMPROVEMENTS

The Additional Major Improvements benefit the entire PID. The costs of the Additional Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Assessments have been levied, are being levied, or are anticipated to be levied against property within Phase #3 and the Future Phases to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #3 and the Future Phases, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1 and Phase #2 will be paid by the Developer without reimbursement.

The Additional Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Additional Major Improvements are shown in Table III-B.

Roadway Improvements:

The major roadway improvements include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, street lights, and traffic control devices. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Distribution System Improvements:

The major water distribution system improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Collection System Improvements:

The major sanitary sewer collection system improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Collection System Improvements:

The major storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, multi-reinforced box culverts, junction boxes, inlets, headwalls, retaining walls, detention ponds and excavation thereof, and necessary appurtenances. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Table III-B shows the Budgeted Costs of the Additional Major Improvements.

Table III-B
Budgeted Costs – Additional Major Improvements

Authorized Improvements	Total Additional Major Improvement Costs	Phase #1 Allocated Amount^{1,2}	Phase #2 Allocated Amount^{1,2}	Phase #3 Allocated Amount²	Future Phases Allocated Amount²
Roadway improvements, including right-of-way	\$3,090,645	\$682,679	\$388,002	\$503,268	\$1,516,695
Water improvements	\$580,231	\$128,165	\$72,843	\$94,483	\$284,741
Sanitary sewer improvements	\$207,112	\$45,748	\$26,001	\$33,725	\$101,638
Storm drainage improvements	\$4,733,093	\$1,045,472	\$594,197	\$770,718	\$2,322,706
Other soft and miscellaneous costs	\$0	\$0	\$0	\$0	\$0
Total Authorized Improvements	\$8,611,081	\$1,902,064	\$1,081,043	\$1,402,194	\$4,225,780

Note: Costs provided by Dowdey, Anderson & Associates.

¹Additional Major Improvements allocated to Phase #1 and Phase #2 will be paid for by the Developer without reimbursement.

²See Table V-C for allocation of Budgeted Costs of the Additional Major Improvements to Phase #1, Phase #2, Phase #3 and Future Phases.

D. DESCRIPTIONS AND COSTS OF PHASE #1 IMPROVEMENTS

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #1 Projects (including the Actual Costs of the Phase #1 Initial Projects) are shown in Table III-C and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Road Improvements:

The Phase #1 roadway improvements include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls,

signage, and traffic control devices. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water Improvements:

The Phase #1 water improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Phase #1 Assessed Property. The water distribution system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Sanitary Sewer Improvements:

The Phase #1 sanitary sewer collection system improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Phase #1 Assessed Property. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-C shows the Actual Costs of Phase #1 Initial Projects and Budgeted Costs of Phase #1 Additional Projects.

Table III-C
Actual Costs of Phase #1 Initial Projects and Budgeted Costs of Phase #1 Additional Projects

Authorized Improvements	Phase #1 Improvements	Proportional Share of Initial Major Improvements ¹	Proportional Share of Additional Major Improvements ²	Total Phase #1 Projects
Roadway improvements	\$2,404,410	\$2,169,249	\$682,679	\$5,256,338
Water improvements	\$1,055,340	\$197,469	\$128,165	\$1,380,974
Sanitary sewer improvements	\$933,576	\$266,900	\$45,748	\$1,246,225
Storm drainage improvements	\$0	\$316,838	\$1,045,472	\$1,362,310
Other soft and miscellaneous costs	\$521,173	\$303,914	\$0	\$825,087
Total Authorized Improvements	\$4,914,500	\$3,254,369	\$1,902,064	\$10,070,933

Note: Costs provided by Dowdey, Anderson & Associates.

¹See Table III-A.

²See Table III-B. Additional Major Improvements allocated to Phase #1 will be paid for by the Developer without reimbursement.

E. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #2 Projects (including Actual Costs of the Phase #2's share of Initial Major Improvements) are shown in Table III-D and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The roadway improvement portion of the Phase #2 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, streetlights, and traffic control devices, which benefit the Phase #2 Assessed Property. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #2 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, water services, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #2 Assessed Property. The water improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #2 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #2 Assessed Property. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Phase #2 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, detention ponds and excavation thereof, and appurtenances necessary to provide adequate drainage to the Phase #2 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #2 Improvements consist of contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-D shows the Budgeted Costs of the Phase #2 Projects.

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**Table III-D
Budgeted Costs – Phase #2 Projects**

Authorized Improvements	Phase #2 Improvements	Proportional Share of Initial Major Improvements¹	Proportional Share of Additional Major Improvements²	Total Phase #2 Projects
Roadway improvements	\$2,984,392	\$1,243,195	\$388,002	\$4,615,590
Water improvements	\$806,538	\$113,169	\$72,843	\$992,550
Sanitary sewer improvements	\$543,344	\$152,960	\$26,001	\$722,306
Storm drainage improvements	\$1,261,460	\$181,579	\$594,197	\$2,037,237
Other soft and miscellaneous costs	\$342,420	\$174,173	\$0	\$516,592
Total Authorized Improvements	\$5,938,154	\$1,865,077	\$1,081,043	\$8,884,275

Note: Costs provided by Dowdey, Anderson & Associates.

¹See Table III-A. Phase #2's proportionate share of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area. Phase #2's proportionate share of the Initial Major Improvements represent Actual Costs.

²See Table III-B. Additional Major Improvements allocated to Phase #2 will be paid for by the Developer without reimbursement.

F. DESCRIPTIONS AND COSTS OF PHASE #3 IMPROVEMENTS

The Phase #3 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #3 Projects are shown in Table III-E and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The roadway improvement portion of the Phase #3 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, streetlights, and traffic control devices, which benefit the Phase #3 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #3 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, water services, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #3 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #3 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #3 Assessed Property. The

sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Phase #3 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, detention ponds and excavation thereof, and appurtenances necessary to provide adequate drainage to the Phase #3 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #3 Improvements consist of contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-E shows the Budgeted Costs of the Phase #3 Projects.

Table III-E
Budgeted Costs – Phase #3 Projects

Authorized Improvements	Phase #3 Improvements	Proportional Share of Initial Major Improvements ¹	Proportional Share of Additional Major Improvements ²	Total Phase #3 Projects
Roadway improvements	\$2,651,819	\$1,612,518	\$503,268	\$4,767,605
Water improvements	\$1,009,058	\$146,789	\$94,483	\$1,250,329
Sanitary sewer improvements	\$723,478	\$198,401	\$33,725	\$955,605
Storm drainage improvements	\$1,517,380	\$235,522	\$770,718	\$2,523,620
Other soft and miscellaneous costs	\$359,310	\$225,915	\$0	\$585,225
Total Authorized Improvements	\$6,261,045	\$2,419,145	\$1,402,194	\$10,082,385

Note: Costs provided by Dowdey, Anderson & Associates. The figures shown in Table III-E may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements amount does not change.

¹See Table III-A. Phase #3’s proportionate share of the Initial Major Improvements originally allocated to the Phases #2-7

Major Improvement Area. Phase #3’s proportionate share of the Initial Major Improvements represent Actual Costs.

²See Table III-B.

G. FUTURE PHASE AUTHORIZED IMPROVEMENTS

As Future Phases are developed and Phased PID Bonds are issued and/or obligations are incurred under the Reimbursement Agreement for Future Phase Improvements, this Service and Assessment Plan will be updated to identify the specific Future Phase Improvements that confer a special benefit to the property inside each Future Phase (e.g. a Table III-F will be added to show the costs for the specific Authorized Improvements financed within the specific Future Phase being developed.)

IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Phase #1 Improvements were completed and accepted by the City in the first quarter of 2020. The Initial Major Improvements were completed and accepted by the City in the first quarter of 2020. The Phase #2 Improvements were completed and accepted by the City in the third quarter of 2022. The Phase #3 Improvements are anticipated to be completed and accepted by the City in the first quarter of 2023. Construction of the Additional Major Improvements commenced in second quarter of 2020 and are anticipated to be completed and accepted by the City in 2028.

The Actual Costs for the Phases #2-7 Major Improvement Area Projects plus costs related to the issuance of the Phases #2-7 Major Improvement Area Bonds, in one or more series, for the Phases #2-7 Major Improvement Area Projects and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Phases #2-7 Major Improvement Area Projects is \$14,405,058 as shown in Table IV-A.

The Actual Costs for the Phase #1 Initial Projects and Budgeted Costs for the Phase #1 Additional Projects plus costs related to the issuance of the Phase #1 Bonds, in one or more series, and payment of expenses incurred in the establishment, administration and operation of the PID allocable to Phase #1 is \$11,992,499 as shown in Table IV-B.

The Actual Costs for Phase #2 Improvements and Budgeted Costs of the Phase #2 Additional Projects and payment of expenses incurred in the administration and operation of PID allocable to Phase #2 is \$7,019,197 as shown in Table IV-C.

The Budgeted Costs for Phase #3 Improvements and Budgeted Costs of the Phase #3 Additional Projects and payment of expenses incurred in the administration and operation of PID allocable to Phase #3 is \$7,708,239 as shown in Table IV-D.

The sources and uses of funds shown in Table IV-A, Table IV-B, Table IV-C and Table IV-D shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Actual Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

As Future Phases are developed in connection with the issuance of Phased PID Bonds and/or obligations are incurred under the Reimbursement Agreement for Future Phase Improvements, this Service and Assessment Plan will be amended (e.g. Table IV-E will be amended to add Phase #4, etc.).

The Phases #2-7 Major Improvement Area Bonds shown in Table IV-A were issued in 2018 to finance a portion of the Phases #2-7 Major Improvement Area Projects.

Table IV-A
Sources and Uses – Phases #2-7 Major Improvement Area

Sources of Funds	Total
Par amount	\$13,795,000
Other funding sources ¹	\$610,058
Total Sources	\$14,405,058
Uses of Funds	
<i>Initial Major Improvements</i>	
Roadway improvements including right-of-way	\$7,715,343
Water distribution system improvements	\$702,334
Sanitary sewer improvements	\$949,282
Storm drainage improvements	\$1,126,892
Other soft and miscellaneous costs	\$1,080,926
<i>Subtotal Initial Major Improvements</i>	<i>\$11,574,778</i>
<i>Bond issuance costs</i>	
Capitalized interest	\$755,430
Debt service reserve fund	\$1,014,000
Administrative Expenses	\$35,000
Other costs of issuance including Underwriter's Discount	\$1,025,850
<i>Subtotal bond issuance costs</i>	<i>\$2,830,280</i>
Total Uses	\$14,405,058

¹The other funding sources represent Actual Costs of the Phases #2-7 Major Improvement Area Projects paid by the Developer without reimbursement from the City.

The Phase #1 Bonds shown in Table IV-B were issued in 2018 to finance a portion of the Phase #1 Initial Projects. Table IV-B also includes the Phase #1 Additional Projects.

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Table IV-B
Estimated Sources and Uses – Phase #1

Sources of Funds	Total
Par amount	\$9,555,000
Other funding sources ¹	\$2,437,499
Total Sources	\$11,992,499
Uses of Funds	
<i>Initial Major Improvements²</i>	
Road improvements including Right-of-Way	\$2,169,249
Water distribution system improvements	\$197,469
Sanitary sewer improvements	\$266,900
Storm drainage improvements	\$316,838
Other soft and miscellaneous costs	\$303,914
<i>Subtotal Initial Major Improvements</i>	<i>\$3,254,369</i>
<i>Additional Major Improvements³</i>	
Road improvements	\$682,679
Water distribution system improvements	\$128,165
Sanitary sewer improvements	\$45,748
Storm drainage improvements	\$1,045,472
Other soft and miscellaneous costs	\$0
<i>Subtotal Additional Major Improvements</i>	<i>\$1,902,064</i>
<i>Phase #1 Improvements²</i>	
Roadway improvements	\$2,404,410
Water improvements	\$1,055,340
Sanitary sewer improvements	\$933,576
Storm drainage improvements	\$0
Other soft and miscellaneous costs	\$521,173
<i>Subtotal Phase #1 Improvements</i>	<i>\$4,914,500</i>
<i>Bond issuance costs</i>	
Capitalized interest	\$486,053
Debt service reserve fund	\$678,863
Administrative Expenses	\$35,000
Other costs of issuance including Underwriter's Discount	\$721,650
<i>Subtotal bond issuance costs</i>	<i>\$1,921,566</i>
Total Uses	\$11,992,499

¹The other funding sources represent Actual Costs of the Phase #1 Projects paid by the Developer without reimbursement from the City.

²The Phase #1 Initial Projects for which the Phase #1 Bonds were issued include the Phase #1 Improvements and the Initial Major Improvements allocated to Phase #1.

³Additional Major Improvements allocated to Phase #1 will be paid for by the Developer without reimbursement from the City. See Table III-B for allocation of Additional Major Improvements to Phase #1.

The obligation under the Reimbursement Agreement related to the Phase #2 Improvements, the Phase #2 Additional Projects, and the sources and uses of such obligations, is shown in Table IV-C.

Table IV-C
Estimated Sources and Uses – Phase #2

Sources of Funds	Phase #2 Obligation under Reimbursement Agreement
Reimbursement Agreement amount allocable to Phase #2	\$5,938,154
Other funding sources	\$1,081,043
Total Sources	\$7,019,197
Uses of Funds	
<i>Phase #2 Improvements</i>	
Roadway improvements	\$2,984,392
Water improvements	\$806,538
Sanitary sewer improvements	\$543,344
Storm drainage improvements	\$1,261,460
Other soft and miscellaneous costs	\$342,420
<i>Subtotal Phase #2 Improvements</i>	<i>\$5,938,154</i>
<i>Additional Major Improvements¹</i>	
Road improvements	\$388,002
Water distribution system improvements	\$72,843
Sanitary sewer improvements	\$26,001
Storm drainage improvements	\$594,197
Other soft and miscellaneous costs	\$0
<i>Subtotal Additional Major Improvements</i>	<i>\$1,081,043</i>
Total Uses	\$7,019,197

¹Additional Major Improvements allocated to Phase #2 will be paid for by the Developer without reimbursement from the City. See Table III-B for allocation of Additional Major Improvements to Phase #2.

The obligation under the Reimbursement Agreement related to the Phase #3 Improvements, and the obligation under the Reimbursement Agreement related to Phase #3 Additional Projects, and the sources and uses of such obligations, are shown in Table IV-D.

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Table IV-D
Estimated Sources and Uses – Phase #3

Sources of Funds	Phase #3 Obligation under Reimbursement Agreement for the Phase #3 Improvements	Phase #3 Obligation under Reimbursement Agreement for Phase #3 Additional Projects	Total
Reimbursement Agreement amount allocable to Phase #3 Improvements	\$6,291,045	\$0	\$6,291,045
Reimbursement Agreement amount allocable to Phase #3 Additional Projects	\$0	\$1,417,194	\$1,417,194
Other funding sources	\$0	\$0	\$0
Total Sources	\$6,291,045	\$1,417,194	\$7,708,239
Uses of Funds			
<i>Phase #3 Improvements</i>			
Roadway improvements	\$2,651,819	\$0	\$2,651,819
Water improvements	\$1,009,058	\$0	\$1,009,058
Sanitary sewer improvements	\$723,478	\$0	\$723,478
Storm drainage improvements	\$1,517,380	\$0	\$1,517,380
Other soft and miscellaneous costs	\$359,310	\$0	\$359,310
<i>Subtotal Phase #3 Improvements</i>	<i>\$6,261,045</i>	<i>\$0</i>	<i>\$6,261,045</i>
<i>Additional Major Improvements¹</i>			
Road improvements	\$0	\$503,268	\$503,268
Water distribution system improvements	\$0	\$94,483	\$94,483
Sanitary sewer improvements	\$0	\$33,725	\$33,725
Storm drainage improvements	\$0	\$770,718	\$770,718
Other soft and miscellaneous costs	\$0	\$0	\$0
<i>Subtotal Additional Major Improvements</i>	<i>\$0</i>	<i>\$1,402,194</i>	<i>\$1,402,194</i>
<i>Other Costs</i>			
Administrative Expenses	\$30,000	\$15,000	\$45,000
<i>Subtotal</i>	<i>\$30,000</i>	<i>\$15,000</i>	<i>\$45,000</i>
Total Uses	\$6,291,045	\$1,417,194	\$7,708,239

¹See Table III-B for allocation of Additional Major Improvements to Phase #3.

As Future Phases are developed, Phased PID Bonds may be issued and/or additional obligations under the Reimbursement Agreement may be incurred to finance the Future Phase Improvements required for each Future Phase.

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B. FIVE YEAR SERVICE PLAN

Phases #2-7 Major Improvement Area

The Actual Costs and projected annual indebtedness for the Phases #2-7 Major Improvement Area is shown in Table IV-E. The annual indebtedness is subject to revision and shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

Table IV-E
Actual Costs and Projected Annual Indebtedness
Phases #2-7 Major Improvement Area

Year	Annual Cost	Projected Annual Indebtedness	Other Funding Sources¹	Projected Phases #2-7 Major Improvement Area Annual Installments
2022 & Prior	\$14,405,058	\$13,795,000	\$610,058	\$2,932,649
2023	\$0	\$0	\$0	\$1,077,375
2024	\$0	\$0	\$0	\$1,077,318
2025	\$0	\$0	\$0	\$1,079,341
2026	\$0	\$0	\$0	\$1,080,554
2027	\$0	\$0	\$0	\$1,075,958
2028	\$0	\$0	\$0	\$1,080,828
2029	\$0	\$0	\$0	\$1,079,615
Total	\$14,405,058	\$13,795,000	\$610,058	\$10,483,638

¹The other funding sources represent Actual Costs of the Phases #2-7 Improvements paid by the Developer without reimbursement from the City.

The Actual Costs shown in Table IV-E are the expenditures relating to Phases #2-7 Major Improvement Area Projects shown in Table III-A, the costs associated with setting up the PID and bond issuance costs including reserves shown in Table IV-A. The difference between the total costs and the total projected indebtedness is the amount contributed by the Developer without reimbursement by the City.

Phase #1

The Budgeted Costs and projected annual indebtedness for Phase #1 is shown in Table IV-F. The annual indebtedness is subject to revision and shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

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Table IV-F
Budgeted Costs and Projected Annual Indebtedness
Phase #1

Year	Annual Projected Cost	Projected Annual Indebtedness	Other Funding Sources²	Projected Phase #1 Annual Installments
2022 & Prior ¹	\$10,090,436	\$9,555,000	\$535,436	\$2,004,079
2023	\$0	\$0	\$0	\$740,991
2024	\$0	\$0	\$0	\$745,918
2025	\$1,902,064	\$0	\$1,902,064	\$741,441
2026	\$0	\$0	\$0	\$741,723
2027	\$0	\$0	\$0	\$746,508
2028	\$0	\$0	\$0	\$745,541
2029	\$0	\$0	\$0	\$744,077
Total	\$11,992,499	\$9,555,000	\$2,437,499	\$7,210,277

¹Annual Projected Cost for year 2022 & Prior represent Actual Costs.

²The other funding sources represent Budgeted Costs of the Phase #1 Projects paid by the Developer without reimbursement from the City.

The costs shown in Table IV-F are the expenditures relating to the Phase #1 Projects shown in Table III-B, the costs associated with setting up the PID and bond issuance costs including reserves shown in Table IV-B. The difference between the total costs and the total indebtedness is the amount contributed by the Developer without reimbursement by the City.

Phase #2

The Budgeted Costs and projected annual indebtedness for Phase #2 is shown in Table IV-G. The annual projected costs and indebtedness is subject to revision, shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

Table IV-G
Budgeted Costs and Projected Annual Indebtedness
Phase #2

Year	Annual Projected Cost	Projected Annual Indebtedness	Other Funding Sources	Projected Phase #2 Annual Installments
2022	\$5,938,154	\$5,938,154	\$0	\$0
2023	\$0	\$0	\$0	\$560,588
2024	\$0	\$0	\$0	\$561,301
2025	\$1,081,043	\$0	\$1,081,043	\$562,029
2026	\$0	\$0	\$0	\$562,774
2027	\$0	\$0	\$0	\$563,536
2028	\$0	\$0	\$0	\$492,320
2029	\$0	\$0	\$0	\$492,050
Total	\$7,019,197	\$5,938,154	\$1,081,043	\$3,794,599

¹The other funding sources represent Budgeted Costs of the Phase #2 Improvements and Phase #2 Additional Projects paid by the Developer without reimbursement from the City.

The costs shown in Table IV-G are the expenditures relating to the Phase #2 Improvements and Phase #2 Additional Projects shown in Table III-C and IV-C. The difference between the total costs and the total projected indebtedness, if any, is the amount contributed by the Developer without reimbursement by the City.

Phase #3

The projected annual costs and projected annual indebtedness for Phase #3 is shown in Table IV-H. The projected annual costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-H
Budgeted Costs and Projected Annual Indebtedness
Phase #3

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #3 Annual Installments
1	\$7,708,239	\$7,708,239	\$0	\$0
2	\$0	\$0	\$0	\$575,175
3	\$0	\$0	\$0	\$575,689
4	\$0	\$0	\$0	\$576,214
5	\$0	\$0	\$0	\$576,752
6	\$0	\$0	\$0	\$577,302
7	\$0	\$0	\$0	\$497,284
Total	\$7,708,239	\$7,708,239	\$0	\$3,378,417

The projected annual costs shown in Table IV-H are the annual expenditures relating to the Phase #3 Improvements and Phase #3 Additional Projects, including related Administrative Expenses, shown in Table III-D and IV-D. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

As Future Phases are developed, in association with issuing Bonds and/or obligations incurred under the Reimbursement Agreement for Future Phase Improvements, a table will be added to identify the Authorized Improvements to be financed by each new series of Bonds and/or new obligation incurred under the Reimbursement Agreement for such Future Phase Improvements; and the projected indebtedness resulting from each additional series of Bonds and/or obligation under the Reimbursement Agreement.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The “PID Assessment Notice” is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed development financing program entails a series of bond financings and/or obligations under the Reimbursement Agreement that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the initial Phase #1 Bonds, the Phases #2-7 Major Improvement Area Bonds issued in 2018, the obligation related to the Phase #2 Improvements under the Reimbursement Agreement incurred in 2022, and the obligation related to the Phase #3 Improvements under the Reimbursement Agreement incurred in 2023, subsequent financings may be issued in the future as subsequent Future Phases are gradually constructed.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

Additionally, phased issuance of debt will maintain a prudent value to lien ("VtL") within the financing program. In order to maintain a prudent VtL, the initial issuance of bonds for a specific set of Authorized Improvements may not fund the entire desired level of public infrastructure because the property value is not high enough to support the entire debt load at the VtL chosen for the development. In that case, the Developer will need to fund the additional infrastructure costs with cash at closing. This cash investment by the Developer for certain Authorized Improvements can be reimbursed by a subsequent parity lien bond financing, secured by the same Assessments, once the Assessed Property is partially or fully developed and the value has increased sufficiently to permit the issuance of the additional bonds in a prudent fashion.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects shall be allocated as described below:

1. The Budgeted Costs of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects shall be allocated on the basis of Equivalent Units, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.
2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home process provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
3. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.
4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.
5. The Actual Costs of the Initial Major Improvements are proportionally allocated to the Phases #2-7 Major Improvement Area Assessed Property and the Phase #1 Assessed Property based on the ratio of total original projected Equivalent Units for the Phases #2-7 Major Improvement Area Assessed Property and the Phase #1 Assessed Property.
6. The Phases #2-7 Major Improvement Area Assessed Property's proportional share of the costs for the Phases #2-7 Major Improvement Area Projects is allocated to each Parcel within the Phase #2, Phase #3, and the Future Phases based on the total 2022 revised projected Equivalent Units for each Parcel.
7. The Budgeted Costs of the Additional Major Improvements are proportionally allocated to the Phase #1 Assessed Property, Phase #2 Assessed Property, Phase #3 Assessed Property, and Assessed Property within the Future Phases based on the ratio of total 2022 revised projected Equivalent Units for the Phase #1 Assessed Property, Phase #2 Assessed Property, Phase #3 Assessed Property, and Assessed Property within the Future Phases.
8. The Phase #1 Projects are allocated to each Parcel within the Phase #1 Assessed Property based on the total Equivalent Units for each Parcel. Only the Actual Costs of the Initial Major Improvements and Phase #1 Improvements have been levied against the Phase #1 Assessed Property. Phase #1 Additional Projects will be paid by the Developer without reimbursement.
9. The Phase #2 Improvements are allocated to each Parcel within the Phase #2 Assessed Property based on the total Equivalent Units for each Parcel. Only the Actual Costs of the Initial Major Improvements and the Phase #2 Improvements have been levied against the Phase #2 Assessed Property. Phase #2's share of the Additional Major Improvements will be paid by the Developer without reimbursement.

10. The Phase #3 Improvements are allocated to each Parcel within the Phase #3 Assessed Property based on the total Equivalent Units for each Parcel.

Table V-A provides the estimated allocation of costs of the Initial Major Improvements between the Phases #2-7 Major Improvement Area and Phase #1.

Table V-B provides the estimated allocation of costs of the Phases #2-7 Major Improvement Area Projects between Phase #2, Phase #3, and Future Phases.

Table V-C provides the estimated allocation of costs of the Additional Major Improvements between Phase #1, Phase #2, Phase #3, and Future Phases.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Phases will receive from the direct Authorized Improvements that will benefit each individual phase and that are to be financed with Phased PID Bonds or under the Reimbursement Agreement. Therefore, Parcels have and/or will only be assessed for the special benefits conferred upon the Parcel at this time because of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects.

In connection with the issuance of Phased PID Bonds and/or obligations incurred under the Reimbursement Agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Phase receives from the specific Authorized Improvements funded with those Phased PID Bonds issued and/ or obligation under the Reimbursement Agreement with respect to the Future Phase Improvements. Prior to assessing Parcels located within Future Phases in connection with issuance of Phased PID Bonds and/ or an obligation incurred under the Reimbursement Agreement, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects , (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied on the Phase #1 Assessed Property, Phase #2 Assessed Property, Phase #3 Assessed Property, and Phases #2-7 Major Improvement Area Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Phases are developed, in connection with the issuance of Phased PID Bonds and/or obligations are incurred under the Reimbursement Agreement for Future Phase Improvements, this

Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phase.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A, Table IV-B, Table IV-C and Table IV-D are authorized by the PID Act. These improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as any Bonds that may be issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a

buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF INITIAL MAJOR IMPROVEMENT COSTS AND ADDITIONAL MAJOR IMPROVEMENT COSTS TO ASSESSED PROPERTY

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Major Improvements must be allocated throughout all Assessed Property in the District. Table V-A summarizes the original allocation of Actual Costs of the Initial Major Improvements to Phase #1 and the Phases #2-7 Major Improvement Area. Table V-B summarizes Phases #2-7 Major Improvement Area's portion of the Actual Costs of the Initial Major Improvements and the allocation to Phase #2, Phase #3, and Future Phases. Table V-C summarizes the allocation of Budgeted Costs of the Additional Major Improvements to Phase #1, Phase #2,

Phase #3, and Future Phases. The Actual Costs and Budgeted Costs shown in Table V-A, Table V-B, and Table V-C may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Phase #1 contains 330 residential units, and the Phases #2-7 Major Improvement Area was originally projected to contain 1,198 residential units as shown in Appendix F on Table F-5 and Table F-3, respectively. As shown in Appendix F on Table F-12, the total original projected Equivalent Units for Phase #1 was calculated as 254.02 and the total original projected Equivalent Units for the Phases #2-7 Major Improvement Area was calculated as 903.47, as shown on Table F-10. The total original projected Equivalent Units in the PID was, therefore, calculated to be 1,157.49 (i.e., 254.02 + 903.47 = 1,157.49). As a result, 21.95 percent of the Actual Costs of the Initial Major Improvements (i.e. $254.02 \div 1,157.49 = 21.95\%$) were originally allocated to the Phase #1 Assessed Property and 78.05 percent of the Actual Costs of the Initial Major Improvements (i.e., $254.02 \div 1,157.49 = 78.05\%$) were originally allocated to the Phases #2-7 Major Improvement Area Assessed Property. Table V-A summarizes the original allocation of Actual Costs of the Initial Major Improvements to Phase #1 and the Phases #2-7 Major Improvement Area.

Table V-A
Allocation of Actual Costs of Initial Major Improvements

Authorized Improvement	Total
Roadway Improvements including right-of-way	\$9,884,593
Water improvements	\$899,803
Sanitary sewer improvements	\$1,216,182
Storm drainage improvements	\$1,443,730
Other soft and miscellaneous costs	\$1,384,840
Total Initial Major Improvements¹	\$14,829,147
Phase #1	
Projected total Equivalent Units ²	254.02
% of total units	21.95%
Proportionate Share of Costs	\$3,254,369
Phases #2-7 Major Improvement Area	
Projected total Equivalent Units ³	903.47
% of total units	78.05%
Proportionate Share of Costs	\$11,574,778

¹See Appendix B for detailed costs of the Initial Major Improvements.

²See Table F-12 in Appendix F. Represents the original Equivalent Unit calculations based on the original Equivalent Unit factors at the time assessments were levied against property within Phase #1.

³See Table F-10 in Appendix F. Represents the original Equivalent Unit calculations based on the original Equivalent Unit factors at the time assessments were levied against property within the Major Improvement Area.

As shown in Table V-A the total amount of the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area was \$11,574,778. Phase #2

contains 227 residential units, and the Phases #2-7 Major Improvement Area is now projected to contain 1,200 residential units as provided in the updated development plan and shown in Appendix F on Table F-6 and Table F-4, respectively. As shown in Appendix F on Table F-14, the projected Equivalent Units for Phase #2 is calculated as 143.60 and the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 891.19, as shown on Table F-11. As a result, 16.11 percent of the Actual Costs of the Initial Major Improvements allocated to the Phases #2-7 Major Improvement Area (i.e. $143.60 \div 891.19 = 16.11\%$) are allocated to the Phase #2 Assessed Property.

Phase #3 is projected to contain 242 residential units and the Phases #2-7 Major Improvement Area is now projected to contain 1,200 residential units as provided in the updated development plan and shown in Appendix F on Table F-7 and Table F-4, respectively. As shown in Appendix F on Table F-15, the projected Equivalent Units for Phase #3 is calculated as 186.26 and the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 891.19, as shown on Table F-11. The remaining projected Equivalent Units for the Future Phases is calculated as 561.33 (i.e. $891.19 - 143.60 - 186.26 = 561.33$). As a result, 20.90 percent of the Actual Costs of the Initial Major Improvements allocated to the Phases #2-7 Major Improvement Area (i.e. $186.26 \div 891.19 = 20.90\%$) are allocated to the Phase #3 Assessed Property and 62.99 percent of the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area (i.e., $561.33 \div 891.19 = 62.99\%$) are allocated to the Future Phases. Table V-B summarizes Phases #2-7 Major Improvement Area's portion of the Actual Costs of the Initial Major Improvements and the allocation to Phase #2, Phase #3 and Future Phases.

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Table V-B
Allocation of Actual Costs of Initial Major Improvements within
Phases #2-7 Major Improvement Area

Authorized Improvement	Total
Roadway Improvements including right-of-way	\$7,715,343
Water improvements	\$702,334
Sanitary sewer improvements	\$949,282
Storm drainage improvements	\$1,126,892
Other soft and miscellaneous costs	\$1,080,926
Total Initial Major Improvements¹	\$11,574,778
Phase #2	
Projected total Equivalent Units ²	143.60
% of total units	16.11%
Proportionate Share of Costs	\$1,865,077
Phase #3	
Projected total Equivalent Units ³	186.26
% of total units	20.90%
Proportionate Share of Costs	\$2,419,145
Future Phases	
Projected total Equivalent Units ⁴	561.33
% of total units	62.99%
Proportionate Share of Costs	\$7,290,555

¹See Table V-A. Represents the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area.

²See Table F-14 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.

³See Table F-15 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.

⁴Represents the remaining Equivalent Units within the Future Phases within the Phases #2-7 Major Improvement Area (i.e. $891.19 - 143.60 - 186.26 = 561.33$) using the revised Equivalent Unit calculations and revised Equivalent Unit factors.

As shown in Table V-C the total amount of the Budgeted Costs of the Additional Major Improvements being allocated to Phase #1, Phase #2, Phase #3, and Future Phases is \$7,836,778. Phase #1 contains 330 residential units, and the Phases #2-7 Major Improvement Area is projected to contain 1,200 residential units as provided in the updated development plan and shown in Appendix F on Table F-5 and Table F-4, respectively. As shown in Appendix F on Table F-13, the revised projected Equivalent Units for Phase #1 is calculated as 252.66, the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 891.19 as shown on Table F-11 and, the total projected Equivalent Units for the PID is calculated as 1,143.85 (i.e. $252.66 + 891.19 = 1,143.85$). As a result, 22.09 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #1 Assessed Property (i.e. $252.66 \div 1,143.85 = 22.09\%$).

Phase #2 contains 227 residential units. As shown in Appendix F on Table F-14, the projected Equivalent Units for Phase #2 is calculated as 143.60. As a result, 12.55 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #2 Assessed Property (i.e. $143.60 \div 1,143.85 = 12.55\%$).

Phase #3 contains 242 residential units. As shown in Appendix F on Table F-15, the projected Equivalent Units for Phase #3 is calculated as 186.26. As a result, 16.28 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #3 Assessed Property (i.e. $186.26 \div 1,143.85 = 16.28\%$).

The remaining projected Equivalent Units for the Future Phases is calculated as 561.33 (i.e. $1,143.85 - 252.66 - 143.60 - 186.26 = 561.33$). As a result, 49.07 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Future Phases (i.e., $561.33 \div 1,143.85 = 49.07\%$). Table V-C summarizes the allocation of Budgeted Costs of the Additional Major Improvements to Phase #1, Phase #2, Phase #3, and Future Phases.

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Table V-C

**Allocation of Budgeted Costs of Additional Major Improvements
within Phases #1, Phase #2, Phase #3, and Future Phases**

Authorized Improvement	Total
Roadway Improvements including right-of-way	\$3,090,645
Water improvements	\$580,231
Sanitary sewer improvements	\$207,112
Storm drainage improvements	\$4,733,093
Other soft and miscellaneous costs	\$0
Total Additional Major Improvements¹	\$8,611,081
Phase #1	
Projected total Equivalent Units ²	252.66
% of total units	22.09%
Proportionate Share of Costs	\$1,902,064
Phase #2	
Projected total Equivalent Units ³	143.60
% of total units	12.55%
Proportionate Share of Costs	\$1,081,043
Phase #3	
Projected total Equivalent Units ⁴	186.26
% of total units	16.28%
Proportionate Share of Costs	\$1,402,194
Future Phases	
Projected total Equivalent Units ⁵	561.33
% of total units	49.07%
Proportionate Share of Costs	\$4,225,780

¹See Table III-B and Appendix B for detailed costs of the Additional Major Improvements.

²See Table F-13 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.

³See Table F-14 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.

⁴See Table F-15 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.

⁵Represents the remaining Equivalent Units within the Future Phases within the PID (i.e. 1,143.85 – 252.66 – 143.60 – 186.26 = 561.33) using the revised Equivalent Unit calculations and revised Equivalent Unit factors.

D. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized

Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for Phases #2-7 Major Improvement Area Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phases #2-7 Major Improvement Area Projects financed with the Phases #2-7 Major Improvement Area Bonds shall be allocated to the Phases #2-7 Major Improvement Area Assessed Property by spreading the entire related Assessment across the Parcels within the Phases #2-7 Major Improvement Area based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phases #2-7 Major Improvement Area Projects, as set forth in Table III-A, the City Council has determined that the benefit to the Phases #2-7 Major Improvement Area Assessed Property of the Phases #2-7 Major Improvement Area Projects is at least equal to the Assessments levied on the Phases #2-7 Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel within the Phases #2-7 Major Improvement Area, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the Phases #2-7 Major Improvement Area is shown on the Phases #2-7 Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for the Phase #1 Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Initial Projects financed with the Phase #1 Bonds shall be allocated to the Phase #1 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #1 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel. The Phase #1 Assessed Property also benefits from the Phase #1 Additional Projects, the costs of which are being paid by the Developer without reimbursement.

Based on the Actual Costs of the Phase #1 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Phase #1 Assessed Property of the Phase #1 Projects is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #1, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned

proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for the Phase #2 Improvements

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #2 Improvements financed under the Reimbursement Agreement shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels within Phase #2 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel. The Phase #2 Assessed Property also benefits from the Phase #2 Additional Projects, the costs of which are being paid by the Developer without reimbursement.

Based on the Budgeted Costs of the Phase #2 Projects, as set forth in Table III-D, the City Council has determined that the benefit to Phase #2 Assessed Property of the Phase #2 Projects is at least equal to the Assessments levied on the Phase #2 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #2, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for the Phase #3 Improvements and Phase #3 Additional Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #3 Improvements financed under the Reimbursement Agreement shall be allocated to the Phase #3 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #3 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #3 Additional Projects financed under the Reimbursement Agreement shall be allocated to the Phase #3 Assessed Property by spreading the entire related across the Parcels within Phase #3 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #3 Projects, as set forth in Table III-E, the City Council has determined that the benefit to Phase #3 Assessed Property from the Phase #3 Improvements is at least equal to the total Assessments levied on the Phase #3 Assessed Property. Additionally, the City Council has determined that (i) the benefit to the Phase #3 Assessed Property from the Phase #3 Improvements is at least equal to the total Assessments set forth in the Phase #3 Assessment Roll – Phase #3 Improvements that are levied on the Phase #3 Assessed Property and (ii) the benefit to the Phase #3 Assessed Property from the Phase #3 Additional Projects is at least equal to the total Assessments set forth in the Phase #3 Assessment Roll – Phase #3 Additional Projects that are levied on the Phase #3 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #3, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #3 is shown, with respect to the Phase #3 Improvements, on the Phase #3 Assessment Roll - Phase #3 Improvements attached as Appendix J-1, and, with respect to the Phase #3 Additional Projects, the Phase #3 Assessment Roll - Phase #3 Additional Projects, attached as Appendix J-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

5. Assessment Methodology for Future Phases

When any given Future Phase is developed, and Phased PID Bonds for that Future Phase is to be issued and/or an obligation is incurred under the Reimbursement Agreement for Future Phase Improvements benefitting such Future Phase, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within such Future Phase.

E. ASSESSMENTS

The Assessments have been levied or are being levied on each Parcel within the Phases #2-7 Major Improvement Area, Phase #1, Phase #2 and Phase #3 according to the Assessment Rolls, attached hereto as Appendix G, Appendix H, Appendix I, Appendix J-1 and Appendix J-2, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix F for Assessment per Equivalent Unit, leverage, and estimated tax rate equivalent calculation details.

F. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

G. PREPAYMENT AND DELINQUENCY RESERVE

Pursuant to the PID Act, the interest rate for any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the Phase #1 Bonds and Phases #2-7 Major Improvement Area Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Phase #1 Bonds and Phases #2-7 Major Improvement Area Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs. The Prepayment and Delinquency Reserve shall be funded until it reaches 5.50% of the outstanding Phase #1 Bonds and Phases #2-7 Major Improvement Area Bonds, respectively, unless otherwise stipulated in the related Bond documents. Once the Prepayment and Delinquency Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected from any portion of an Assessment which secures a reimbursement obligation and not a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASES #2-7 MAJOR IMPROVEMENT AREA

The Assessment and Annual Installments for each Assessed Property located within the Phases #2-7 Major Improvement Area are shown on the Phases #2-7 Major Improvement Area Assessment Roll attached as Appendix G and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Assessments levied against the Phases #2-7 Assessed Property shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-7 Major Improvement Area Bonds, (ii) the Additional Interest to fund the Prepayment and Delinquency Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel within Phases #2-7 shall be calculated by taking into consideration any available capitalized interest and other available funds.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Assessment and Annual Installments for each Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #1 shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds, (ii) the Additional Interest to fund the Prepayment and Delinquency Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel within Phase #1 shall be calculated by taking into consideration any available capitalized interest and other available funds.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Assessment and Annual Installments for each Assessed Property located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #2 shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #2, and (ii) to pay Administrative Expenses related to the PID.

D. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #3

The Assessment and Annual Installments for each parcel of Assessed Property located within Phase #3 is shown on (i) with respect to the Phase #3 Improvements, the Phase #3 Assessment Roll – Phase #3 Improvements attached as Appendix J-1 and (ii) with respect to the Phase #3 Additional Projects, the Phase #3 Assessment Roll – Additional Projects, attached as Appendix J-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #3 Improvements shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #3 Improvements and (ii) to pay Administrative Expenses related to the PID. The Annual Installments related to Phase #3 Additional Projects shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #3 Additional Projects and (ii) to pay Administrative Expenses related to the PID.

E. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE PHASES

As Future Phases are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Phases (e.g., an appendix will be added as the Assessment Roll for Phase #4, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

F. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

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

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

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels existing prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

G. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. If at any time the Assessment per unit on a Parcel exceeds the applicable Phase #1 Maximum Assessment Per Unit, Phase #2 Maximum Assessment Per Unit, or Phase #3 Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per unit for the Parcel exceeds the applicable Maximum Assessment per unit calculated in this Service and Assessment Plan.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

H. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or obligation under the Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or obligation under the Reimbursement Agreement, resulting in excess Bond proceeds or Assessment Revenues being available to redeem Bonds of such series and/or a need to reduce

the obligation under the Reimbursement Agreement, as the case may be, then the Assessment securing such series of Bonds and/or obligation under the Reimbursement Agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds or Assessment Revenues shall applied to redeem Bonds of such series as provided in the Trust Indenture or to reduce the obligation under the Reimbursement Agreement, as applicable. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under the Reimbursement Agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay obligations under the Reimbursement Agreement and/or to repay the Bonds, including interest on the Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under the Reimbursement Agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under the Reimbursement Agreement is equal to the outstanding principal amounts of the Bonds and/or the amounts outstanding under the Reimbursement Agreement.

I. PAYMENT OF ASSESSMENTS

1. Payment in Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include interest through the date of the prepayment and applicable Prepayment Costs.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture and/or the Reimbursement Agreement, as applicable; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus interest through the date of prepayment and applicable Prepayment Costs may be paid in part. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include (i) interest, (ii) Administrative Expenses, and (iii) with respect to Assessments which secure a series of Bonds, payments required for the Additional Interest to fund the Prepayment and Delinquency Reserve.

Phases #2-7 Major Improvement Area

Each Assessment for the Phases #2-7 Major Improvement Area Assessed Property for the Phases #2-7 Major Improvement Area Projects shall be paid with interest of no more than the actual interest rate paid on the Phases #2-7 Major Improvement Area Bonds plus Additional Interest. The Phases #2-7 Major Improvement Area Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048), additional interest at the rate of 0.5% the Additional Interest to fund the Prepayment and Delinquency Reserve and costs of Administrative Expenses. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Phases #2-7 Major Improvement Area Assessment Roll is shown as Appendix G.

Phase #1

Each Assessment for the Phase #1 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phase #1 Bonds. The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047), the Additional Interest at the rate of 0.5% to fund Prepayment and Delinquency Reserve and the costs of Administrative Expenses. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Phase #1 Assessment Roll is shown as Appendix H.

Phase #2

Each Assessment for the Phase #2 Assessed Property for the Phase #2 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #2 Improvements. Interest on the obligation under the

Reimbursement Agreement related to the Phase #2 Improvements shall be paid based on an interest rate of 8.75% per annum for years 1 through 5 and 5.75% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #2 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #2 Assessed Property was 3.75%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #2 Improvements shall bear interest at the interest rate of 8.75% per annum for years 1 through 5 and 5.75% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 8.75% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.75%. Furthermore, the Annual Installments of the Assessments levied against Phase #2 Assessed Property may not exceed the amounts shown on the Phase #2 Assessment Roll.

Phase #3 Improvements

Each Assessment for the Phase #3 Assessed Property for the Phases #3 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #3 Improvements. Interest on the obligation under the Reimbursement Agreement related to the Phase #3 Improvements shall be paid based on an interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #3 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments related to the Phase #3 Improvements against the Phase #3 Assessed Property was 3.65%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #3 Improvements and shall bear interest at the interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment which rates are equal to or less than the initial maximum allowable rate of interest of 8.65% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.65%. Furthermore, the Annual Installments of the Assessments levied against Phase #3 Assessed Property related to the Phase #3 Improvements may not exceed the amounts shown on the Phase #3 Assessment Roll – Phase #3 Improvements.

Phase #3 Additional Projects

Each Assessment for the Phase #3 Assessed Property for the Phases #3 Additional Projects shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #3's share of Additional Major Improvements. Interest on the obligation under the Reimbursement Agreement related to Phase #3's share of Additional Major Improvements shall be paid based on an interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #3 Additional Projects shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments related to the Phase #3 Additional Projects against the Phase #3 Assessed Property was 3.65%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #3 Additional Projects shall bear interest at the interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 8.65% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.65%. Furthermore, the Annual Installments of the Assessments levied against Phase #3 Assessed Property related to the Phase #3 Additional Projects may not exceed the amounts shown on the Phase #3 Assessment Roll – Phase #3 Additional Projects.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and/or the obligations due under the Reimbursement Agreement related to the Phase #2 Improvements, Phase #3 Improvements, and/or Phase #3 Additional Projects, as applicable, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or the obligations due under the Reimbursement Agreement related to the Phase #2 Improvements, Phase #3 Improvements, and/or Phase #3 Additional Projects, as applicable, in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease (but not increase), the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay such bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

J. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual

Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Phases #2-7 Major Improvement Area

Each Annual Installment of an Assessment related to the Phases #2-7 Major Improvement Area Projects, including the interest on the unpaid amount of such an Assessment, shall be calculated as of September 1 and updated annually. Each such Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phases #2-7 Major Improvement Area Bonds commenced with the issuance of the Phases #2-7 Major Improvement Area Bonds.

Phase #1

Each Annual Installment of an Assessment related to the Phase #1 Projects, including the interest on the unpaid amount of such an Assessment, shall be calculated as of September 1 and updated annually. Each such Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phase #1 Bonds commenced with the issuance of the Phase #1 Bonds.

Phase #2

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

Phase #3

The collection of the first Annual Installment of an Assessment related to the Phase #3 Projects for a Lot or Parcel of Phase #3 Assessed Property shall commence upon the earlier of: (i) September 1, 2024, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #3 Projects, such that upon the issuance of Bonds all Assessments in Phase #3 shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3 Assessed Property, such that all Assessments in the Phase #3 begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Lot or Parcel of Phase #3 Assessed Property for which collection has begun, shall be due by January 31st of the following calendar year.

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VII. THE ASSESSMENT ROLL

A. PHASES #2-7 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Each Parcel within Phases #2-7 Major Improvement Area has been evaluated by the City Council (based on the concept plan, developable area, proposed Homeowner Association Property and Public Property, the Phases #2-7 Major Improvement Area Projects, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phases #2-7 Major Improvement Area.

Phases #2-7 Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phases #2-7 Major Improvement Area Projects. Table VII-A summarizes the \$14,405,058 in special benefit received by the Phases #2-7 Major Improvement Area Projects, the pro rata costs of the PID formation, and bond issuance costs for the Phases #2-7 Major Improvement Area Bonds. The amount of Phases #2-7 Major Improvement Area Bonds is \$13,795,000, which is less than the benefit received by Phases #2-7 Major Improvement Area Assessed Property for the Phases #2-7 Major Improvement Area Projects, and as such the total Assessment for all Assessed Property within Phases #2-7 Major Improvement Area for the Phases #2-7 Major Improvement Area Projects is \$13,795,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within the Phases #2-7 Major Improvement Area is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phases #2-7 Major Improvement Area Assessment Roll is attached hereto as Appendix G.

**Table VII-A
Phases #2-7 Major Improvement Area
Special Benefit Summary**

Special Benefit	Total Cost
Total Phases #2-7 Major Improvement Area Projects ¹	\$11,574,778
<u>PID Formation/Bond Costs of Issuance:</u>	
Capitalized interest	\$755,430
Debt service reserve fund	\$1,014,000
Administrative Expenses	\$35,000
Other costs of issuance including Underwriter’s Discount	\$1,025,850
<i>Subtotal Bond Issuance Costs</i>	\$2,830,280
Total Special Benefit	\$14,405,058
<u>Special Benefit:</u>	
Total Special Benefit	\$14,405,058
Assessment	\$13,795,000
Excess Benefit	\$610,058

¹See Table III-A for details.

B. PHASE #1 ASSESSMENT ROLL

Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #1 Initial Projects. Table VII-B summarizes the \$11,992,499 in special benefit received by Phase #1 Assessed Property from the Phase #1 Initial Projects, the Phase #1 Additional Projects, the pro rata costs of the PID formation, and bond issuance costs for the Phase #1 Bonds. The total amount of Phase #1 Bonds is \$9,555,000, which is less than the benefit received by Phase #1 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #1 is \$9,555,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #1 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #1 Assessment Roll is attached hereto as Appendix H.

Table VII-B
Phase #1
Special Benefit Summary

Special Benefit	Total Cost
Total Phase #1 Improvements ¹	\$4,914,500
Total Phase #1 share of Initial Major Improvements ¹	\$3,254,369
Total Phase #1 share of Additional Major Improvements ¹	\$1,902,064
<i>Subtotal</i>	<i>\$10,070,933</i>
PID Formation/Bond Costs of Issuance:	
Capitalized interest	\$486,053
Debt service reserve fund	\$678,863
Administrative Expenses	\$35,000
Other costs of issuance including Underwriter's Discount	\$721,650
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,921,566</i>
Total Special Benefit	\$11,992,499
Special Benefit:	
Total Special Benefit	\$11,992,499
Assessment	\$9,555,000
Excess Benefit	\$2,437,499

¹See Table III-C for details. Phase #1's share of Additional Major Improvements will be paid by the Developer without reimbursement.

C. PHASE #2 ASSESSMENT ROLL

Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #2 Improvements. Table VII-C summarizes the \$7,019,197 in special benefit received by Phase #2 Assessed Property from the Phase #2 Improvements and Phase #2 Additional Projects. The total amount of obligation under the Reimbursement Agreement related to the Phase #2 Improvements is \$5,938,154, which is less than the benefit received by Phase #2 Assessed Property from the Phase #2 Projects, and as such the total Assessment for all Assessed Property within Phase #2 is \$5,938,154 plus annual Administrative Expenses and other authorized charges.

The Assessment for each Parcel of Assessed Property within Phase #2 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #2 Assessment Roll is attached hereto as Appendix I.

Table VII-C
Phase #2
Special Benefit Summary

Special Benefit	Total Cost
Total Phase #2 Improvements ¹	\$5,938,154
Total Phase #2 share of Additional Major Improvements ¹	\$1,081,043
<i>Subtotal</i>	<i>\$7,019,197</i>
Total Special Benefit	\$7,019,197
Special Benefit:	
Total Special Benefit	\$7,019,197
Assessment	\$5,938,154
Excess Benefit	\$1,081,043

¹See Table III-D for details. Phase #2’s share of Additional Major Improvements will be paid by the Developer without reimbursement.

D. PHASE #3 ASSESSMENT ROLL

The Phase #3 Assessed Property is being assessed separately for the special benefits conferred upon the property resulting from (i) the Phase #3 Improvements (ii) Phase #3 Additional Projects. Table VII-D summarizes the \$7,708,239 in special benefit received by the Phase #3 Assessed Property from the Phase #3 Improvements and Phase #3 Additional Projects, and the Administrative Expenses related to Phase #3. The Assessment levied under the Reimbursement Agreement related to Phase #3 Improvements is \$6,291,045 and the Assessment levied in under the Reimbursement Agreement related to Phase #3 Additional Projects is \$1,402,194. The total of these two assessments levied against the Phase #3 Assessed Property \$7,708,239 which is equal to the benefit received by the Phase #3 Assessed Property from the Phase #3 Improvements and Phase #3 Additional Projects. Accordingly, the total, collective Assessment to be applied to all the Phase #3 Assessed Property is \$7,708,239 plus annual Administrative Expenses and other authorized charges. The total Assessments for each Parcel of Assessed Property within Phase #3 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #3 Assessment Roll – Phase #3 Improvements is attached hereto as Appendix J-1 and the Phase #3 Assessment Roll – Phase #3 Additional Projects is attached hereto as Appendix J-2.

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Table VII-D
Phase #3
Special Benefit Summary

Special Benefit	Phase #3 Obligation under Reimbursement Agreement for the Phase #3 Improvements	Phase #3 Obligation under Reimbursement Agreement for Phase #3 Additional Projects	Total Cost
Total Phase #3 Improvements ¹	\$6,261,045	\$0	\$6,261,045
Total Phase #3 share of Additional Major Improvements ¹	\$0	\$1,402,194	\$1,402,194
<i>Subtotal</i>	<i>\$6,261,045</i>	<i>\$1,402,194</i>	<i>\$7,663,239</i>
Other Assessment Levy Costs			
First year Administrative Expenses	\$30,000	\$15,000	\$45,000
<i>Subtotal</i>	<i>\$30,000</i>	<i>\$15,000</i>	<i>\$45,000</i>
Total Special Benefit	\$6,291,045	\$1,417,194	\$7,708,239
Special Benefit:			
Total Special Benefit	\$6,291,045	\$1,417,194	\$7,708,239
Assessment	\$6,291,045	\$1,417,194	\$7,708,239
Excess Benefit	\$0	\$0	\$0

¹See Table III-E for details.

E. FUTURE PHASES ASSESSMENT ROLLS

Future Phases are developed, this Service and Assessment Plan will be updated to determine the Assessment for each Parcel located within Future Phases (e.g., an appendix will be added as the Assessment Roll for Phase #4, etc.).

F. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phases #2-7 Major Improvement Area Assessment Roll, Phase #1 Assessment Roll, Phase #2 Assessment Roll, the Phase #3 Assessment Roll – Phase #3 Improvements, and the Phase #3 Assessment Roll – Phase #3 Additional Projects in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

Upon the future issuance of Bonds, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual

Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of a parcel of Assessed Property claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable “Notice of the PID Assessment Termination”.

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the applicable Trust Indenture, such determination shall be conclusive.

Tables within this Service and Assessment Plan may be rounded to the nearest dollar for presentation purposes.

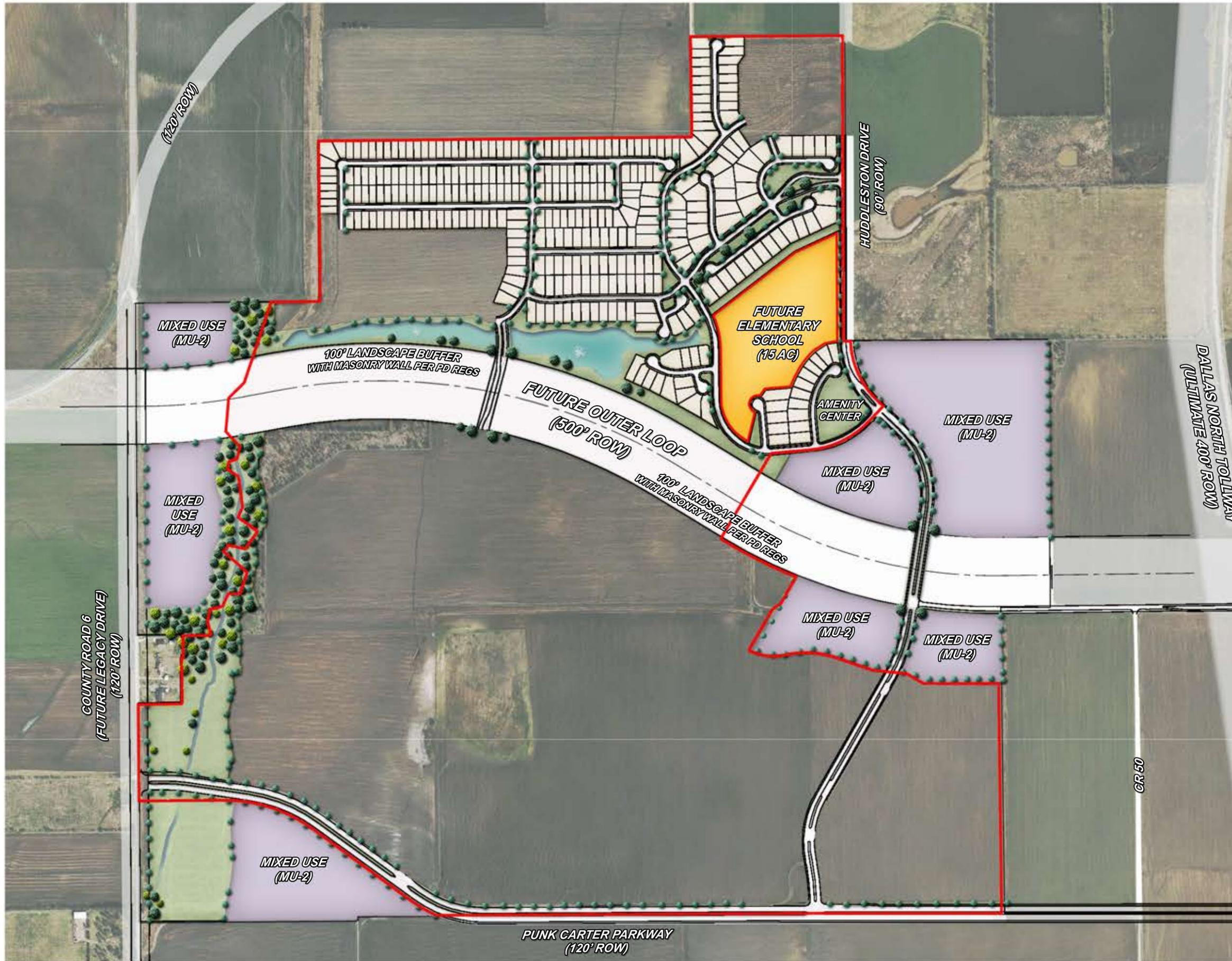
E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP



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

— PID BOUNDARY

Phase One

CONCEPT PLAN



Cambridge
8750 N. Central Expressway
Ste. 1735
Dallas, TX 75231

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
3225 Village Creek Drive, Suite 200 - Plano, Texas 75093
Phone 972-931-0094 Fax 972-931-9538



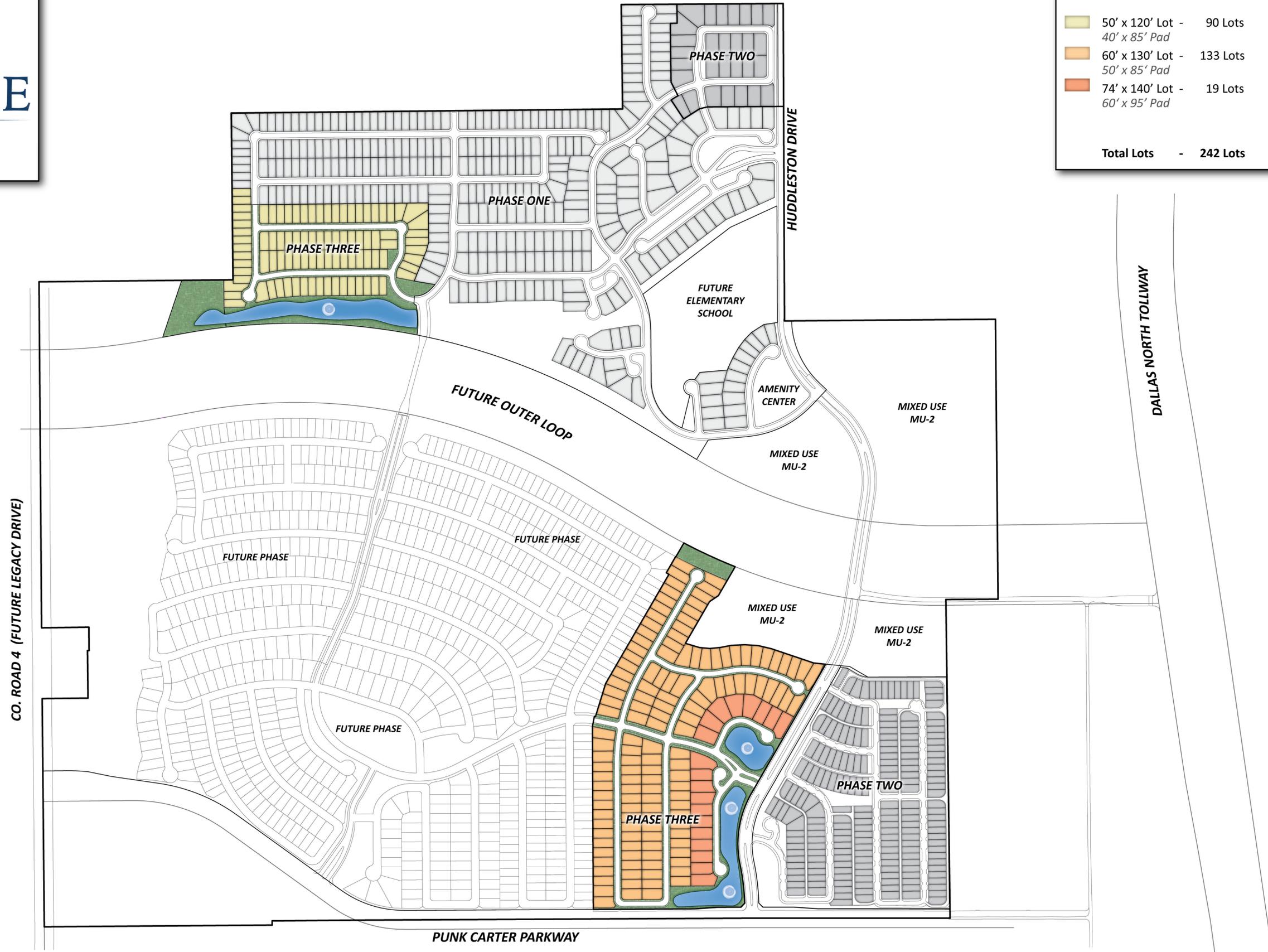
CAMBRIDGE CROSSING

Phase Three

LAND USE LEGEND

- 50' x 120' Lot - 90 Lots
40' x 85' Pad
- 60' x 130' Lot - 133 Lots
50' x 85' Pad
- 74' x 140' Lot - 19 Lots
60' x 95' Pad

Total Lots - 242 Lots

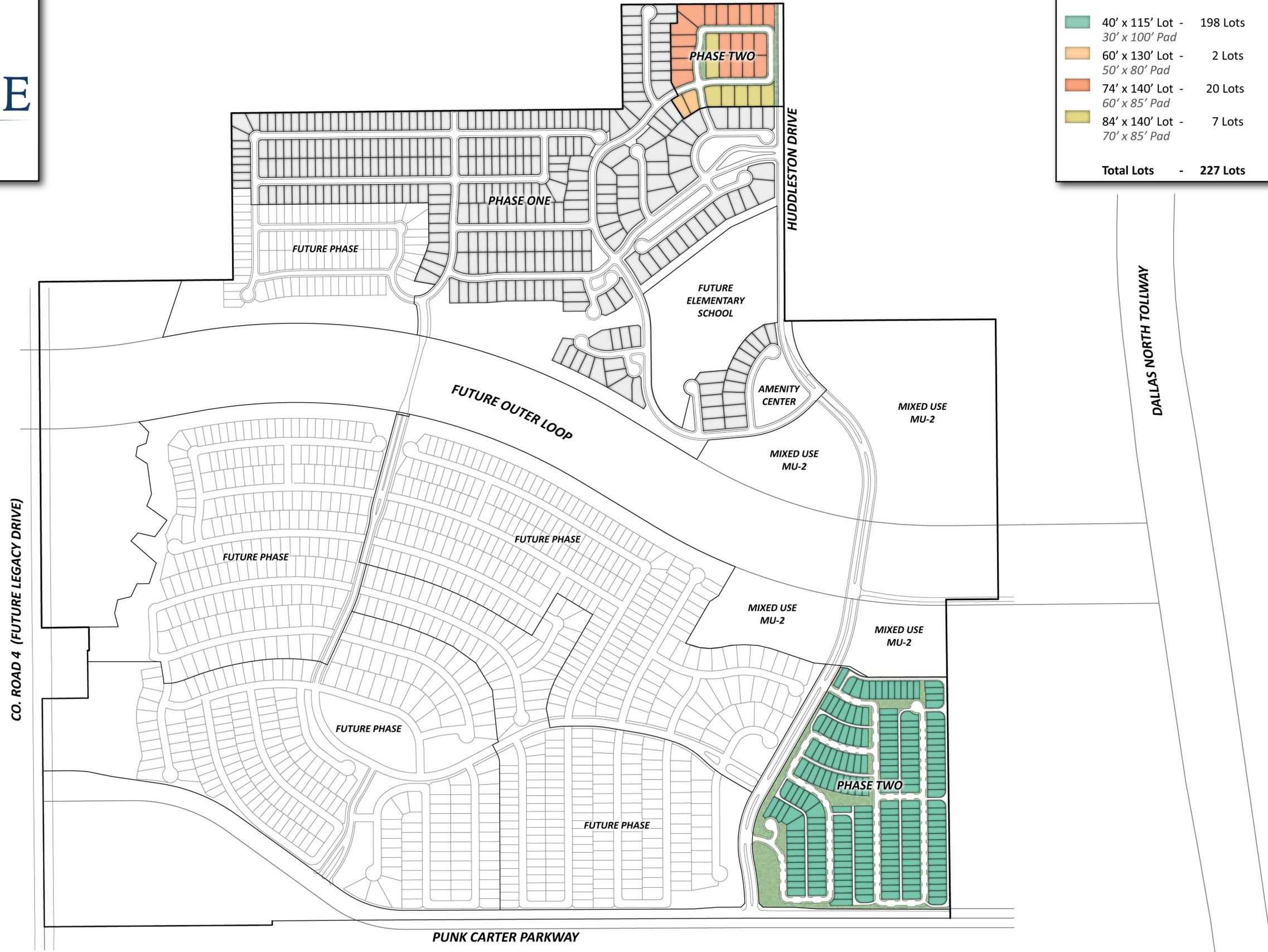




CAMBRIDGE CROSSING

Phase Two

LAND USE LEGEND		
	40' x 115' Lot - 30' x 100' Pad	198 Lots
	60' x 130' Lot - 50' x 80' Pad	2 Lots
	74' x 140' Lot - 60' x 85' Pad	20 Lots
	84' x 140' Lot - 70' x 85' Pad	7 Lots
Total Lots		227 Lots



APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

CAMBRIDGE CROSSING PID ~ PHASE ONE COSTS

City of Celina, Collin County, Texas

Construction Plan Set: 04-18-2018

Total Lots: **330**

Total Acres: **107.675**

Prepared: **06/06/18**

Revised: **_**

Opinion of Probable Cost Summary

SUMMARY	TOTAL
MAJOR IMPROVEMENTS	
WATER ~ MAJOR IMPROVEMENTS	1,020,500.00
SANITARY SEWER ~ MAJOR IMPROVEMENTS	1,422,020.00
DRAINAGE ~ MAJOR IMPROVEMENTS	1,047,000.00
ROADWAY ~ MAJOR IMPROVEMENTS	7,252,339.00
CITY, PROFESSIONAL & MISC. FEES ~ MAJOR	364,333.00
TOTAL ~ MAJOR IMPROVEMENTS	11,106,192.00
DIRECT IMPROVEMENTS	
WATER ~ DIRECT	1,097,000.00
SANITARY SEWER ~ DIRECT	1,003,000.00
ROADWAYS ~ DIRECT	2,543,000.00
CITY, PROFESSIONAL & MISC. FEES ~ DIRECT	194,000.00
TOTAL ~ DIRECT IMPROVEMENTS	4,837,000.00
GRAND TOTAL	15,943,192.00

GENERAL NOTES:

- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN 2015, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO THE VOLATILITY OF PRICES TODAY.

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- CORPS/WETLANDS MITIGATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES

CAMBRIDGE CROSSING PHASE TWO - DIRECT & MI SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A
Total Lots: 227
Prepared: 11/19/2020

Total Acres: 46.878
Revised: 08/16/21

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area	Lots	Cost	By Lot	By Acre
	(Ac)	(#)	(\$)	(\$)	(\$)
PHASE TWO	46.878	227	\$7,258,831	\$31,977	\$154,845
CATEGORY TOTALS	46.878	227	\$7,258,831	\$31,977	\$154,845

GENERAL NOTES:

- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN THE PAST COUPLE YEARS, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ECT
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227
Prepared: 11/19/2020

Total Acres: 46.878
Revised: 08/16/21

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	\$69,863	\$308	\$1,490
EXCAVATION (DIRECT)	\$190,556	\$839	\$4,065
EXCAVATION (MAJOR IMPROVEMENT)	\$29,329	\$129	\$625.64
RETAINING WALL (MAJOR IMPROVEMENTS)	\$272,422	\$1,200.10	\$5,811.30
WATER (DIRECT)	\$806,538	\$3,553	\$17,205
SANITARY SEWER (DIRECT)	\$543,344	\$2,394	\$11,591
SANITARY SEWER (MAJOR IMPROVEMENT)	\$207,112	\$912.39	\$4,418.11
STORM SEWER (DIRECT)	\$1,261,460	\$5,557	\$26,909
STORM SEWER (MAJOR IMPROVEMENT)	\$32,644	\$143.80	\$696.35
PAVING (DIRECT)	\$2,723,974	\$12,000	\$58,108
PAVING (MAJOR IMPROVEMENTS)	\$ 779,170	\$ 3,432.47	\$ 16,621.24
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	\$342,420	\$1,508	\$7,304
GRAND TOTAL	\$7,258,831	\$31,977	\$154,845

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227
Prepared: 11/19/2020

Total Acres: 46.878
Revised: 08/16/21

EROSION CONTROL (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	L.F.	3550	\$ 5,325
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	\$ 12,000.00	EA.	1	\$ 12,000
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	\$ 1.25	L.F.	12400	\$ 15,500
INLET PROTECTION	\$ 500.00	EA	41	\$ 20,500
DISK & SEED	\$ 325.00	ACRE	27	\$ 8,775
ENGINEERING, PLATTING & STAKING (10%)				\$ 6,210
MISCELLANEOUS ITEMS (2.5%)				\$ 1,553
TOTAL				\$ 69,863

EXCAVATION (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING	\$ 1,080.00	ACRE	14.5	\$ 15,660
CONSTRUCTION ENTRANCE	\$ 2,000.00	EA.	1	\$ 2,000
LOT EXCAVATION (NORTH)	\$ 2.37	C.Y.	2,648	\$ 6,275
LOT EXCAVATION (SOUTH)	\$ 2.47	C.Y.	8,955	\$ 22,118
IMPORT	\$ 8.15	C.Y.	1466	\$ 11,952.00
HAUL EXCESS AND PLACE	\$ 8.95	C.Y.	4064	\$ 36,378.00
MOISTURE CONDITION STREETS	\$ 75,000.00	LS.	1	\$ 75,000
ENGINEERING, PLATTING & STAKING (10%)				\$ 16,938
MISCELLANEOUS ITEMS (2.5%)				\$ 4,235
TOTAL				\$ 190,556

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING	\$ 1,080.00	ACRE	1.0	\$ 1,080
POND EXCAVATION	\$ 2.37	C.Y.	11000	\$ 26,070
ENGINEERING, PLATTING & STAKING (10%)				\$ 2,607
MISCELLANEOUS ITEMS (2.5%)				\$ 652
TOTAL				\$ 29,329

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
POND WALL	\$ 242,153.00	LS.	1	\$ 242,153.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 24,215.30
MISCELLANEOUS ITEMS (2.5%)				\$ 6,053.83
TOTAL				\$ 272,422.13

Opinion of Probable Cost
CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227
 Prepared: 11/19/2020

Total Acres: 46.878
 Revised: 08/16/21

WATER (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE DR-14	\$ 34.78	L.F.	7859	\$ 273,336
6" GATE VALVE & BOX	\$ 910.00	EA.	17	\$ 15,470
8" GATE VALVE & BOX	\$ 1,365.00	EA.	28	\$ 38,220
REMOVE, LOWER & REPLACE 18" PVC DR 18	\$ 425.00	L.F.	20	\$ 8,500
FIRE HYDRANT W/ 6" LEAD	\$ 4,050.00	EA.	17	\$ 68,850
18"X8" CUT IN TEE	\$ 11,550.00	EA.	5	\$ 57,750
18" CUT IN BUTTERFLY VALVE	\$ 10,400.00	EA.	2	\$ 20,800
TEMPORARY POST HYDRANT	\$ 2,900.00	EA.	1	\$ 2,900
RELOCATE EX. FIRE HYDRANT	\$ 1,500.00	EA.	1	\$ 1,500
1" SINGLE WATER SERVICE	\$ 801.00	EA.	226	\$ 181,026
CONNECT TO EXISTING	\$ 450.00	EA.	7	\$ 3,150
MISCELLANEOUS FITTINGS	\$ 5,450.00	TON	7	\$ 35,425
TRACER WIRE TEST STATIONS	\$ 215.00	EA.	30	\$ 6,450
TESTING & CHLORINATION	\$ 0.45	L.F.	7879	\$ 3,546
ENGINEERING, PLATTING & STAKING (10%)				\$ 71,692
MISCELLANEOUS ITEMS (2.5%)				\$ 17,923
TOTAL				\$ 806,538

NOTE:

- 1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.
- 2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. PIPE (SDR-35)	\$ 29.25	L.F.	5985	\$ 175,061
4' DIAMETER MANHOLE	\$ 4,815.00	EA.	22	\$ 105,930
4' DIAMETER MANHOLE ON EXISTING	\$ 6,250.00	EA.	1	\$ 6,250
MANHOLE I & I BARRIER	\$ 345.00	EA.	23	\$ 7,935
ADJUST EXISTING MH RIM ELEVATION	\$ 800.00	EA.	1	
4" SERVICE LINES	\$ 753.00	EA.	225	\$ 169,425
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	\$ 67.75	L.F.	160	\$ 10,840
END AND PLUG	\$ 50.00	EA.	1	\$ 50
TRENCH SAFETY	\$ 0.10	L.F.	5985	\$ 599
TESTING & T.V. INSPECTION	\$ 1.15	L.F.	5985	\$ 6,883
ENGINEERING, PLATTING & STAKING (10%)				\$ 48,297
MISCELLANEOUS ITEMS (2.5%)				\$ 12,074
TOTAL				\$ 543,344

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
10" P.V.C. PIPE (SDR-35)	\$ 37.95	L.F.	776	\$ 29,449
8" P.V.C. PIPE (SDR-35)	\$ 29.25	L.F.	1971	\$ 57,652
4' DIAMETER MANHOLE	\$ 4,815.00	EA.	7	\$ 33,705
MANHOLE I & I BARRIER	\$ 345.00	EA.	7	\$ 2,415
CONNECT TO EXISTING	\$ 1,815.00	EA.	1	\$ 1,815
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	\$ 67.75	L.F.	80	\$ 5,420
14" STEEL ENCASEMENT BY BORE	\$ 380.00	L.F.	132	\$ 50,160
END AND PLUG	\$ 50.00	EA.	1	\$ 50
TRENCH SAFETY	\$ 0.10	L.F.	2747	\$ 275
TESTING & T.V. INSPECTION	\$ 1.15	L.F.	2747	\$ 3,159
ENGINEERING, PLATTING & STAKING (10%)				\$ 18,410
MISCELLANEOUS ITEMS (2.5%)				\$ 4,602
TOTAL				\$ 207,112

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227
Prepared: 11/19/2020

Total Acres: 46.878
Revised: 08/16/21

STORM SEWER (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
18" R.C.P. (Reinforced Concrete Pipe)	\$ 56.50	L.F.	1574	\$ 88,931
18" R.C.P. (RUBBER GASKET)	\$ 65.00	L.F.	414	\$ 26,910
21" R.C.P.	\$ 62.00	L.F.	703	\$ 43,586
21" R.C.P. (RUBBER GASKET)	\$ 72.50	L.F.	10	\$ 725
24" R.C.P.	\$ 71.50	L.F.	337	\$ 24,096
27" R.C.P. (RUBBER GASKET)	\$ 89.00	L.F.	179	\$ 15,931
30" R.C.P.	\$ 89.00	L.F.	550	\$ 48,950
30" R.C.P. (RUBBER GASKET)	\$ 98.00	L.F.	230	\$ 22,540
36" R.C.P.	\$ 116.00	L.F.	208	\$ 24,128
36" R.C.P. (RUBBER GASKET)	\$ 137.50	L.F.	385	\$ 52,938
42" R.C.P.	\$ 151.00	L.F.	275	\$ 41,525
48" R.C.P.	\$ 179.00	L.F.	106	\$ 18,974
48" R.C.P. (RUBBER GASKET)	\$ 201.00	L.F.	580	\$ 116,580
7' X 4' R.C.B (RUBBER GASKET)	\$ 466.00	L.F.	691	\$ 322,006
10' INLET	\$ 4,200.00	EA.	32	\$ 134,400
15' INLET	\$ 5,000.00	EA.	2	\$ 10,000
2-GRATE COMBO INLET	\$ 5,475.00	EA.	7	\$ 38,325
7' X 4' SWO HEADWALL	\$ 7,700.00	EA.	1	\$ 7,700
4'X4' STORM SEWER MANHOLE	\$ 5,700.00	EA.	5	\$ 28,500
5'X5' STORM SEWER MANHOLE	\$ 6,950.00	EA.	2	\$ 13,900
9' X 4' JUNCTION BOX (15' DEEP)	\$ 16,350.00	EA.	1	\$ 16,350
9' X 6' JUNCTION BOX	\$ 13,950.00	EA.	1	\$ 13,950
CONNECT TO EXISTING STORM LINE	\$ 575.00	EA.	1	\$ 575
TRENCH SAFETY	\$ 0.10	L.F.	6242	\$ 624
TV INSPECTION	\$ 1.50	L.F.	6242	\$ 9,363
ENGINEERING, PLATTING & STAKING (10%)				\$ 112,151
MISCELLANEOUS ITEMS (2.5%)				\$ 27,804
TOTAL				\$ 1,261,460

STORM SEWER (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
18" R.C.P. (Reinforced Concrete Pipe)	\$ 56.50	L.F.	516	\$ 29,154
18" R.C.P. (RUBBER GASKET)	\$ 65.00	L.F.	207	\$ 13,455
21" R.C.P.	\$ 62.00	L.F.	11	\$ 682
30" R.C.P.	\$ 89.00	L.F.	115	\$ 10,235
33" R.C.P.	\$ 102.00	L.F.	106	\$ 10,812
10' RECESSED INLET	\$ 4,350.00	EA.	7	\$ 30,450
4'x4' DROP INLET	\$ 3,350.00	EA.	1	\$ 3,350
4'X4' STORM SEWER MANHOLE	\$ 5,700.00	EA.	1	\$ 5,700
5'X5' STORM SEWER MANHOLE	\$ 6,950.00	EA.	1	\$ 6,950
DETENTION POND OUTLET STRUCTURE	\$ 10,375.00	EA.	2	\$ 20,750
CONNECT TO EXISTING STORM LINE	\$ 575.00	EA.	9	\$ 5,175
END AND PLUG 18" RCP	\$ 50.00	EA.	2	\$ 100
REMOVE EXISTING DROP INLET	\$ 450.00	EA.	3	\$ 1,350
REMOVE EXISTING CURB INLET	\$ 500.00	EA.	1	\$ 500
TRENCH SAFETY	\$ 0.10	L.F.	955	\$ 96
TV INSPECTION	\$ 1.50	L.F.	955	\$ 1,433
ENGINEERING, PLATTING & STAKING (10%)				\$ 2,593
MISCELLANEOUS ITEMS (2.5%)				\$ 648
TOTAL				\$ 32,644

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227
Prepared: 11/19/2020

Total Acres: 46.878
Revised: 08/16/21

PAVING (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
6" REINF. CONCRETE STREET PAVEMENT (25')	\$ 42.85	S.Y.	21,136	\$ 905,678
6" REINF. CONCRETE STREET PAVEMENT (29')	\$ 42.85	S.Y.	6,019	\$ 257,914
6" REINF. CONCRETE ALLEY (12')	\$ 55.80	S.Y.	9,982	\$ 556,996
6" LIME TREATED SUBGRADE	\$ 3.55	S.Y.	40,469	\$ 143,665
HYDRATED LIME (36 LBS/SY)	\$ 170.00	TON	612	\$ 104,040
5' SIDEWALK	\$ 6.15	S.F.	58,385	\$ 359,068
BARRIER FREE RAMP	\$ 2,000.00	EA.	23	\$ 46,000
DETECTABLE WARNING AT ALLEY	\$ 1,000.00	EA.	29	\$ 29,000
STREET NAME BLADE (BRANDON INDUSTRIES)	\$ 275.00	EA.	40	\$ 11,000
STOP SIGN AND POLE (BRANDON INDUSTRIES)	\$ 1,325.00	EA.	6	\$ 7,950
ENGINEERING, PLATTING & STAKING (10%)				\$ 242,131
MISCELLANEOUS ITEMS (2.5%)				\$ 60,533
TOTAL				\$ 2,723,974

PAVING (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
9" REINF. CONCRETE STREET PAVEMENT	\$ 55.30	SY.	9055	\$ 500,742
8" LIME TREATED SUBGRADE	\$ 5.50	SY.	9717	\$ 53,444
HYDRATED LIME	\$ 170.00	TN.	175	\$ 29,750
LAYDOWN MEDIAN NOSE WITH STAMPED CONCRETE	\$ 40.00	SY.	171	\$ 6,840
CONCRETE STREET HEADER	\$ 20.00	LF.	28	\$ 560
ROAD BARRICADE	\$ 35.00	L.F.	36	\$ 1,260.00
CONNECT TO EXISTING	\$ 800.00	EA.	1	\$ 800
SIDEWALK	\$ 6.15	SF.	7600	\$ 46,740
BARRIER FREE RAMP	\$ 2,000.00	EA.	5	\$ 10,000
STREET NAME BLADES (BRANDON INDUSTRIES)	\$ 275.00	EA.	4	\$ 1,100
STOP SIGN AND POLE (BRANDON INDUSTRIES)	\$ 1,325.00	EA.	2	\$ 2,650
SAWCUT AND DISPOSE OF CONCRETE CURB & GUTTER	\$ 25.00	LF.	1013	\$ 25,325
REMOVE EXISTING CONCRETE PAVEMENT	\$ 12.00	SY.	508	\$ 6,096
TRAFFIC CONTROL	\$ 8,000.00	LS.	1	\$ 8,000
ENGINEERING, PLATTING & STAKING (10%)				\$ 68,531
MISCELLANEOUS ITEMS (2.5%)				\$ 17,333
TOTAL				\$ 779,170

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PLATTING FEE	\$ 1,500.00	L.S.	1	\$ 1,500
ENGINEERING REVIEW FEE	\$ 10,000.00	L.S.	1	\$ 10,000
INSPECTION FEE (4%)	\$ 254,169.69	L.S.	1	\$ 254,170
GEO-TECHNICAL REPORT	\$ 10,000.00	L.S.	1	\$ 10,000
MATERIAL TESTING	\$ 250.00	LOT.	227	\$ 56,750
SWPPP ADMINISTRATION	\$ 5,000.00	L.S.	1	\$ 5,000
PRINTS & COURIER SERVICE	\$ 5,000.00	L.S.	1	\$ 5,000
TOTAL				\$ 342,420

CAMBRIDGE CROSSING PHASE TWO INDIRECT SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227

Total Acres: 46.878

Prepared: 11/19/2020

Revised: 08/16/21

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area	Lots	Cost	By Lot	By Acre
	(Ac)	(#)	(\$)	(\$)	(\$)
PHASE TWO	46.878	227	\$2,303,000	\$10,145	\$49,128
TOTAL	46.878	227	\$2,303,000	\$10,145	\$49,128

NOTES:

- 1) COSTS EXCLUDE ALL FEES AND COSTS ASSOCIATED WITH ROADWAY AND PUBLIC UTILITY IMPROVEMENTS.
- 2) ASSUMES MOISTURE CONDITIONING. A GEOTECHNICAL REPORT IS NEEDED TO DETERMINE REQUIREMENTS.
- 3) DEVELOPER TO CONFIRM LANDSCAPE, SCREENING WALL, ENTRY MONUMENTATION COSTS WITH APPROPRIATE CONSULTANT

CAMBRIDGE CROSSING PHASE TWO - INDIRECT DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227

Total Acres: 46.878

Prepared: 11/19/2020

Revised: 08/16/21

EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE/POST EROSION CONTROL	\$ 400.00	LOT	227	\$ 90,800.00
MISCELLANEOUS ITEMS (5%)				\$ 5,200.00
TOTAL				\$ 96,000.00

EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING	\$ 1,080.00	AC.	31.4	\$ 33,889.00
LOT EXCAVATION (NORTH)	\$ 2.37	C.Y.	5,730	\$ 13,580.00
LOT EXCAVATION (SOUTH)	\$ 2.47	C.Y.	19,378	\$ 47,864.00
IMPORT	\$ 8.15	C.Y.	3174	\$ 25,865.00
HAUL EXCESS AND PLACE	\$ 8.95	C.Y.	8796	\$ 78,720.00
MOISTURE CONDITION PADS	\$539,195.00	LS.	1	\$ 539,195.00
INSTALL POLY ON LOTS (ZONE 2 NORTH)	\$ 760.00	LOT	10	\$ 7,600.00
INSTALL POLY ON LOTS (ZONE 2 SOUTH)	\$ 440.00	LOT	174	\$ 76,560.00
INSTALL POLY ON LOTS (ZONE 3 SOUTH)	\$ 520.00	LOT	4	\$ 2,080.00
INITIAL LOT BENCHING (NORTH)	\$ 260.00	LOT	29	\$ 7,540.00
INITIAL LOT BENCHING (SOUTH)	\$ 140.00	LOT	198	\$ 27,720.00
FINAL LOT BENCHING (NORTH)	\$ 260.00	LOT	29	\$ 7,540.00
FINAL LOT BENCHING (SOUTH)	\$ 140.00	LOT	198	\$ 27,720.00
MISCELLANEOUS ITEMS (5%)				\$ 45,127.00
TOTAL				\$ 941,000.00

RETAINING WALL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
LOT WALLS	\$ 44,956.00	LS.	1	\$ 44,956.00
MISCELLANEOUS ITEMS (5%)				\$ 3,044.00
TOTAL				\$ 48,000.00

AMENITY IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)

MISCELLANEOUS ON-SITE IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
ELECTRIC & GAS SERVICE (INCLUDES STREET LIGHT	\$ 2,920.00	LOT	227	\$ 662,840.00
FRANCHISE UTILITY SLEEVES	\$ 10.00	L.F.	600	\$ 6,000.00
MISCELLANEOUS ITEMS (5%)				\$ 34,160.00
TOTAL				\$ 703,000.00

MISCELLANEOUS FEES	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
ENGINEERING	\$ 61,165.00	%	1	\$ 61,165.00
STAKING	\$ 32,935.00	%	1	\$ 32,935.00
FINAL GEO-TECH REPORT	\$ 350.00	LOT	227	\$ 79,450.00
PARK FEE	\$ 1,500.00	LOT	227	\$ 340,500.00
TOTAL				\$ 515,000.00

GRAND TOTAL	\$ 2,303,000.00
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CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242
Prepared: 7/20/2024

Total Acres: 68.538
Revised: 09/23/22

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	\$113,611	\$469	\$1,658
EXCAVATION (DIRECT)	\$214,285	\$885	\$3,127
ROADWAY - EXCAVATION (MAJOR IMPROVEMENT)	\$122,111	\$505	\$1,782
STORM - RETAINING WALLS (MAJOR IMPROVEMENT)	\$1,277,000	\$5,276.86	\$18,632.00
WATER (DIRECT)	\$1,009,058	\$4,170	\$14,723
SANITARY SEWER (DIRECT)	\$723,478	\$2,990	\$10,556
STORM SEWER (DIRECT)	\$1,403,769	\$5,801	\$20,482
STORM SEWER (MAJOR IMPROVEMENTS)	\$852,917	\$3,524	\$12,444
ROADWAY - PAVING (DIRECT)	\$2,437,534	\$10,072	\$35,565
ROADWAY - PAVING (MAJOR IMPROVEMENTS)	\$ 354,324	\$ 1,464	\$ 5,170
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	\$359,310	\$1,485	\$5,243
GRAND TOTAL	\$8,867,398	\$36,642	\$129,379

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242
Prepared: 7/20/2021

Total Acres: 68.538
Revised:

EROSION CONTROL (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	L.F.	6925	\$ 10,387.50
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	\$ 12,000.00	EA.	2	\$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	\$ 1.25	L.F.	20300	\$ 25,375.00
INLET PROTECTION	\$ 500.00	EA	48	\$ 24,000.00
DISK & SEED	\$ 325.00	ACRE	53	\$ 17,225.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 10,098.75
MISCELLANEOUS ITEMS (2.5%)				\$ 2,524.69
TOTAL				\$ 113,610.94

EXCAVATION (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (NORTH)	\$ 1,860.00	ACRE	3.2	\$ 5,952
CLEARING AND GRUBBING (SOUTH)	\$ 1,200.00	ACRE	12.5	\$ 15,000
ONSITE CUT/FILL (N)	\$ 2.65	C.Y.	5057	\$ 13,401
ONSITE CUT/FILL (S)	\$ 2.95	C.Y.	21280	\$ 62,776
SURCHARGE - BORROW FROM STOCKPILE (N)	\$ 2.40	C.Y.	2233	\$ 5,359
SURCHARGE - HAUL TO STOCKPILE (S)	\$ 2.45	C.Y.	6523	\$ 15,981
CONSTRUCTION ENTRANCE	\$ 2,000.00	EA.	2	\$ 4,000
MC STREET SUBGRADE 5' DEEP	\$ 3.25	C.Y.	20925	\$ 68,006
ENGINEERING, PLATTING & STAKING (10%)				\$ 19,048
MISCELLANEOUS ITEMS (2.5%)				\$ 4,762
TOTAL				\$ 214,285

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (NORTH)	\$ 1,860.00	ACRE	7.4	\$ 13,764
CLEARING AND GRUBBING (SOUTH)	\$ 1,200.00	ACRE	6.9	\$ 8,244
ONSITE CUT/FILL (N)	\$ 2.65	C.Y.	11638	\$ 30,841
ONSITE CUT/FILL (S)	\$ 2.95	C.Y.	11718	\$ 34,568
SURCHARGE - BORROW FROM STOCKPILE (N)	\$ 2.40	C.Y.	5140	\$ 12,336
SURCHARGE - HAUL TO STOCKPILE (S)	\$ 2.45	C.Y.	3588	\$ 8,791
ENGINEERING, PLATTING & STAKING (10%)				\$ 10,854
MISCELLANEOUS ITEMS (2.5%)				\$ 2,714
TOTAL				\$ 122,111

RETAINING WALL (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
POND WALLS	\$ 1,215,917.00	L.S.	1	\$ 1,215,917.00
MISCELLANEOUS ITEMS (5%)				\$ 61,083.00
TOTAL				\$ 1,277,000.00

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242
Prepared: 7/20/2021

Total Acres: 68.538
Revised:

WATER (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE DR-14	\$ 46.90	L.F.	10079	\$ 472,705
6" GATE VALVE & BOX	\$ 1,035.00	EA.	21	\$ 21,735
8" GATE VALVE & BOX	\$ 1,575.00	EA.	32	\$ 50,400
FIRE HYDRANT W/ 6" LEAD	\$ 4,850.00	EA.	21	\$ 101,850
TEMPORARY POST F.H. FLUSH VAVLE	\$ 3,090.00	EA.	1	\$ 3,090
1" SINGLE WATER SERVICE	\$ 832.00	EA.	240	\$ 199,680
CONNECT TO EXISTING	\$ 450.00	EA.	5	\$ 2,250
MISCELLANEOUS FITTINGS	\$ 5,895.00	TON	5.8	\$ 34,191
TRACE WIRE STATIONS	\$150.00	EA.	40.0	\$ 6,000
TESTING & CHLORINATION	\$ 0.50	L.F.	10079	\$ 5,040
ENGINEERING, PLATTING & STAKING (10%)				\$ 89,694
MISCELLANEOUS ITEMS (2.5%)				\$ 22,424
TOTAL				\$ 1,009,058

NOTE:

- 1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.
- 2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. SEWER (SDR-35)	\$ 36.25	L.F.	7756	\$ 281,155
4' DIAMETER MANHOLE	\$ 5,115.00	EA.	26	\$ 132,990
4' DIAMETER DROP MANHOLE	\$ 8,165.00	EA.	1	\$ 8,165
ADJUST EX. SEWER MANHOLE RIM GRADE	\$ 800.00	EA.	6	\$ 4,800
4" SERVICE LINES	\$ 874.00	EA.	194	\$ 169,556
16" SDR-26 ENCASMENT PIPE (@ WTR CROSSINGS)	\$ 104.00	L.F.	80	\$ 8,320
LOCATE & ADJUST EX. SEWER SERVICE	\$ 375.00	EA.	47	\$ 17,625
MANHOLE I & I BARRIERS	\$ 405.00	EA.	10	\$ 4,050
CONNECT TO EX. MANHOLE	\$ 1,895.00	EA.	1	\$ 1,895
CONNECT TO EX. SEWER MAIN	\$ 450.00	EA.	3	\$ 1,350
TRENCH SAFETY	\$ 0.10	L.F.	7756	\$ 776
TESTING & T.V. INSPECTION	\$ 1.60	L.F.	7756	\$ 12,410
ENGINEERING, PLATTING & STAKING (10%)				\$ 64,309
MISCELLANEOUS ITEMS (2.5%)				\$ 16,077
TOTAL				\$ 723,478

Opinion of Probable Cost
CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242
 Prepared: 7/20/2021

Total Acres: 68.538
 Revised:

STORM SEWER (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
18" R.C.P. (Reinforced Concrete Pipe)	\$ 59.00	L.F.	748	\$ 44,132
18" R.C.P. (RUBBER GASKET)	\$ 68.00	L.F.	665	\$ 45,220
21" R.C.P.	\$ 65.00	L.F.	118	\$ 7,670
21" R.C.P. (RUBBER GASKET)	\$ 77.00	L.F.	216	\$ 16,632
24" R.C.P.	\$ 74.50	L.F.	405	\$ 30,173
24" R.C.P. (RUBBER GASKET)	\$ 85.00	L.F.	116	\$ 9,860
27" R.C.P.	\$ 81.50	L.F.	535	\$ 43,603
27" R.C.P. (RUBBER GASKET)	\$ 94.00	L.F.	66	\$ 6,204
30" R.C.P.	\$ 93.00	L.F.	650	\$ 60,450
30" R.C.P. (RUBBER GASKET)	\$ 103.00	L.F.	374	\$ 38,522
33" R.C.P.	\$ 107.50	L.F.	117	\$ 12,578
33" R.C.P. (RUBBER GASKET)	\$ 124.50	L.F.	213	\$ 26,519
36" R.C.P.	\$ 123.00	L.F.	551	\$ 67,773
48" R.C.P.	\$ 189.50	L.F.	20	\$ 3,790
48" R.C.P. (RUBBER GASKET)	\$ 213.00	L.F.	450	\$ 95,850
7' X 5' R.C.B (RUBBER GASKET)	\$ 537.00	L.F.	185	\$ 99,345
7' X 6' R.C.B (RUBBER GASKET)	\$ 580.00	L.F.	484	\$ 280,720
18" SLOPED END HEADWALL (4:1 NO BARS)	\$ 3,150.00	EA.	1	\$ 3,150
30" SLOPED END HEADWALL (4:1 NO BARS)	\$ 3,300.00	EA.	1	\$ 3,300
7' X 6' SWO HEADWALL (4:1 H=7' NO BARS)	\$ 12,975.00	EA.	1	\$ 12,975
10' CURB INLET	\$ 4,700.00	EA.	48	\$ 225,600
12' CURB INLET	\$ 5,150.00	EA.	4	\$ 20,600
4' X 4' STORM SEWER MANHOLE	\$ 5,950.00	EA.	5	\$ 29,750
5' X 5' STORM SEWER MANHOLE	\$ 7,200.00	EA.	2	\$ 14,400
8' X 8' STORM SEWER MANHOLE	\$ 17,900.00	EA.	2	\$ 35,800
CONNECT TO EXISTING STORM LINE	\$ 550.00	EA.	3	\$ 1,650
TRENCH SAFETY	\$ 0.10	L.F.	5913	\$ 591
TV INSPECTION	\$ 1.85	L.F.	5913	\$ 10,939
ENGINEERING, PLATTING & STAKING (10%)				\$ 124,779
MISCELLANEOUS ITEMS (2.5%)				\$ 31,195
TOTAL				\$ 1,403,769

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
18" R.C.P. (Reinforced Concrete Pipe) (RUBBER GASKET)	\$ 68.00	L.F.	78	\$ 5,304
33" R.C.P.	\$ 107.50	L.F.	192	\$ 20,640
33" R.C.P. (RUBBER GASKET)	\$ 124.50	L.F.	199	\$ 24,776
48" R.C.P. (RUBBER GASKET)	\$ 213.00	L.F.	357	\$ 76,041
5' X 4' R.C.B. (RUBBER GASKET)	\$ 327.00	L.F.	219	\$ 71,613
6' X 6' R.C.B (RUBBER GASKET)	\$ 512.00	L.F.	168	\$ 86,016
33" SLOPED END HEADWALL	\$ 3,375.00	EA.	1	\$ 3,375
6' X 6' SWO HEADWALL (4:1 H=7' NO BARS)	\$ 12,375.00	EA.	2	\$ 24,750
10' CURB INLET	\$ 4,700.00	EA.	4	\$ 18,800
5' X 5' STORM MANHOLE	\$ 7,200.00	EA.	1	\$ 7,200
6' X 6' STORM MANHOLE	\$ 12,375.00	EA.	1	\$ 12,375
CONNECT TO EXISTING STORM LINE	\$ 550.00	EA.	1	\$ 550
REM. 8' X 8' WYE INLET TOP & INSTALL GRATE	\$ 13,500.00	EA.	1	\$ 13,500
15 - 10' X 2' BOX CULVERT (MC-10-10)	\$ 16,250.00	L.F.	6	\$ 97,500
15 - 10' X 2' SWO HEADWALL w/10' LONG WING	\$ 92,975.00	EA.	2	\$ 185,950
PUMP DOWN PONDS	\$ 20,000.00	LS	1	\$ 20,000
TRENCH SAFETY	\$ 0.10	L.F.	1213	\$ 121
TV INSPECTION	\$ 1.85	L.F.	1213	\$ 2,244
POND EXCAVATION (N)	\$ 6.85	C.Y.	5,800	\$ 39,730
POND DEWATERING (N)	\$ 20,000.00	L.S.	1	\$ 20,000
POND GRADING (N)	\$ 0.35	S.Y.	26,567	\$ 9,298
POND GRADING (S)	\$ 0.35	S.Y.	23,900	\$ 8,365
DEWATER PH. 3 SOUTH POND	\$ 10,000.00	L.S.	1	\$ 10,000
ENGINEERING, PLATTING & STAKING (10%)				\$ 75,815
MISCELLANEOUS ITEMS (2.5%)				\$ 18,954
TOTAL				\$ 852,917

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242
Prepared: 7/20/2021

Total Acres: 68.538
Revised:

PAVING (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	\$ 48.22	S.Y.	33,151	\$ 1,598,541
6" LIME TREATED SUBGRADE	\$ 3.55	S.Y.	37,531	\$ 133,235
HYDRATED LIME (32 LBS/SY)	\$ 206.00	TON	667	\$ 137,402
5' SIDEWALK	\$ 6.50	S.F.	3,347	\$ 21,756
6' SIDEWALK	\$ 6.50	S.F.	35,879	\$ 233,214
BARRIER FREE RAMPS	\$ 2,300.00	EA.	12	\$ 27,600
STREET NAME BLADE (BRANDON INDUSTRIES)	\$ 275.00	EA.	20	\$ 5,500
STOP SIGN AND POLE (BRANDON INDUSTRIES)	\$ 1,350.00	EA.	7	\$ 9,450
ENGINEERING, PLATTING & STAKING (10%)				\$ 216,670
MISCELLANEOUS ITEMS (2.5%)				\$ 54,167
TOTAL				\$ 2,437,534

PAVING (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
6" REINF. CONCRETE STREET PAVEMENT	\$ 48.22	SY.	3683	\$ 177,595
6" LIME TREATED SUBGRADE	\$ 3.55	SY.	4170	\$ 14,804
HYDRATED LIME (32 LBS/SY)	\$ 206.00	TN.	75	\$ 15,450
CONCRETE STREET HEADER	\$ 20.00	LF.	29	\$ 580
END OF ROAD BARRICADE	\$ 1,100.00	L.S.	1	\$ 1,100
CONNECT TO EXISTING	\$ 800.00	EA.	2	\$ 1,600
6' SIDEWALK	\$ 6.50	SF.	3986	\$ 25,909
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	\$ 318.15	S.Y.	56	\$ 17,817
BARRIER FREE RAMPS	\$ 2,300.00	EA.	15	\$ 34,500
SAWCUT & DISPOSE OF CONCRETE CURB & GUTTER	\$ 25.00	L.F.	160	\$ 4,000
PAVEMENT MARKINGS	\$ 3,500.00	L.S.	1	\$ 3,500
STREET NAME BLADES (BRANDON INDUSTRIES)	\$ 275.00	EA.	12	\$ 3,300
STOP SIGN AND POLE (BRANDON INDUSTRIES)	\$ 1,350.00	EA.	6	\$ 8,100
TRAFFIC CONTROL	\$ 6,700.00	L.S.	1	\$ 6,700
ENGINEERING, PLATTING & STAKING (10%)				\$ 31,496
MISCELLANEOUS ITEMS (2.5%)				\$ 7,874
TOTAL				\$ 354,324

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PLATTING FEE	\$ 1,500.00	L.S.	1	\$ 1,500
ENGINEERING REVIEW FEE	\$ 10,000.00	L.S.	1	\$ 10,000
INSPECTION FEE (4%)	\$ 267,310	L.S.	1	\$ 267,310
GEO-TECHNICAL REPORT	\$ 10,000.00	L.S.	1	\$ 10,000
MATERIAL TESTING	\$ 250.00	LOT.	242	\$ 60,500
SWPPP ADMINISTRATION	\$ 5,000.00	L.S.	1	\$ 5,000
PRINTS & COURIER SERVICE	\$ 5,000.00	L.S.	1	\$ 5,000
TOTAL				\$ 359,310

CAMBRIDGE CROSSING PHASE FOUR & FIVE - MI SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289

Prepared: 7/20/2021

Total Acres: 79.7

Revised:

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost (\$)	By Lot (\$)	By Acre (\$)
PHASE FOUR	79.7	289	\$3,832,328	\$13,261	\$48,084
PHASE FIVE	56.3	242	\$851,722	\$3,520	\$15,128
CATEGORY TOTALS	136	531	\$4,684,050	\$8,821	\$34,442

GENERAL NOTES:

- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.

- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN THE PAST COUPLE YEARS, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO VOLATILITY OF PRICES TODAY.

- IMPACT FEES DUE AT TIME OF BUILDING PERMIT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ECT
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY

CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289

Prepared: 12/12/2022

Total Acres: 79.7

Revised:

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	\$174,526	\$604	\$2,190
RETAINING WALLS (MAJOR IMPROVEMENT)	\$479,600	\$1,659.52	\$6,017.57
WATER (MAJOR)	\$452,138	\$1,564	\$5,673
STORM SEWER (MAJOR IMPROVEMENT)	\$1,592,645	\$5,511	\$19,983
ROADWAYS - PAVING (MAJOR IMPROVEMENT)	\$ 1,133,420	\$ 3,922	\$ 14,221
GRAND TOTAL	\$3,832,328	\$13,261	\$48,084

Opinion of Probable Cost
CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289
 Prepared: 12/12/2022

Total Acres: 79.7
 Revised:

ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING AND GRUBBING	\$ 1,200.00	ACRE	4.6	\$ 5,520
ONSITE CUT/FILL	\$ 2.65	C.Y.	14752	\$ 39,092
SURCHARGE - BORROW FROM STOCKPILE	\$ 2.40	C.Y.	46051	\$ 110,522
ENGINEERING, PLATTING & STAKING (10%)				\$ 15,513
MISCELLANEOUS ITEMS (2.5%)				\$ 3,878
TOTAL				\$ 174,526

RETAINING WALL (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
4' WALL	\$ 75.00	L.F.	1900	\$ 142,500.00
5' WALL	\$ 95.00	L.F.	110	\$ 10,450.00
8' WALL	\$ 175.00	L.F.	858	\$ 150,150.00
MISCELLANEOUS ITEMS (5%)				\$ 176,500.00
TOTAL				\$ 479,600.00

WATER (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
12" P.V.C. WATERLINE DR-14	\$ 80.50	L.F.	3320	\$ 267,260.00
12" GATE VALVE & BOX	\$ 4,050.00	EA.	12	\$ 48,600.00
6" GATE VALVE & BOX	\$ 1,035.00	EA.	10	\$ 10,350
FIRE HYDRANT W/ 6" LEAD	\$ 4,850.00	EA.	10	\$ 48,500
CONNECT TO EXISTING	\$ 450.00	EA.	2	\$ 900
MISCELLANEOUS FITTINGS	\$ 5,895.00	TON	4.0	\$ 23,580
TRACE WIRE STATIONS	\$150.00	EA.	7.0	\$ 1,050
TESTING & CHLORINATION	\$ 0.50	L.F.	3320	\$ 1,660
ENGINEERING, PLATTING & STAKING (10%)				\$ 40,190
MISCELLANEOUS ITEMS (2.5%)				\$ 10,048
TOTAL				\$ 452,138

Opinion of Probable Cost
CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289
 Prepared: 12/12/2022

Total Acres: 79.7
 Revised:

STORM SEWER (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
21" R.C.P.	\$ 65.00	L.F.	550	\$ 35,750
21" R.C.P. (RUBBER GASKET)	\$ 77.00	L.F.	216	\$ 16,632
30" R.C.P. (RUBBER GASKET)	\$ 103.00	L.F.	238	\$ 24,514
48" R.C.P.	\$ 189.50	L.F.	359	\$ 68,031
54" R.C.P.	\$ 200.00	L.F.	190	\$ 38,000
5' X 5' R.C.B. (Reinforced Concrete Box)	\$ 315.00	L.F.	395	\$ 124,425
5' X 5' R.C.B. (RUBBER GASKET)	\$ 360.00	L.F.	87	\$ 31,320
6' X 5' R.C.B	\$ 400.00	L.F.	74	\$ 29,600
6' X 5' R.C.B (RUBBER GASKET)	\$ 490.00	L.F.	456	\$ 223,440
10' X 5' R.C.B (RUBBER GASKET)	\$ 680.00	L.F.	196	\$ 133,280
2-6'X5' R.C.B.	\$ 750.00	L.F.	80	\$ 60,000
21" SLOPED END HEADWALL (4:1 NO BARS)	\$ 3,150.00	EA.	2	\$ 6,300
30" SLOPED END HEADWALL (4:1 NO BARS)	\$ 3,300.00	EA.	4	\$ 13,200
5' X 5' SWO HEADWALL (4:1 H=7' NO BARS)	\$ 11,000.00	EA.	1	\$ 11,000
6' X 5' SWO HEADWALL (4:1 H=7' NO BARS)	\$ 12,500.00	EA.	1	\$ 12,500
10' CURB INLET	\$ 4,700.00	EA.	22	\$ 103,400
4' X 4' STORM SEWER MANHOLE	\$ 5,950.00	EA.	3	\$ 17,850
5' X 5' STORM SEWER MANHOLE	\$ 7,200.00	EA.	2	\$ 14,400
8' X 8' STORM SEWER MANHOLE	\$ 17,900.00	EA.	2	\$ 35,800
CONNECT TO EXISTING STORM LINE	\$ 550.00	EA.	1	\$ 550
POND OUTLET STRUCTURE	\$ 50,000.00	EA.	1	\$ 50,000
TRENCH SAFETY	\$ 0.10	L.F.	2841	\$ 284
TV INSPECTION	\$ 1.85	L.F.	2841	\$ 5,256
POND EXCAVATION	\$ 6.85	C.Y.	52,577	\$ 360,153
ENGINEERING, PLATTING & STAKING (10%)				\$ 141,568
MISCELLANEOUS ITEMS (2.5%)				\$ 35,392
TOTAL				\$ 1,592,645

Opinion of Probable Cost
CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289
 Prepared: 12/12/2022

Total Acres: 79.7
 Revised:

ROADWAYS - PAVING (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
6" REINF. CONCRETE STREET PAVEMENT	\$ 48.22	SY.	9455	\$ 455,921
6" LIME TREATED SUBGRADE	\$ 3.55	SY.	10760	\$ 38,198
HYDRATED LIME (32 LBS/SY)	\$ 206.00	TN.	173	\$ 35,638
CONCRETE STREET HEADER	\$ 20.00	LF.	1	\$ 20
END OF ROAD BARRICADE	\$ 1,100.00	L.S.	1	\$ 1,100
CONNECT TO EXISTING	\$ 800.00	EA.	2	\$ 1,600
6' SIDEWALK	\$ 6.50	SF.	44880	\$ 291,720
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	\$ 318.15	S.Y.	35	\$ 11,136
BARRIER FREE RAMPS	\$ 2,300.00	EA.	19	\$ 43,700
SAWCUT & DISPOSE OF CONCRETE CURB & GUTTER	\$ 25.00	L.F.	170	\$ 4,250
PAVEMENT MARKINGS	\$ 3,500.00	L.S.	2	\$ 7,000
STREET NAME BLADES (BRANDON INDUSTRIES)	\$ 275.00	EA.	4	\$ 1,100
STOP SIGN AND POLE (BRANDON INDUSTRIES)	\$ 1,350.00	EA.	2	\$ 2,700
TRAFFIC CONTROL	\$ 6,700.00	L.S.	1	\$ 6,700
ENGINEERING, PLATTING & STAKING (10%)	10%	%		\$ 90,078
CONSTRUCTION MANAGEMENT	5%	%		\$ 45,039
PID CREATION & LEGAL	\$ 75,000.00	EA.	1	\$ 75,000
MISCELLANEOUS ITEMS (2.5%)				\$ 22,520
TOTAL				\$ 1,133,420

CAMBRIDGE CROSSING PHASE FIVE MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242
Prepared: 12/12/2022

Total Acres: 56.3
Revised:

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	\$17,663	\$72.99	\$314
WATER (MAJOR)	\$128,093	\$529.31	\$2,275
STORM SEWER (MAJOR IMPROVEMENT)	\$225,865	\$933	\$4,012
ROADWAYS - PAVING (MAJOR IMPROVEMENT)	\$ 480,102	\$ 1,984	\$ 8,528
GRAND TOTAL	\$851,722	\$3,520	\$15,128

Opinion of Probable Cost
CAMBRIDGE CROSSING PHASE FIVE MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242
 Prepared: 12/12/2022

Total Acres: 56.3
 Revised:

ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING AND GRUBBING	\$ 1,200.00	ACRE	1.6	\$ 1,920
ONSITE CUT/FILL	\$ 2.65	C.Y.	5200	\$ 13,780
ENGINEERING, PLATTING & STAKING (10%)				\$ 1,570
MISCELLANEOUS ITEMS (2.5%)				\$ 393
TOTAL				\$ 17,663

WATER (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
12" P.V.C. WATERLINE DR-14	\$ 80.50	L.F.	900	\$ 72,450.00
12" GATE VALVE & BOX	\$ 4,050.00	EA.	4	\$ 16,200.00
6" GATE VALVE & BOX	\$ 1,035.00	EA.	2	\$ 2,070
FIRE HYDRANT W/ 6" LEAD	\$ 4,850.00	EA.	2	\$ 9,700
CONNECT TO EXISTING	\$ 450.00	EA.	2	\$ 900
MISCELLANEOUS FITTINGS	\$ 5,895.00	TON	2.0	\$ 11,790
TRACE WIRE STATIONS	\$150.00	EA.	2.0	\$ 300
TESTING & CHLORINATION	\$ 0.50	L.F.	900	\$ 450
ENGINEERING, PLATTING & STAKING (10%)				\$ 11,386
MISCELLANEOUS ITEMS (2.5%)				\$ 2,847
TOTAL				\$ 128,093

STORM SEWER (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
21" R.C.P. (Reinforced Concrete Pipe)	\$ 65.00	L.F.	120	\$ 7,800
42" R.C.P.	\$ 165.00	L.F.	260	\$ 42,900
54" R.C.P.	\$ 205.00	L.F.	340	\$ 69,700
5' X 5' R.C.B.	\$ 315.00	L.F.	110	\$ 34,650
10' CURB INLET	\$ 4,700.00	EA.	4	\$ 18,800
6' X 6' STORM MANHOLE	\$ 12,375.00	EA.	2	\$ 24,750
CONNECT TO EXISTING STORM LINE	\$ 550.00	EA.	1	\$ 550
TRENCH SAFETY	\$ 0.10	L.F.	830	\$ 83
TV INSPECTION	\$ 1.85	L.F.	830	\$ 1,536
ENGINEERING, PLATTING & STAKING (10%)				\$ 20,077
MISCELLANEOUS ITEMS (2.5%)				\$ 5,019
TOTAL				\$ 225,865

ROADWAYS - PAVING (MAJOR IMPROVEMENT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
6" REINF. CONCRETE STREET PAVEMENT	\$ 48.22	SY.	4540	\$ 218,919
6" LIME TREATED SUBGRADE	\$ 3.55	SY.	5195	\$ 18,443
HYDRATED LIME (32 LBS/SY)	\$ 206.00	TN.	84	\$ 17,304
CONNECT TO EXISTING	\$ 800.00	EA.	2	\$ 1,600
6' SIDEWALK	\$ 6.50	S.F.	10,680	\$ 69,420
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	\$ 318.15	S.Y.	10	\$ 3,182
BARRIER FREE RAMPS	\$ 2,300.00	EA.	4	\$ 9,200
TRAFFIC CONTROL	\$ 6,700.00	L.S.	1	\$ 6,700
ENGINEERING, PLATTING & STAKING (10%)	10%			\$ 34,477
CONSTRUCTION MANAGEMENT	5%	%		\$ 17,238
PID CREATION & LEGAL	\$ 75,000.00	EA.	1	\$ 75,000
MISCELLANEOUS ITEMS (2.5%)				\$ 8,619
TOTAL				\$ 480,102

APPENDIX C-1
PHASE #2 LEGAL DESCRIPTION

Phase #2

**LEGAL DESCRIPTION
46.878 ACRES**

TRACT ONE

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, City of Celina, Collin County, Texas, and being part of that tract of land described as Tract 1, as conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap stamped "DAA" found in the north line of Punk Carter, a variable width right-of-way, and the common southeast corner of said Tract 1, and the southwest corner of that tract of land conveyed in Deed to Celina Station LP, and Paramount Soft LP, according to the document of record filed in Document Number 20201216002261440, Official Public Records, Collin County, Texas;

THENCE With said north line, the following courses and distances:

N 89° 59' 51" W, a distance of 836.68 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

N 86° 11' 01" W, a distance of 150.33 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

N 89° 59' 51" W, a distance of 200.00 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the south end of a corner clip;

THENCE N 45° 38' 00" W, with said corner clip, a distance of 35.75 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the north end of said corner clip, said being in the east line of Huddleston Drive, a 90' right-of-way, at the beginning of a curve to the left having a central angle of 10° 07' 55", a radius of 1,495.00 feet and a chord bearing and distance of N 06° 48' 51" W, 264.02 feet;

THENCE With the east line of Huddleston Drive, a 90' right-of-way, the following courses and distances:

With said curve to the left, an arc distance of 264.37 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a curve to the right having a central angle of 41° 55' 46", a radius of 547.00 feet and a chord bearing and distance of N 09° 05' 04" E, 391.42 feet;

With said curve to the right, an arc distance of 400.30 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

N 30° 02' 57" E, a distance of 918.01 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a curve to the left having a central angle of 03° 31' 19", a radius of 1,045.00 feet and a chord bearing and distance of N 28° 17' 18" E, 64.23 feet;

With said curve to the left, an arc distance of 64.24 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found in said east line, for the common northwest corner of the above mentioned Tollway/Outer Loop, L.P. tract, and the southwest corner of that tract of land described as Commercial Parcel 7, conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

THENCE Leaving the east line of Huddleston Drive, a 90' right-of-way, and with the north line of said Tract 1, the following courses and distances:

S 84° 13' 10" E, a distance of 55.87 feet to a 1/2" iron rod set;

S 59° 57' 03" E, a distance of 132.42 feet to a 1/2" iron rod set;

N 89° 46' 31" E, a distance of 502.08 feet to a 1/2" iron rod set in the west line of the above mentioned Celina Station LP, and Paramount Soft LP tract, for the common northeast corner of said Tract 1, and the southeast corner of said Commercial Parcel 7;

THENCE S 00° 45' 23" E, with said west line, a distance of 1,465.06 feet to the **POINT OF BEGINNING**, and containing 36.245 acres of land, more or less.

TRACT TWO

BEING a tract of land situated in the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, City of Celina, Collin County, Texas, and being part of that tract of land described as Tract 2, as conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being part of that tract of land described as Right-Of-Way #1 as conveyed in Street Right-Of-Way Deed to City of Celina, Texas, according to the document of record filed in Document Number 20180830001092870, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap stamped "DAA" found in the south line of that tract of land described as Tract V as conveyed in Deed to G Bar 7, LTD., according to the document of record filed in Volume 5850, Page 999, Official Public Records, Collin County, Texas, for the northeast corner of Lot 1, Block K, CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas;

THENCE N 89° 38' 12" E, with the south line of said Tract V, a distance of 674.42 feet to a 1/2" iron rod found in the west line of that tract of land conveyed in Deed to Stiles Family Limited Partnership, according to the document of record filed in Document Number 97-0009838, Official Public Records, Collin County, Texas, for the common northeast corner of said Right-Of-Way #1 and the southeast corner of said Tract V;

THENCE S 00° 14' 13" E, with a common east line of said Right-Of-Way #1 and the west line of said Stiles

Family Limited Partnership tract, a distance of 650.00 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the most easterly northeast corner of said Addition;

THENCE S 89° 38' 12" W, with the north line of Block J of said Addition, a distance of 484.27 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the northwest corner of Lot 1, Block J, of said Addition;

THENCE S 76° 41' 02" W, a distance of 50.02 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the northwest corner of Lot 23, Block I, of said Addition;

THENCE S 57° 34' 12" W, with the north line of said Lot 23, a distance of 120.17 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the most easterly southeast corner of Lot 26, Block I, of said Addition;

THENCE N 33° 37' 42" W, leaving the north line of said Lot 23 and with the east line of said Lot 26, a distance of 144.26 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found in the south line of Coventry Drive, a 50' right-of-way, for the north corner of said Lot 26, said being at the beginning of a non-tangent curve to the right, having a central angle of 05° 45' 28", a radius of 515.00 feet and a chord bearing and distance of N 59° 15' 02" E, 51.73 feet;

THENCE With the south line of said Coventry Drive and said curve to the right, an arc distance of 51.75 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

THENCE N 27° 52' 14" W, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the southeast corner of Lot 9, Block K of said Addition;

THENCE N 27° 02' 29" W, with the east line of said Lot 9, a distance of 46.67 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for an interior ell corner of said Lot 9;

THENCE N 00° 45' 41" W, with the east line of Block K of said Addition, a distance of 371.95 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found in the south line of Lot 2, Block K of said Addition, for the northeast corner of Lot 3, Block K of said Addition;

THENCE N 89° 14' 19" E, with the south line of said Lot 2, a distance of 43.83 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the southeast corner of said Lot 2;

THENCE N 00° 45' 41" W, with the east line of Block K of said Addition, a distance of 119.92 feet to the **POINT OF BEGINNING**, and containing 10.633 acres of land, more or less.

APPENDIX C-2
PHASE #3 LEGAL DESCRIPTION

LEGAL DESCRIPTION

70.971 ACRES

TRACT 1

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and the T. STATEN SURVEY, ABSTRACT NO. 806, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927480, Official Public Records, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being part of that tract of land described as Right-of-Way #2, as conveyed in Deed to City of Celina, Texas, according to the document of record filed in Document Number 20180830001092870, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped "DAA" found in the north line of PUNK CARTER PARKWAY, a Platted variable width right-of-way, according to the Plat of record filed in Document Number 20200212010000580, Official Public Records, Collin County, Texas, for the south end of a corner clip;

THENCE With said north line, the following courses and distances:

S 89° 43' 04" W, a distance of 150.00 feet to a 1/2" iron rod with yellow cap stamped "DAA" found;

S 85° 54' 13" W, a distance of 150.33 feet to a 1/2" iron rod with yellow cap stamped "DAA" found;

S 89° 43' 04" W, a distance of 638.26 feet to a 1/2" iron rod set;

THENCE Leaving said north line, over and across said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927480), and said Right-of-Way #2 tract and said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927470), the following courses and distances:

N 00° 16' 56" W, a distance of 1,158.02 feet to a 1/2" iron rod set;

N 08° 21' 14" E, a distance of 63.00 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 01° 00' 04", a radius of 625.00 feet and a chord bearing and distance of S 81° 08' 44" E, 10.92 feet;

With said curve to the right, an arc distance of 10.92 feet to a 1/2" iron rod set;

N 17° 07' 54" E, a distance of 218.44 feet to a 1/2" iron rod set;

N 30° 12' 20" E, a distance of 797.85 feet to a 1/2" iron rod set;

N 59° 47' 40" W, a distance of 19.38 feet to a 1/2" iron rod set;

N 30° 12' 20" E, a distance of 218.95 feet to a 1/2" iron rod set in the south line of that tract of land conveyed in Deed to Collin County, Texas, according to the document of record filed in Document

Number 20160930001319650, Official Public Records, Collin County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 06° 00' 28", a radius of 3,450.00 feet and a chord bearing and distance of S 65° 18' 02" E, 361.58 feet;

THENCE With the south line of said Collin County, Texas tract and said curve to the left, an arc distance of 361.74 feet to a 1/2" iron rod set for the northwest corner of that tract of land described as Parcel 6, as conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

THENCE With the west line of said Parcel 6, the following courses and distances:

S 30° 12' 20" W, a distance of 212.02 feet to a 1/2" iron rod set;

S 56° 24' 40" W, a distance of 66.87 feet to a 1/2" iron rod set;

S 30° 12' 20" W, a distance of 305.10 feet to a 1/2" iron rod set for a common interior ell corner of said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927480), and the southwest corner of said Parcel 6;

THENCE With the south line of said Parcel 6, the following courses and distances:

S 73° 31' 00" E, a distance of 92.50 feet to a 1/2" iron rod set;

S 84° 54' 46" E, a distance of 65.83 feet to a 1/2" iron rod set;

N 84° 25' 34" E, a distance of 65.77 feet to a 1/2" iron rod set;

N 79° 08' 53" E, a distance of 70.87 feet to a 1/2" iron rod set;

N 87° 16' 52" E, a distance of 85.66 feet to a 1/2" iron rod set;

S 86° 20' 02" E, a distance of 85.64 feet to a 1/2" iron rod set;

S 76° 57' 53" E, a distance of 85.56 feet to a 1/2" iron rod set;

S 71° 27' 10" E, a distance of 284.63 feet to a 1/2" iron rod set;

S 84° 13' 10" E, a distance of 77.68 feet to a 1/2" iron rod set in the west line of Huddleston Drive, a 90' right-of-way, dedicated by CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas, for the southeast corner of said Parcel 6, and being at the beginning of a non-tangent curve to the right having a central angle of 01° 27' 44", a radius of 955.00 feet and a chord bearing and distance of S 29° 19' 05" W, 24.37 feet;

THENCE With the west line of said Huddleston Drive, the following courses and distances:

With said curve to the right, an arc distance of 24.37 feet to a 1/2" iron rod with yellow cap stamped "DAA" found;

S 30° 02' 57" W, a distance of 918.01 feet to a 1/2" iron rod with yellow cap stamped "DAA" found at the beginning of a curve to the left having a central angle of 41° 55' 46", a radius of 637.00 feet and a chord bearing and distance of S 09° 05' 04" W, 455.83 feet;

With said curve to the left, an arc distance of 466.16 feet to a 1/2" iron rod with yellow cap stamped "DAA" found at the beginning of a reverse curve to the right having a central angle of 10° 01' 31", a radius of 1,405.00 feet and a chord bearing and distance of S 06° 52' 03" E, 245.52 feet;

With said curve to the right having an arc distance of 245.84 feet to a 1/2" iron rod with yellow cap stamped "DAA" found for the north end of the above mentioned corner clip;

S 44° 11' 11" W, with said corner clip, a distance of 35.03 feet to the **POINT OF BEGINNING**, and containing 46.409 acres of land, more or less.

TRACT 2

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and the F.D. GARY SURVEY, ABSTRACT NO. 360, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped "DAA" found in the east line of that tract of land conveyed in Deed to Planetial, LP, according to the document of record filed in Document Number 20091016001276920, Official Public Records, Collin County, Texas, for the southwest corner of Lot 33, Block A, CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas;

THENCE N 89° 23' 58" E, a distance of 119.86 feet to a 1/2" iron rod with yellow cap stamped "DAA" found in the west line of Halkin Road, a 50' right-of-way, for the southeast corner of said Lot 33;

THENCE S 00° 36' 02" E, with said west line, a distance of 103.84 feet to a 1/2" iron rod with yellow cap stamped "DAA" found for an interior ell corner of said Tollway/Outer Loop, L.P. tract;

THENCE N 89° 23' 58" E, passing at a distance of 50.00 feet, a 1/2" iron rod with yellow cap stamped "DAA" found for the southwest corner of Lot 1, Block D of said Addition, and continuing in all with the south line of said Block D, a total distance of 1,124.50 feet to a 1/2" iron rod with yellow cap stamped "DAA" found in the west line of Lot 23, Block D, for the southeast corner of Lot 21, Block D;

THENCE With the west line of said Block D, the following courses and distances:

S 00° 36' 02" E, a distance of 250.00 feet to a 1/2" iron rod with yellow cap stamped "DAA" found for the common corner of Lot 27, and Lot 28;

S 15° 51' 54" W, a distance of 56.05 feet to a 1/2" iron rod with yellow cap stamped "DAA" found for the common corner of Lot 28, and Lot 29;

S 21° 57' 09" W, a distance of 205.31 feet to a 1/2" iron rod with yellow cap stamped "DAA" found for the southwest corner of Lot 31;

THENCE S 80° 21' 14" E, with the south line of said Lot 31, a distance of 134.69 feet to a 1/2" iron rod with yellow cap stamped "DAA" found in the west line of Adleigh Road, a 50' right-of-way, for the southeast corner of said Lot 31, and being at the beginning of a non-tangent curve to the right having a central angle of 08° 59' 43", a radius of 375.00 feet and a chord bearing and distance of S 44° 55' 16" W, 58.81 feet;

THENCE With the west line of said Adleigh Road, the following courses and distances:

With said curve to the right, an arc distance of 58.87 feet to a 1/2" iron rod with yellow cap stamped "DAA" found at the beginning of a compound curve to the right having a central angle of 44° 21' 32", a radius of 125.00 feet and a chord bearing and distance of S 71° 35' 54" W, 94.38 feet;

With said curve to the right, an arc distance of 96.78 feet to a 1/2" iron rod with yellow cap stamped "DAA" found;

THENCE S 03° 46' 40" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap stamped "DAA" found in the south line of said Adleigh Road;

THENCE S 86° 48' 03" E, with said south line, a distance of 3.53 feet to a 1/2" iron rod with yellow cap stamped "DAA" found at the north end of a corner clip;

THENCE S 50° 17' 38" E, with said corner clip, a distance of 15.60 feet to a 1/2" iron rod with yellow cap stamped "DAA" found in the west line of Cambridge Crossing, a variable width right-of-way, for the south end of said corner clip, and being at the beginning of a non-tangent curve to the right having a central angle of 19° 10' 11", a radius of 560.00 feet and a chord bearing and distance of S 01° 28' 51" E, 186.49 feet;

THENCE With the west line of said Cambridge Crossing and said curve to the right, an arc distance of 187.36 feet to a 1/2" iron rod with yellow cap stamped "DAA" found in the north line of that tract of land conveyed in Deed to Collin County, Texas, according to the document of record filed in Document Number 20160930001319650, Official Public Records, Collin County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 21° 25' 11", a radius of 4,000.00 feet and a chord bearing and distance of N 89° 39' 21" W, 1,486.68 feet;

THENCE With the north line of said Collin County, Texas tract, and said curve to the left, an arc distance of 1,495.37 feet to a 1/2" iron rod set;

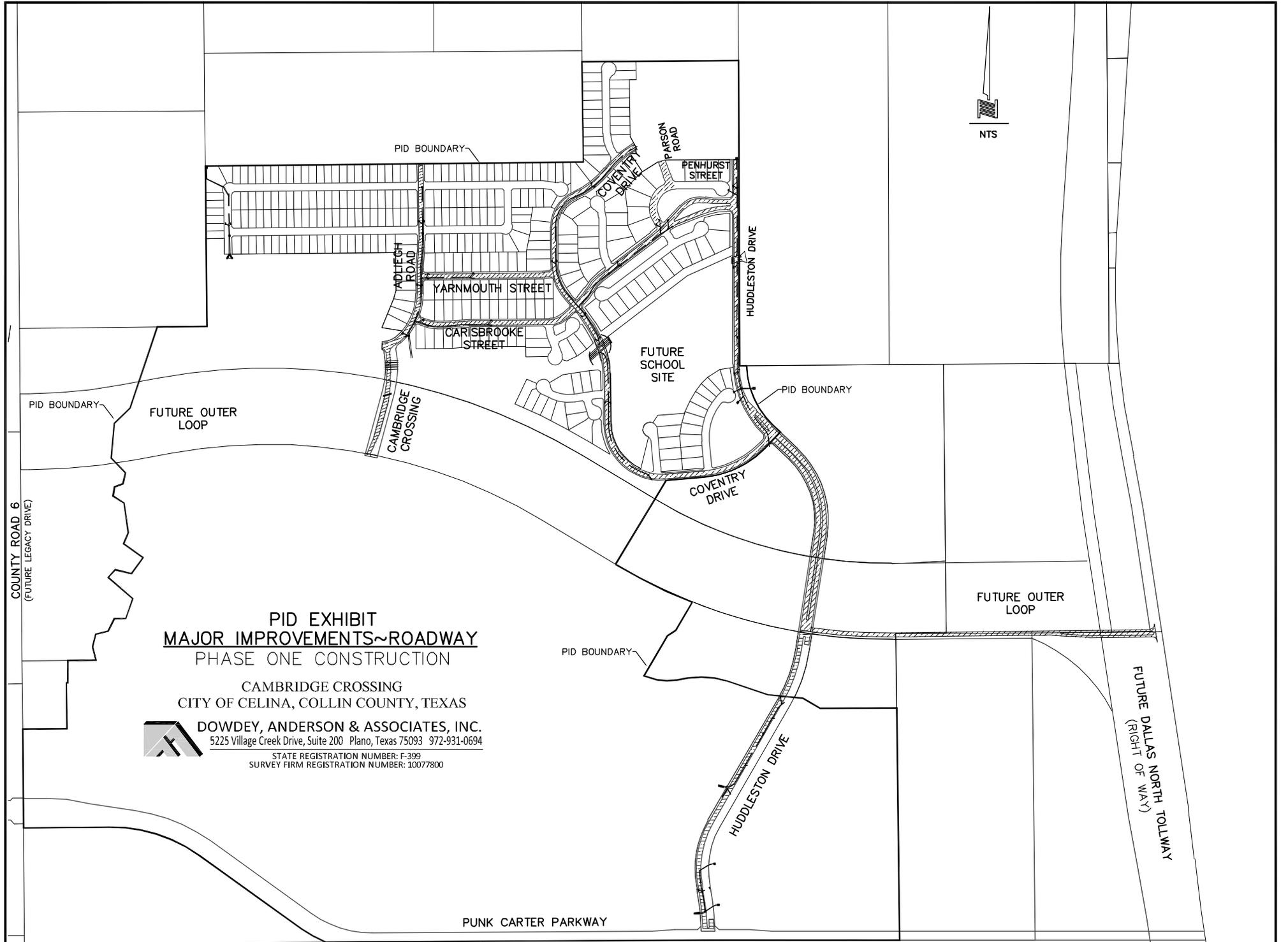
THENCE S 79° 38' 04" W, continuing with the north line of said Collin County, Texas tract, a distance of 130.54 feet to a 1/2" iron rod set for the southeast corner of that tract of land described as Commercial Parcel 1 as conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

THENCE N 18° 33' 46" E, with the east line of said Commercial Parcel 1, a distance of 379.70 feet to a 1/2" iron rod set in the south line of the above mentioned Planetial, LP tract, for the northeast corner of said Commercial Parcel 1;

THENCE N 89° 24' 25" E, with the south line of said Planetial, LP tract, a distance of 325.42 feet to a 5/8" iron rod with yellow cap found for a common interior ell corner of the above mentioned Tollway/Outer Loop, L.P. tract, and the southeast corner of said Planetial, LP tract;

THENCE N 00° 35' 12" W, with the east line of said Planetial, LP tract, a distance of 576.89 feet to the **POINT OF BEGINNING**, and containing 24.562 acres of land, more or less.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

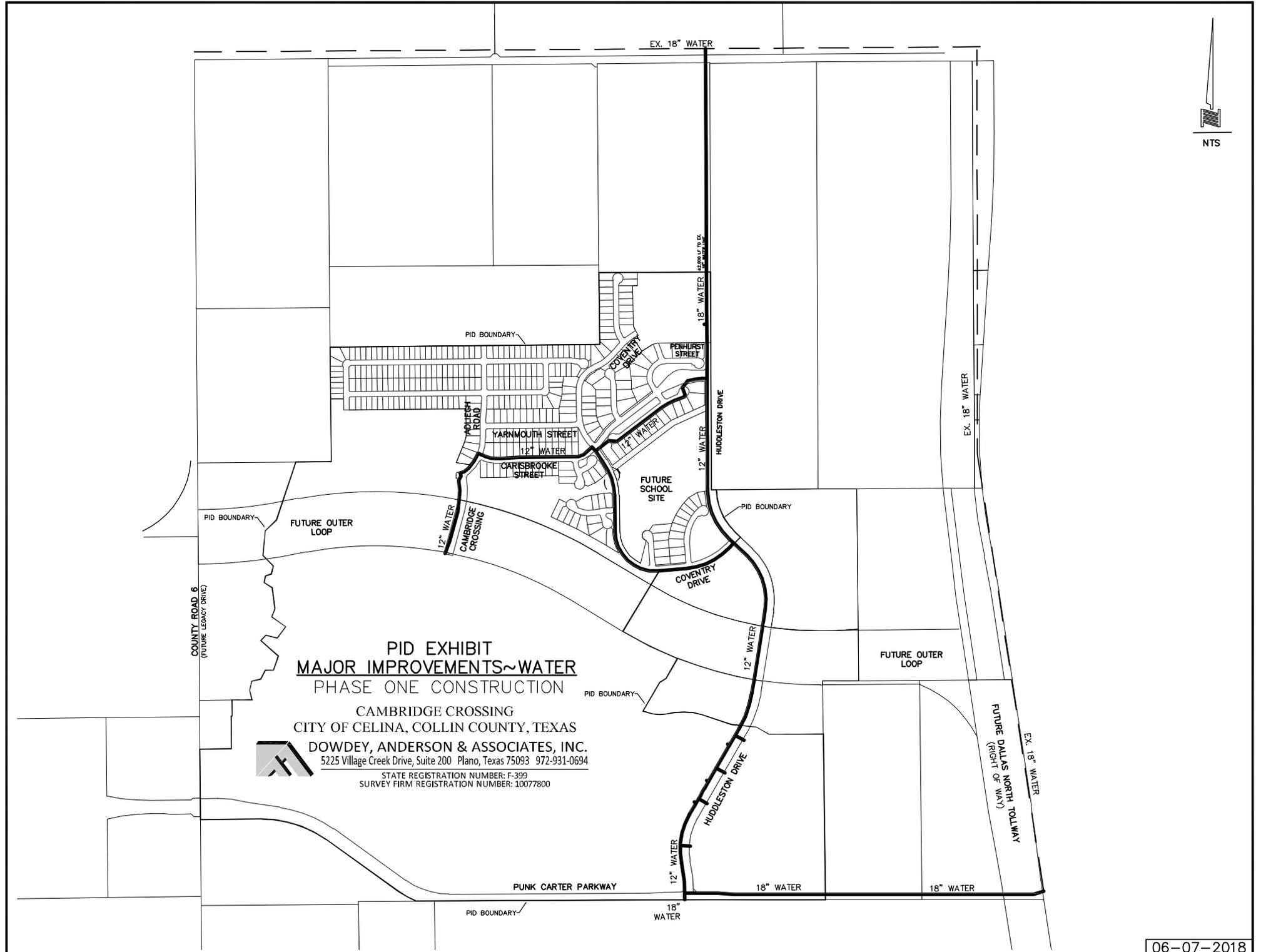


PID EXHIBIT
MAJOR IMPROVEMENTS~ROADWAY
PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS



DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

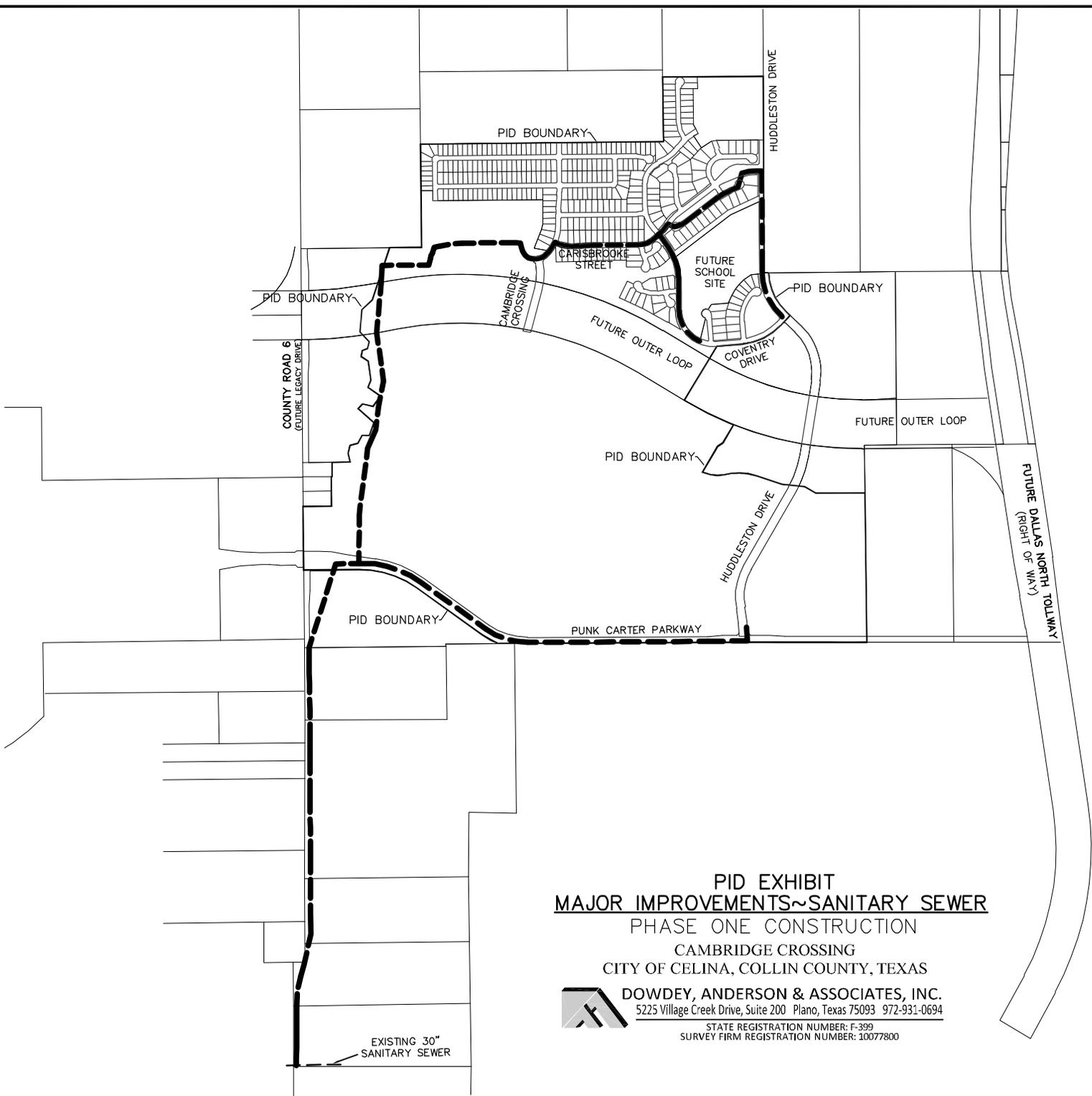


PID EXHIBIT
MAJOR IMPROVEMENTS~WATER
 PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
 CITY OF CELINA, COLLIN COUNTY, TEXAS



DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
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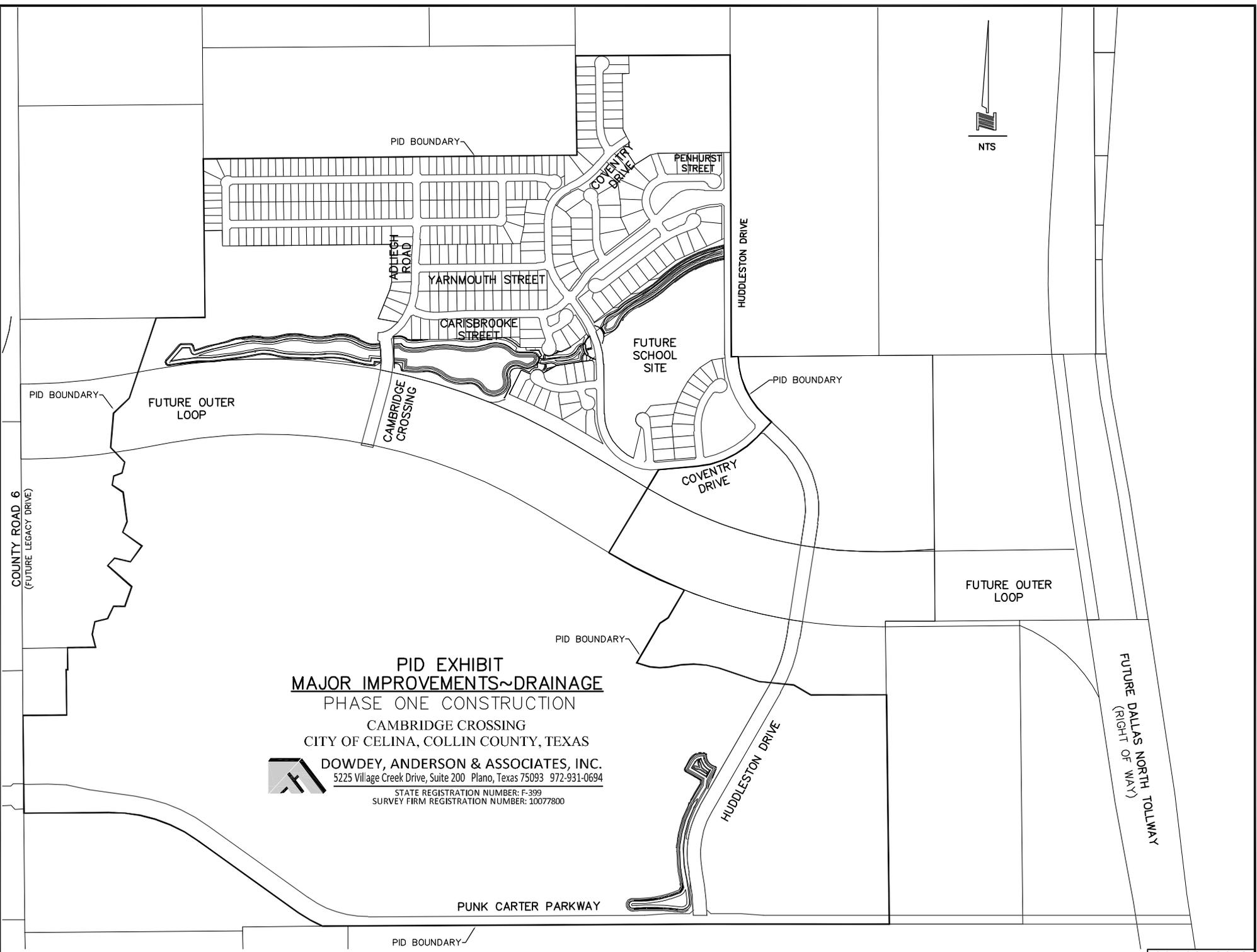
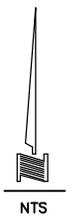


PID EXHIBIT
MAJOR IMPROVEMENTS~SANITARY SEWER
PHASE ONE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS



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STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

EXISTING 30"
SANITARY SEWER



**PID EXHIBIT
MAJOR IMPROVEMENTS~DRAINAGE
PHASE ONE CONSTRUCTION**

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

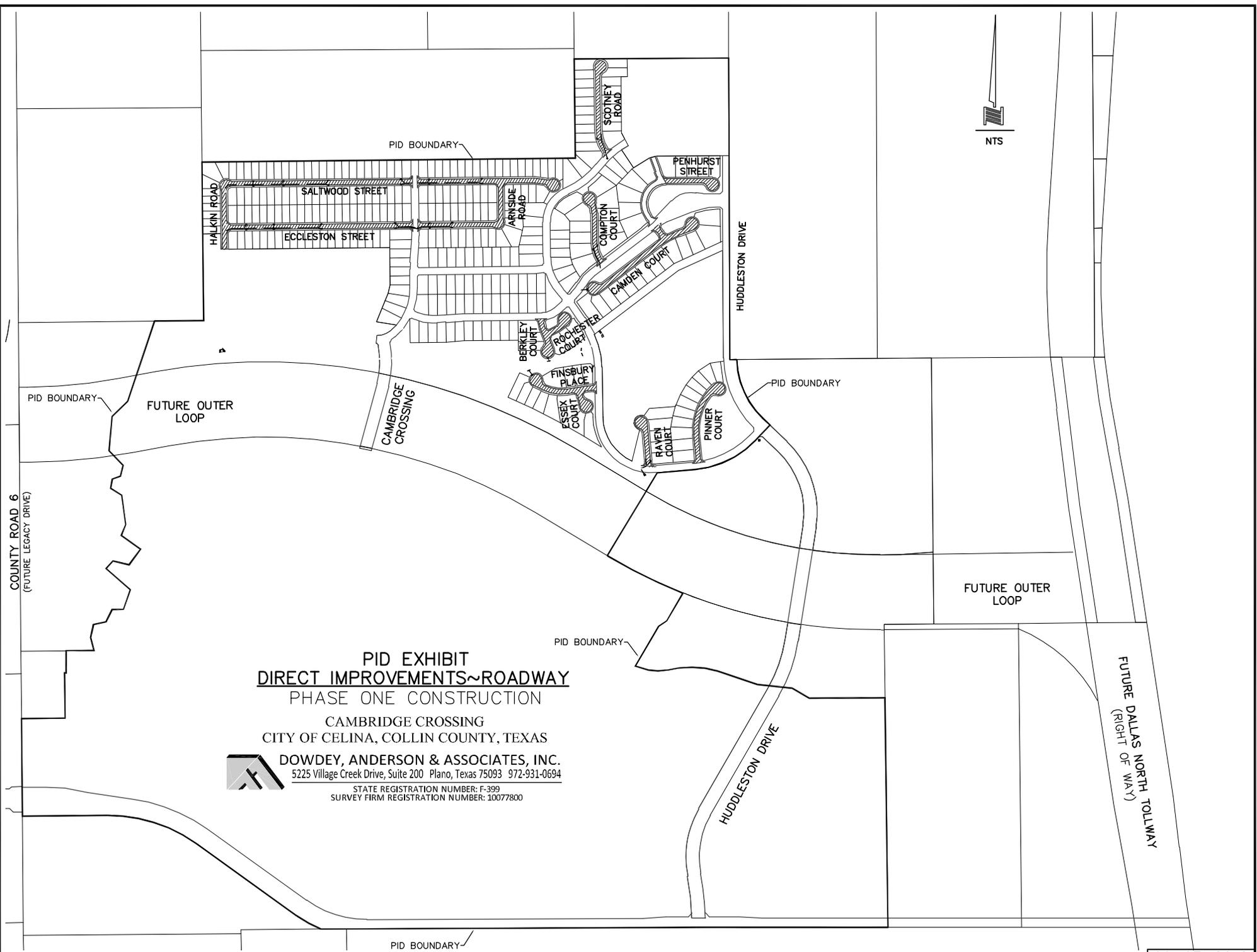


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STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

COUNTY ROAD 6
(FUTURE LEGACY DRIVE)

FUTURE DALLAS NORTH TOLLWAY
(RIGHT OF WAY)



COUNTY ROAD 6
(FUTURE LEGACY DRIVE)

FUTURE OUTER LOOP

FUTURE OUTER LOOP

FUTURE DALLAS NORTH TOLLWAY
(RIGHT OF WAY)

PID EXHIBIT
DIRECT IMPROVEMENTS~ROADWAY
PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

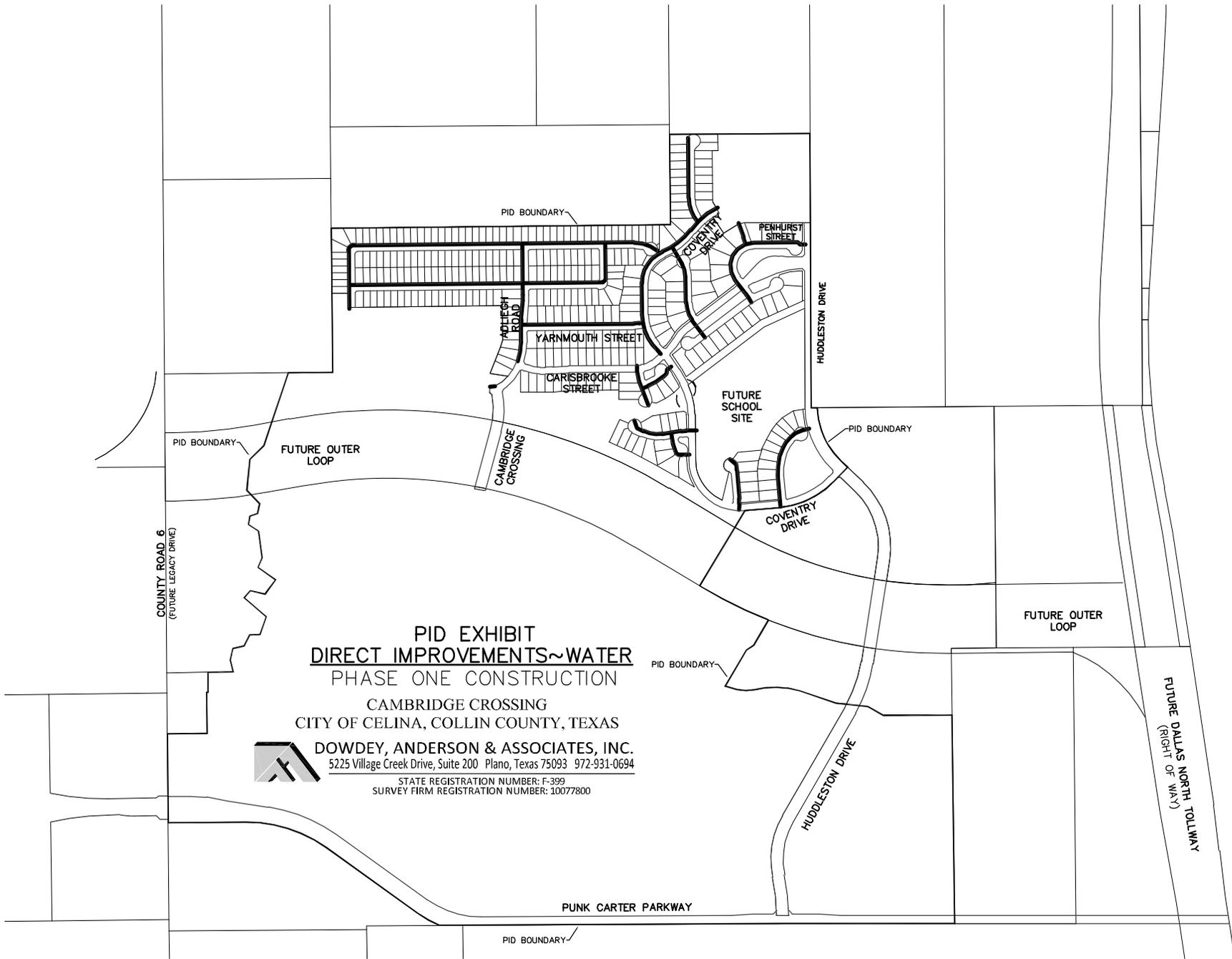


DOWDEY, ANDERSON & ASSOCIATES, INC.

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STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

PID BOUNDARY



PID EXHIBIT
DIRECT IMPROVEMENTS~WATER
PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS



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STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800



PID BOUNDARY

PENHURST STREET

COVENTRY DRIVE

HUDDLESTON DRIVE

ADLIEGH ROAD

YARMOUTH STREET

CARISBROOKE STREET

FUTURE SCHOOL SITE

PID BOUNDARY

PID BOUNDARY

FUTURE OUTER LOOP

CAMBRIDGE CROSSING

COVENTRY DRIVE

COUNTY ROAD 6
(FUTURE LEGACY DRIVE)

FUTURE OUTER LOOP

PID EXHIBIT
DIRECT IMPROVEMENTS~SANITARY SEWER
 PHASE ONE CONSTRUCTION
 CAMBRIDGE CROSSING
 CITY OF CELINA, COLLIN COUNTY, TEXAS

PID BOUNDARY



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STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 10077800

HUDDLESTON DRIVE

FUTURE DALLAS NORTH TOLLWAY
(RIGHT OF WAY)

PUNK CARTER PARKWAY

PID BOUNDARY



LEGEND

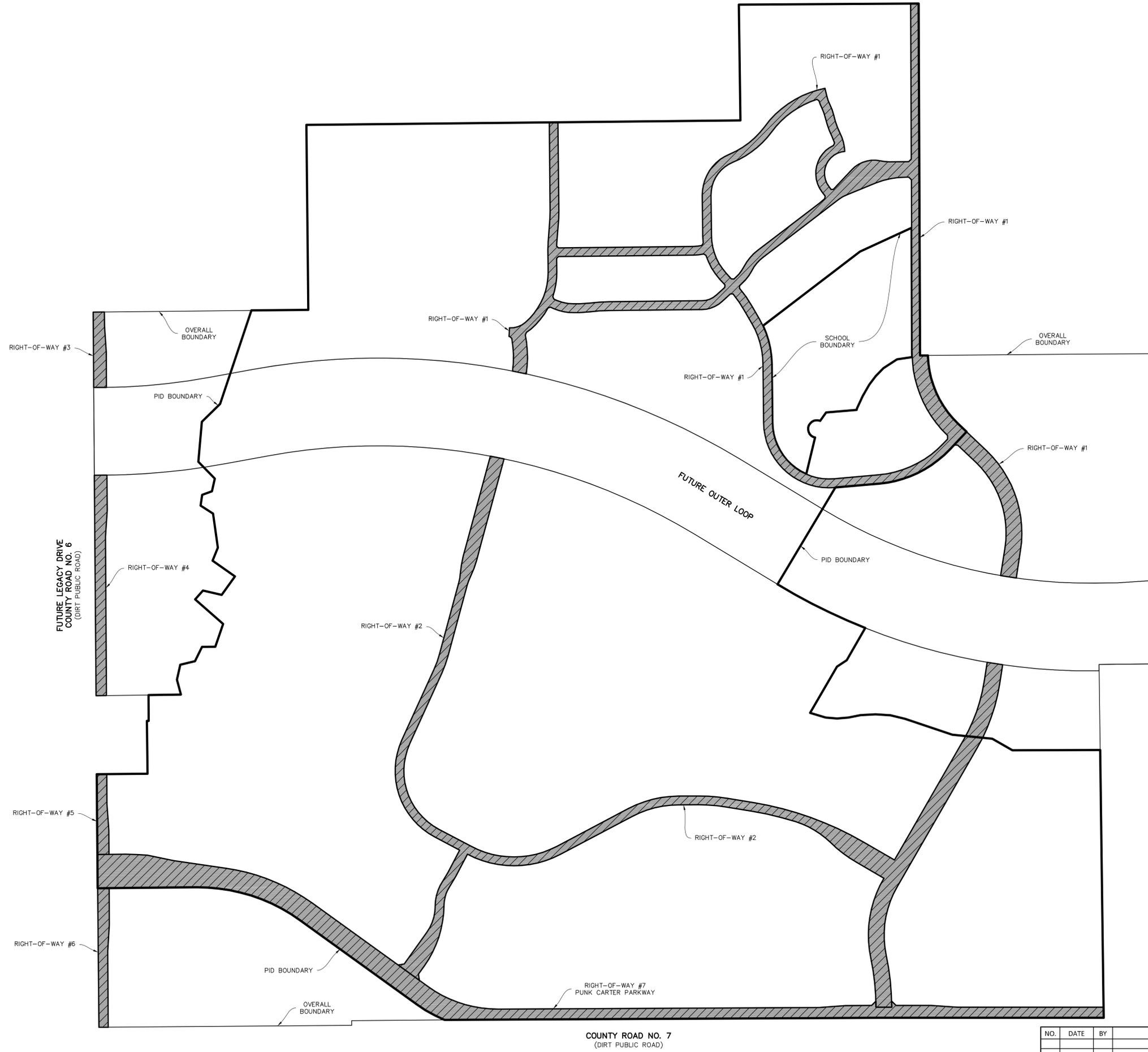
RIGHT-OF-WAY



RIGHTS-OF-WAY AREA TABLE	
NAME	NET AREA (ACRES/SQ.FT.)
RIGHT-OF-WAY #1	16.098 ACRES (701,240 SQ.FT.)
RIGHT-OF-WAY #2	12.504 ACRES (544,680 SQ.FT.)
RIGHT-OF-WAY #3	0.692 ACRES (30,131 SQ.FT.)
RIGHT-OF-WAY #4	1.818 ACRES (79,190 SQ.FT.)
RIGHT-OF-WAY #5	0.646 ACRES (28,146 SQ.FT.)
RIGHT-OF-WAY #6	1.043 ACRES (45,451 SQ.FT.)
RIGHT-OF-WAY #7	12.289 ACRES (535,292 SQ.FT.)
OVERALL TOTAL:	45.090 ACRES (1,964,130 SQ.FT.)

NOTE:

OF THE 45.090 ACRES OF ROW BEING ACQUIRED, 38.779 ACRES IS WITHIN THE PID AND 6.311 ACRES IS OUTSIDE THE PID.

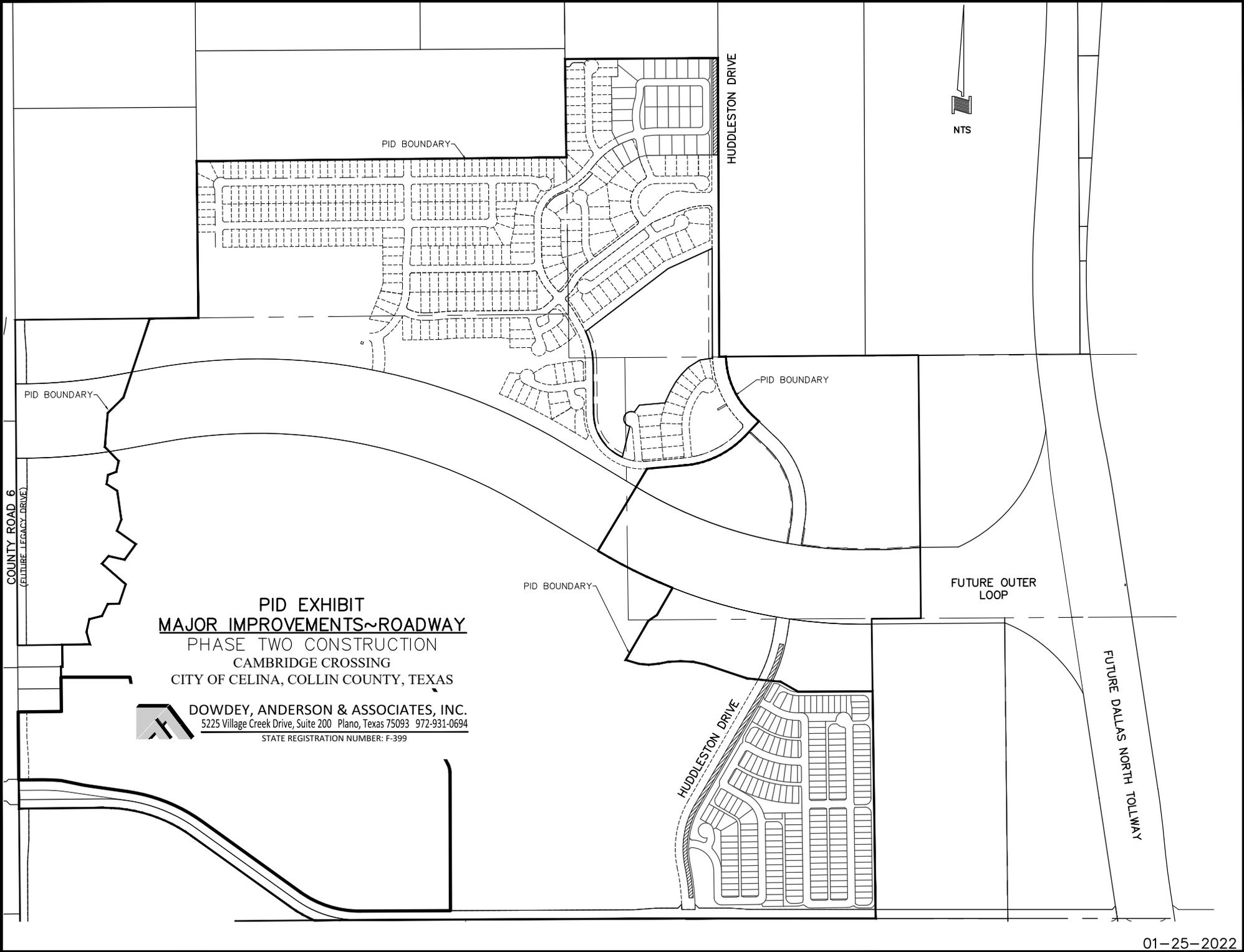


NO.	DATE	BY	REVISION

PID MAJOR IMPROVEMENTS					
ROW ACQUISITION					
CAMBRIDGE CROSSING					
CITY OF CELINA, COLLIN COUNTY, TEXAS					
DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 <small>STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10027800</small>					
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB
DAA	DAA	DAA	2018-06-18	N.T.S.	14037
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PID BOUNDARY

HUDDLESTON DRIVE

NTS

PID BOUNDARY

PID BOUNDARY

PID BOUNDARY

FUTURE OUTER LOOP

PID EXHIBIT
MAJOR IMPROVEMENTS~ROADWAY
PHASE TWO CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

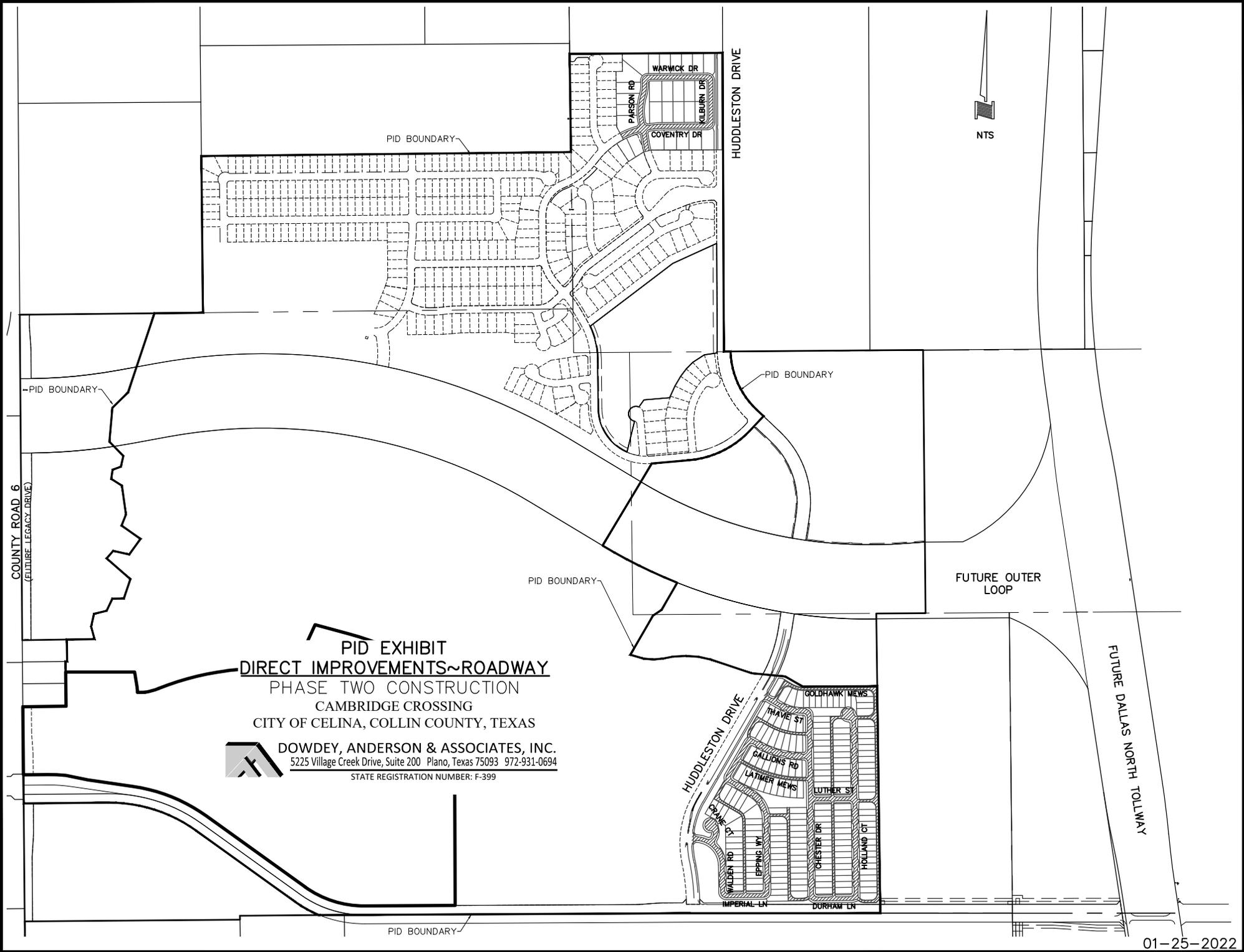


DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

HUDDLESTON DRIVE

FUTURE DALLAS NORTH TOLLWAY

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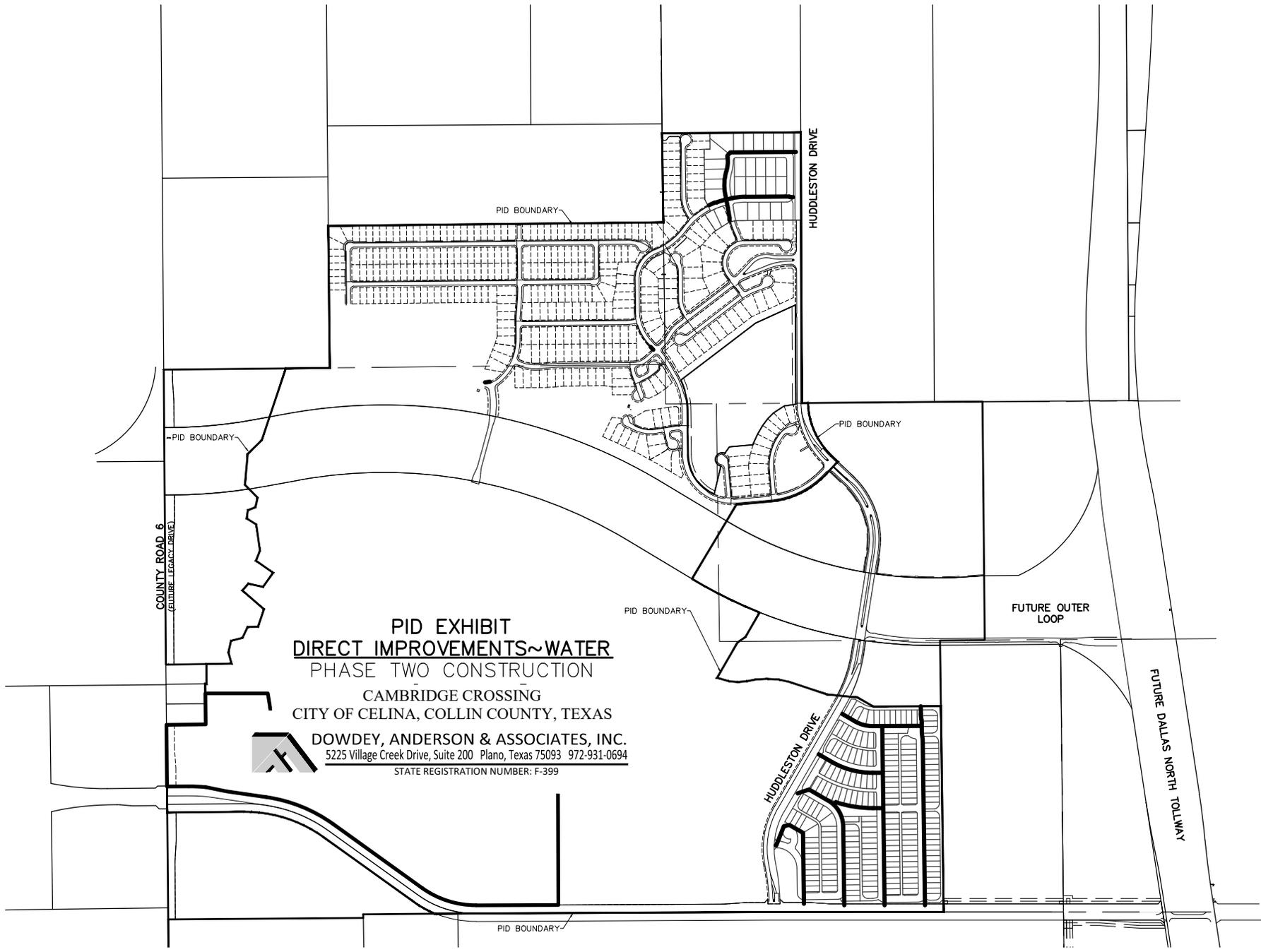


PID EXHIBIT
DIRECT IMPROVEMENTS ~ ROADWAY
PHASE TWO CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS



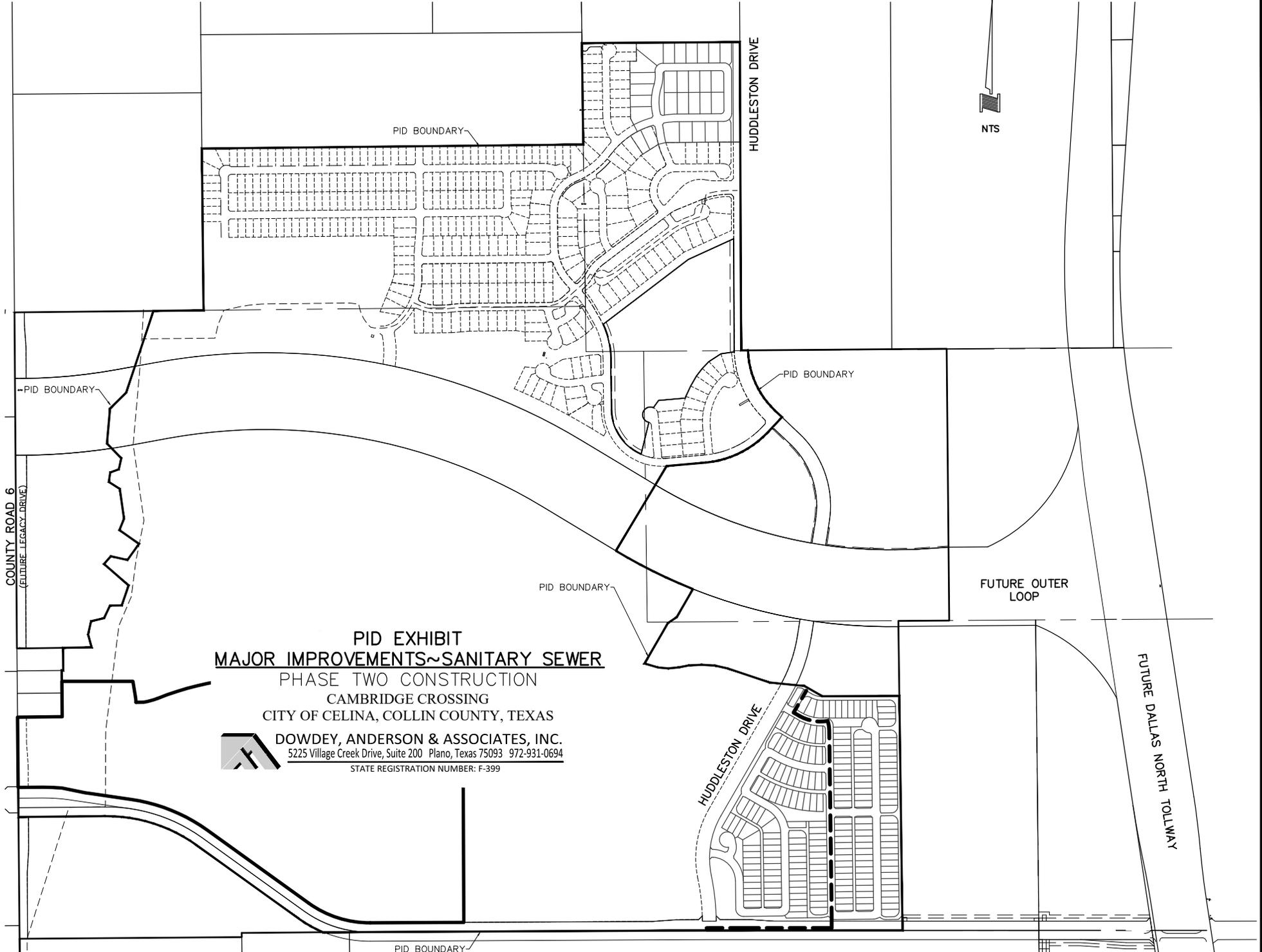
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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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PID EXHIBIT
DIRECT IMPROVEMENTS~WATER
 PHASE TWO CONSTRUCTION
 CAMBRIDGE CROSSING
 CITY OF CELINA, COLLIN COUNTY, TEXAS
 **DOWDEY, ANDERSON & ASSOCIATES, INC.**
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399

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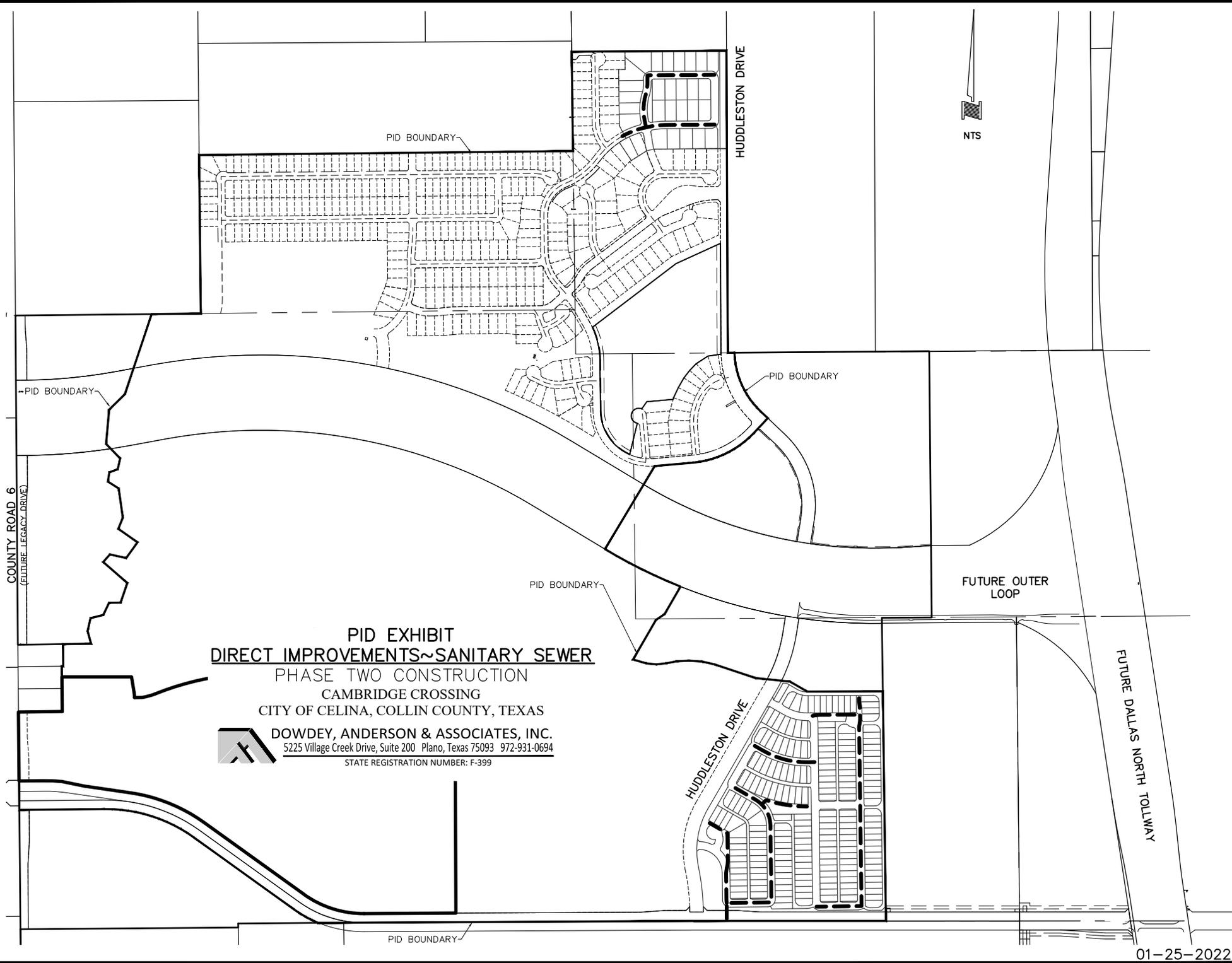


PID EXHIBIT
MAJOR IMPROVEMENTS~SANITARY SEWER
 PHASE TWO CONSTRUCTION
 CAMBRIDGE CROSSING
 CITY OF CELINA, COLLIN COUNTY, TEXAS



DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399

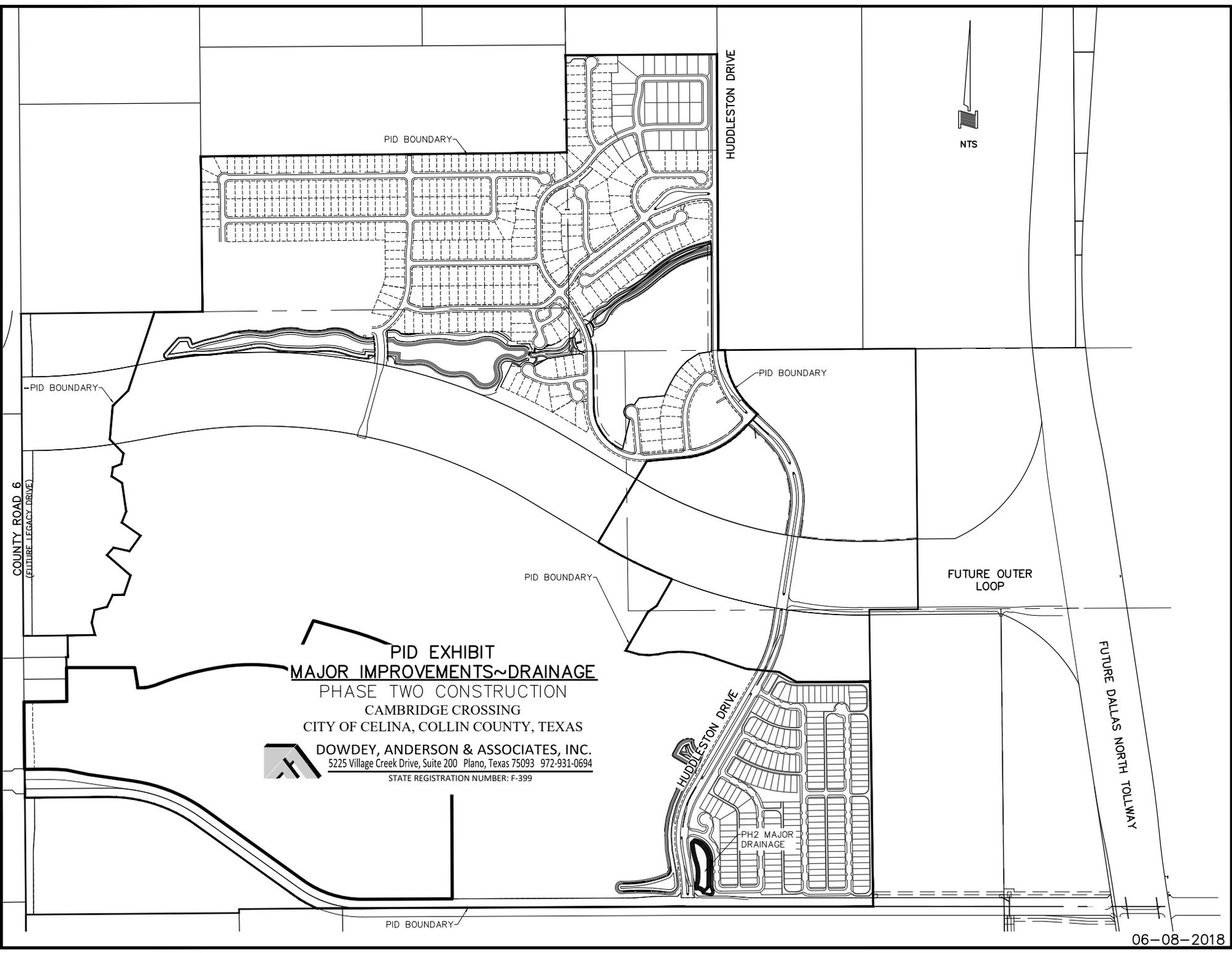
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DIRECT IMPROVEMENTS~SANITARY SEWER
 PHASE TWO CONSTRUCTION
 CAMBRIDGE CROSSING
 CITY OF CELINA, COLLIN COUNTY, TEXAS


DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399

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PID BOUNDARY

HUDDLESTON DRIVE



NTS

PID BOUNDARY

COUNTY ROAD 6
(FUTURE LEGACY DRIVE)

PID BOUNDARY

PID BOUNDARY

FUTURE OUTER LOOP

PID EXHIBIT
MAJOR IMPROVEMENTS~DRAINAGE
PHASE TWO CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS



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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

HUDDLESTON DRIVE

PH2 MAJOR DRAINAGE

FUTURE DALLAS NORTH TOLLWAY

PID BOUNDARY

06-08-2018

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COUNTY ROAD 6
(FUTURE LEGACY DRIVE)

PID BOUNDARY

PID BOUNDARY

PID BOUNDARY

FUTURE OUTER LOOP

FUTURE DALLAS NORTH TOLLWAY

PID EXHIBIT
MAJOR IMPROVEMENTS~ROADWAY
PHASE THREE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS



DOWDEY, ANDERSON & ASSOCIATES, INC.
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STATE REGISTRATION NUMBER: F-399

PID BOUNDARY

NOTTINGHAM ROAD

PID BOUNDARY

PUNK CARTER PARKWAY



NTS

PID BOUNDARY

HALKIN ROAD
PEARTREE LANE
WATERLOO LANE
LEMOX ROAD

PID BOUNDARY

FUTURE OUTER LOOP

PID BOUNDARY

COUNTY ROAD 6
(FUTURE LEGACY DRIVE)

FUTURE DALLAS NORTH TOLLWAY

PID EXHIBIT
DIRECT IMPROVEMENTS~ROADWAY
PHASE THREE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS



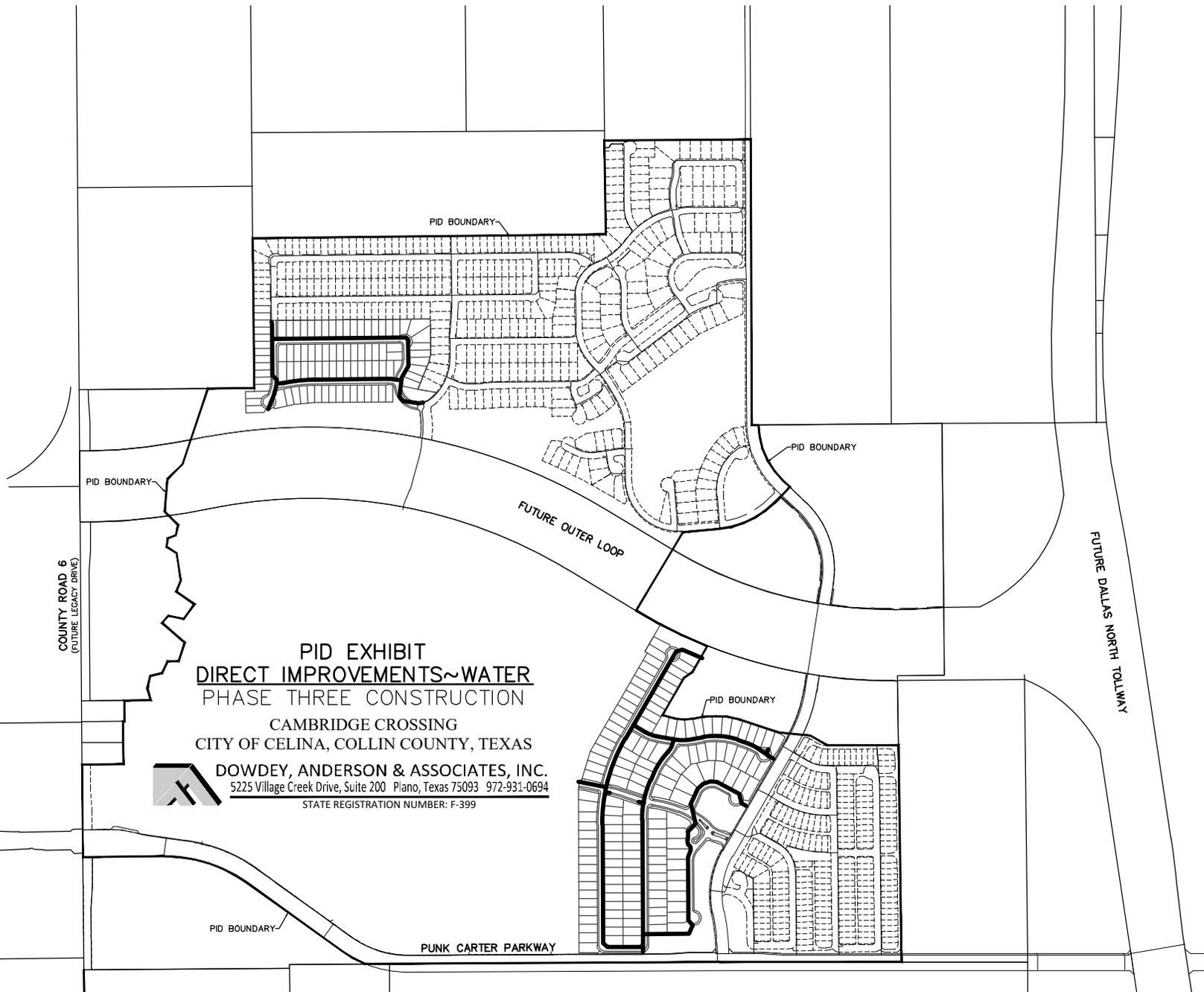
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

PID BOUNDARY

BURNLEY COURT
BLACKPOOL COURT
ISLINGTON LANE
CARLEIGH COURT
BURNLEY COURT
SUMMER LANE
QUEENSWAY COURT
NEWARK COURT
MIDDLETON LANE

PID BOUNDARY

PUNK CARTER PARKWAY



PID EXHIBIT
DIRECT IMPROVEMENTS~WATER
PHASE THREE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS



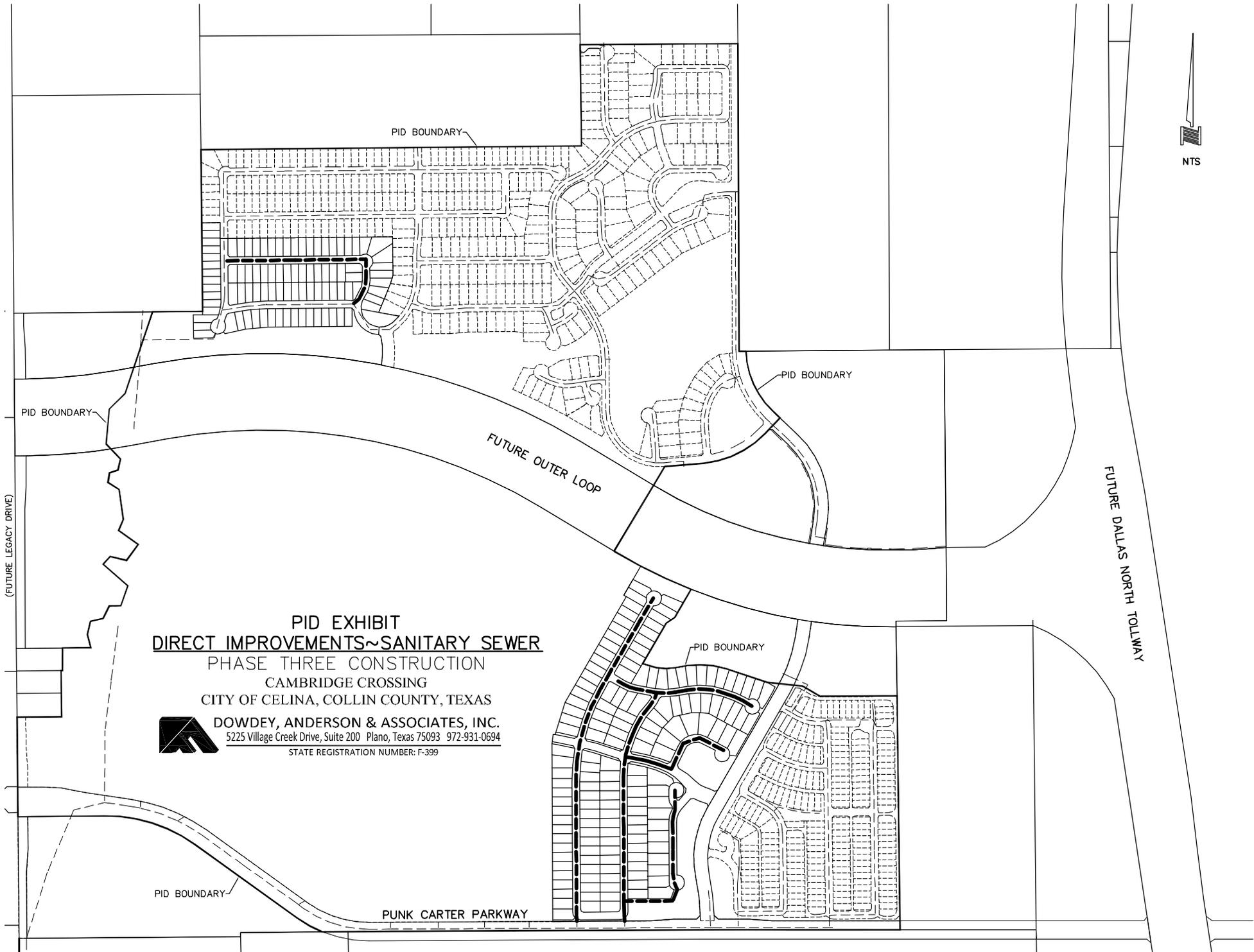
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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NTS



PID EXHIBIT
DIRECT IMPROVEMENTS~SANITARY SEWER
 PHASE THREE CONSTRUCTION
 CAMBRIDGE CROSSING
 CITY OF CELINA, COLLIN COUNTY, TEXAS



DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399

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PID BOUNDARY

PID BOUNDARY

PID BOUNDARY

FUTURE OUTER LOOP

FUTURE DALLAS NORTH TOLLWAY

COUNTY ROAD 6
(FUTURE LEGACY DRIVE)

PID EXHIBIT
MAJOR IMPROVEMENTS~DRAINAGE
PHASE THREE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

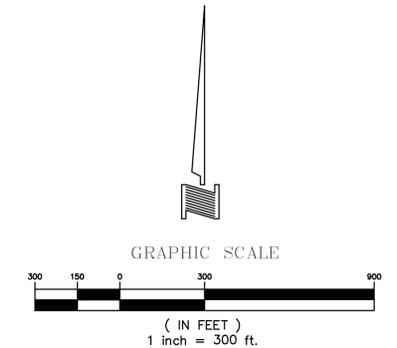
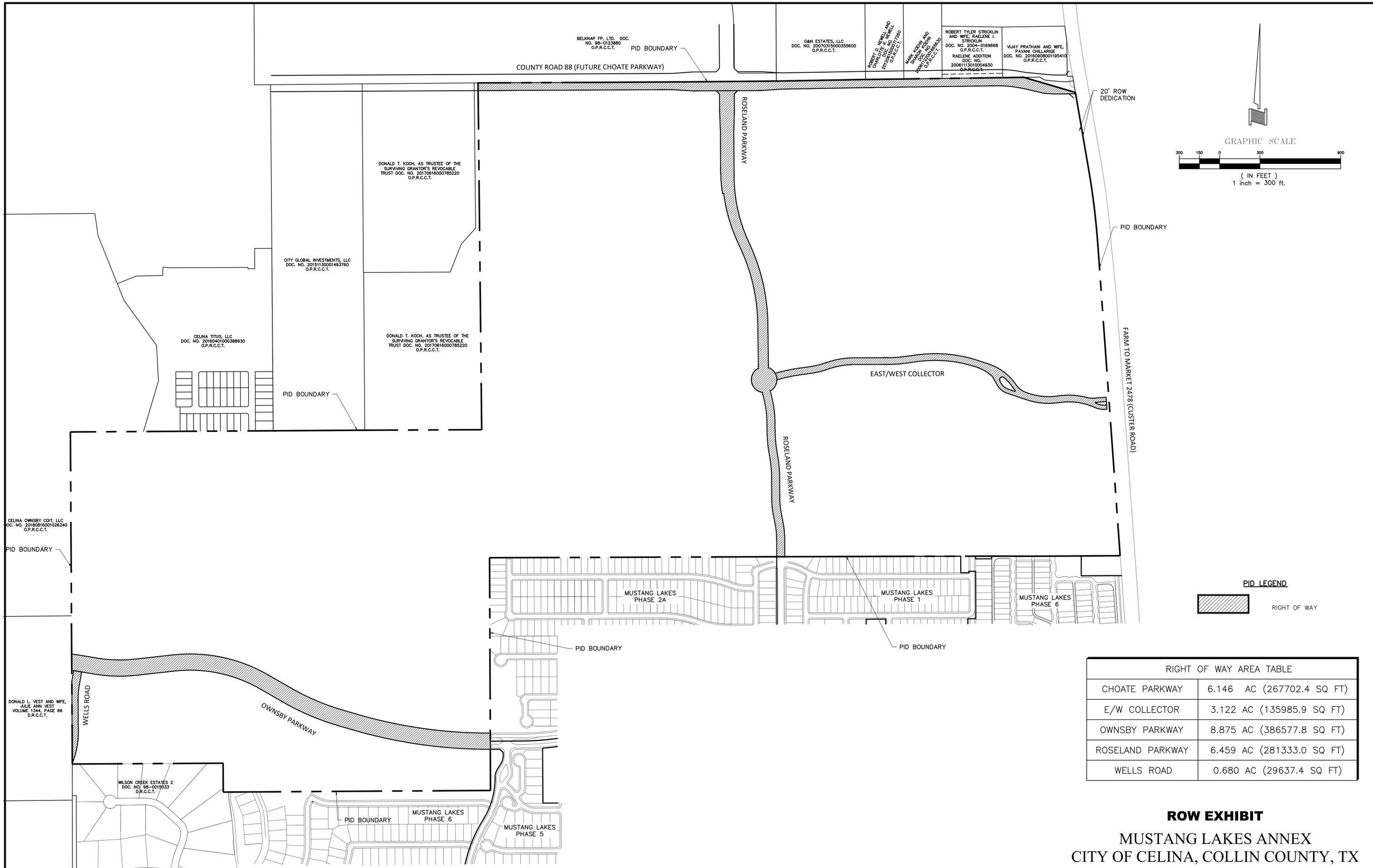


DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

PID BOUNDARY

PID BOUNDARY

PUNK CARTER PARKWAY



RIGHT OF WAY AREA TABLE	
CHOATE PARKWAY	6.146 AC (267702.4 SQ FT)
E/W COLLECTOR	3.122 AC (135985.9 SQ FT)
OWNSBY PARKWAY	8.875 AC (386577.8 SQ FT)
ROSELAND PARKWAY	6.459 AC (281333.0 SQ FT)
WELLS ROAD	0.680 AC (29637.4 SQ FT)

ROW EXHIBIT
MUSTANG LAKES ANNEX
CITY OF CELINA, COLLIN COUNTY, TX

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE _____ **PRINCIPAL ASSESSMENT: \$** _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Cambridge Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

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.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of five Lot Types.

“**Lot Type 1**” means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 74 feet, as provided in the Zoning Ordinance.

“**Lot Type 2**” means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 60 feet, as provided by Zoning Ordinance.

“**Lot Type 3**” means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 50 feet, as provided by Zoning Ordinance.

“**Lot Type 4**” means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 84 feet, as provided by Zoning Ordinance.

“**Lot Type 5**” means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 40 feet, as provided by Zoning Ordinance.

A) Proposed Development

Table F-1 shows the original proposed residential Lot Types to be developed within the PID.

Table F-1
Proposed Development within the PID – Original

Description	Proposed Development	
Lot Type 1 (74 Ft)	152	Units
Lot Type 2 (60 Ft)	537	Units
Lot Type 3 (50 Ft)	839	Units
Total	1,528	Units

Table F-2 shows the 2022 revised proposed residential Lot Types to be developed within the PID.

Table F-2
Proposed Development within the PID – 2022 Revised

Description	Proposed Development	
Lot Type 1 (74 Ft)	200	Units
Lot Type 2 (60 Ft)	491	Units
Lot Type 3 (50 Ft)	634	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	1,530	Units

Table F-3 shows the original proposed residential Lot Types to be developed within the Phases #2-7 Major Improvement Area (including the Lots developed in Phase #2 and to be developed in Phase #3).

Table F-3
Proposed Development – Phases #2-7 Major Improvement Area - Original

Description	Proposed Development	
Lot Type 1 (74 Ft)	109	Units
Lot Type 2 (60 Ft)	415	Units
Lot Type 3 (50 Ft)	674	Units
Total	1,198	Units

Table F-4 shows the 2022 revised proposed residential Lot Types to be developed within the Phases #2-7 Major Improvement Area (including the Lots developed in Phase #2 and to be developed in Phase #3).

Table F-4
Proposed Development – Phases #2-7 Major Improvement Area – 2022 Revised

Description	Proposed Development	
Lot Type 1 (74 Ft)	157	Units
Lot Type 2 (60 Ft)	369	Units
Lot Type 3 (50 Ft)	469	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	1,200	Units

Table F-5 shows the residential Lot Types developed within Phase #1.

Table F-5
Development – Phase #1

Description	Development	
Lot Type 1 (74 Ft)	43	Units
Lot Type 2 (60 Ft)	122	Units
Lot Type 3 (50 Ft)	165	Units
Total	330	Units

Table F-6 shows the residential Lot Types developed within Phase #2.

Table F-6
Development – Phase #2

Description	Proposed Development	
Lot Type 1 (74 Ft)	20	Units
Lot Type 2 (60 Ft)	2	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	227	Units

Table F-7 shows the proposed residential Lot Types to be developed within Phase #3.

Table F-7
Proposed Development – Phase #3

Description	Proposed Development	
Lot Type 1 (74 Ft)	19	Units
Lot Type 2 (60 Ft)	133	Units
Lot Type 3 (50 Ft)	90	Units
Total	242	Units

B) Calculation of Equivalent Units

As explained under Section V.D for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements shall be allocated to the parcel of the Assessed Property receiving benefit from such Authorized Improvements by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 84 Ft, 74 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council originally determined that allocating the Assessments among Parcels of Assessed Property based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. The original classifications (from Lot Type 1 (74 Ft Lots) representing the highest value to Lot Type 3 (50 Ft Lot) representing the lowest value for residential lots). Originally, the Assessments were allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the original Equivalent Unit factor for Lot Type 1 (74 Ft Lots) to 1.0.

Table F-8 shows the original Equivalent Unit factors within the PID.

Table F-8
Equivalent Unit Factors – Original

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor¹
Lot Type 1 (74 Ft)	\$592,000	1.00 per dwelling unit
Lot Type 2 (60 Ft)	\$480,000	0.81 per dwelling unit
Lot Type 3 (50 Ft)	\$400,000	0.68 per dwelling unit

¹The Equivalent Unit factors are rounded to two decimal places.

In light of changes to the development process and per request from the Developer, the Lot Type classifications described above have been updated by the City Council. These classifications (from Lot Type 4 (84 Ft Lots) representing the highest value to Lot Type 5 (40 Ft Lot) representing the lowest value for residential lots). Equivalent Units are the ratio of the average value of lots within each assessment class, setting the updated Equivalent Unit factor for Lot Type 4 (84 Ft Lots) to 1.0.

Table F-9 shows the 2022 revised Equivalent Unit factors within the PID.

Table F-9
Equivalent Unit Factors – 2022 Revised

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor¹
Lot Type 1 (74 Ft)	\$730,000	0.91 per dwelling unit
Lot Type 2 (60 Ft)	\$630,000	0.79 per dwelling unit
Lot Type 3 (50 Ft)	\$570,000	0.71 per dwelling unit
Lot Type 4 (84 Ft)	\$800,000	1.00 per dwelling unit
Lot Type 5 (40 Ft)	\$475,000	0.59 per dwelling unit

¹The Equivalent Unit factors are rounded to two decimal places.

The original total estimated Equivalent Units for the Phases #2-7 Major Improvement Area are shown in Table F-10 as calculated based on the original Equivalent Unit factors shown in Table F-8, estimated Lot Types and number of units originally estimated to be built within the Phases #2-7 Major Improvement Area.

Table F-10
Estimated Equivalent Units – Phases #2-7 Major Improvement Area – Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	109	1.00	109.00
Lot Type 2 (60 Ft)	415	0.81	336.15
Lot Type 3 (50 Ft)	674	0.68	458.32
Total	1,198		903.47¹

¹The total Equivalent Units shown above were used in 2018 to allocate costs of the Phases #2-7 Major Improvement Area Projects to the Phases #2-7 Major Improvement Area Assessed Property at the time Assessments were levied on the Phases #2-7 Major Improvement Area Assessed Property.

The 2022 revised total estimated Equivalent Units for the Phases #2-7 Major Improvement Area are shown in Table F-11 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-9, estimated Lot Types and number of units estimated to be built within the Phases #2-7 Major Improvement Area.

Table F-11
Estimated Equivalent Units – Phases #2-7 Major Improvement Area – 2022 Revised

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	157	0.91	142.87
Lot Type 2 (60 Ft)	369	0.79	291.51
Lot Type 3 (50 Ft)	469	0.71	332.99
Lot Type 4 (84 Ft)	7	1.00	7.00
Lot Type 5 (40 Ft)	198	0.59	116.82
Total	1,200		891.19

The total estimated Equivalent Units for Phase #1 are shown in Table F-12 as calculated based on the original Equivalent Unit factors shown in Table F-8, estimated Lot Types and number of units estimated to be built within Phase #1.

Table F-12
Estimated Equivalent Units – Phase #1 – Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	43	1.00	43.00
Lot Type 2 (60 Ft)	122	0.81	98.82
Lot Type 3 (50 Ft)	165	0.68	112.20
Total	330		254.02¹

¹The total Equivalent Units shown above were used in 2018 to allocate the costs of the Phase #1 Initial Projects to Phase #1 Assessed Property at the time Assessments were levied on the Phase #1 Assessed Property.

Table F-13
Estimated Equivalent Units – Phase #1 – 2022 Revised

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	43	0.91	39.13
Lot Type 2 (60 Ft)	122	0.79	96.38
Lot Type 3 (50 Ft)	165	0.71	117.15
Total	330		252.66¹

¹The total Equivalent Units shown above are being used in 2023 to allocate the costs of the Additional Major Improvements to Phase #1 Assessed Property.

The total estimated Equivalent Units for Phase #2 are shown in Table F-14 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-9, estimated Lot Types and number of units estimated to be built within Phase #2.

Table F-14
Estimated Equivalent Units – Phase #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	20	0.91	18.20
Lot Type 2 (60 Ft)	2	0.79	1.58
Lot Type 4 (84 Ft)	7	1.00	7.00
Lot Type 5 (40 Ft)	198	0.59	116.82
Total	227		143.60

The total estimated Equivalent Units for Phase #3 are shown in Table F-15 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-9, estimated Lot Types and number of units estimated to be built within Phase #3.

Table F-15
Estimated Equivalent Units – Phase #3

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	19	0.91	17.29
Lot Type 2 (60 Ft)	133	0.79	105.07
Lot Type 3 (50 Ft)	90	0.71	63.90
Total	242		186.26

C) Original Allocation of Assessments to Lots within Phases #2-7 Major Improvement Area

As shown in Table F-16 the total amount of the Phases #2-7 Major Improvement Area Bonds, which represents the total Assessment to be allocated on all Parcels within the Phases #2-7 Major Improvement Area, is \$13,795,000. As shown in Table F-10, there were a total of 1,198 residential units representing a total of 903.47 originally estimated Equivalent Units at the time the assessment was levied against such property for the residential development in the Phases #2-7 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of \$15,268.91.

The original Assessment per dwelling unit was calculated as the product of (i) \$15,268.91 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit was \$15,268.91 (i.e. \$15,268.91 × 1.00). The original Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit was \$12,367.82 (i.e. \$15,268.91 × 0.81). The original Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit was \$10,382.86 (i.e. \$15,268.91 × 0.68). Table F-16 sets forth the original Assessment per dwelling unit for each of the original three Lot Types in the Phases #2-7 Major Improvement Area.

Table F-16
Original Assessment Per Unit – Phases #2-7 Major Improvement Area

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit	Total Assessments
Lot Type 1 (74 Ft)	109	\$15,268.91	1.00	\$15,268.91 per dwelling unit	\$1,664,311
Lot Type 2 (60 Ft)	415	\$15,268.91	0.81	\$12,367.82 per dwelling unit	\$5,132,643
Lot Type 3 (50 Ft)	674	\$15,268.91	0.68	\$10,382.86 per dwelling unit	\$6,998,046
Total	1,198				\$13,795,000

The original projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-17.

Table F-17
Original Projected Leverage – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit¹	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	109	\$114,700	\$592,000	\$15,268.91	7.51	38.77
Lot Type 2 (60 Ft)	415	\$93,000	\$480,000	\$12,367.82	7.52	38.81
Lot Type 3 (50 Ft)	674	\$77,500	\$400,000	\$10,382.86	7.46	38.53

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-18.

Table F-18
Original Estimated Tax Rate Equivalent Per Unit – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per \$100 Lot Value)¹	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (74 Ft)	109	\$114,700	\$592,000	\$1,194.14	\$1.0411	\$0.2017
Lot Type 2 (60 Ft)	415	\$93,000	\$480,000	\$967.25	\$1.0401	\$0.2015
Lot Type 3 (50 Ft)	674	\$77,500	\$400,000	\$812.01	\$1.0478	\$0.2030

D) 2022 Revised Allocation of Assessments to Lots within Phases #2-7 Major Improvement Area

As shown in Table F-19 the total amount of the Phases #2-7 Major Improvement Area Bonds, which represents the total Assessment allocated on all Parcels within the Phases #2-7 Major Improvement Area, is \$13,795,000. As shown in Table F-11, there is now anticipated to be a total of 1,200 residential units representing a 2022 revised total of 891.19 estimated Equivalent Units for the residential development in the Phases #2-7 Major Improvement Area, resulting in a 2022 revised Assessment per Equivalent Unit of \$15,479.30.

The 2022 revised Assessment per dwelling unit was calculated as the product of (i) \$15,479.30 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the revised Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is \$14,086.17 (i.e. \$15,479.30 × 0.91). The 2022 revised Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$12,228.65 (i.e. \$15,479.30 × 0.79). The 2022 revised Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is \$10,990.31 (i.e. \$15,479.30 × 0.71). The 2022 revised Assessment for a Lot Type 4 (84 Ft Lot) dwelling unit is \$15,479.30 (i.e. \$15,479.30 × 1.00). The 2022 revised Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$9,132.79 (i.e. \$15,479.30 × 0.59). Table F-19 sets forth the 2022 revised Assessment per dwelling unit for each of the five Lot Types in Phases #2-7 Major Improvement Area.

Table F-19
2022 Revised Assessment Per Unit – Phases #2-7 Major Improvement Area

Type	Planned No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	157	\$15,479.30	0.91	\$14,086.17	per dwelling unit	\$2,211,528
Lot Type 2 (60 Ft)	369	\$15,479.30	0.79	\$12,228.65	per dwelling unit	\$4,512,372
Lot Type 3 (50 Ft)	469	\$15,479.30	0.71	\$10,990.31	per dwelling unit	\$5,154,453
Lot Type 4 (84 Ft)	7	\$15,479.30	1.00	\$15,479.30	per dwelling unit	\$108,355
Lot Type 5 (40 Ft)	198	\$15,479.30	0.59	\$9,132.79	per dwelling unit	\$1,808,292
Total	1,200					\$13,795,000

The 2022 revised projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-20.

Table F-20
2022 Revised Projected Leverage – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit ¹	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	157	\$118,400	\$730,000	\$14,086.17	8.41	51.82
Lot Type 2 (60 Ft)	369	\$96,000	\$630,000	\$12,228.65	7.85	51.52
Lot Type 3 (50 Ft)	469	\$80,000	\$570,000	\$10,990.31	7.28	51.86
Lot Type 4 (84 Ft)	7	\$134,400	\$800,000	\$15,479.30	8.68	51.68
Lot Type 5 (40 Ft)	198	\$65,000	\$475,000	\$9,132.79	7.12	52.01

The 2022 revised projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-21.

Table F-21
Revised Estimated Tax Rate Equivalent Per Unit – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (74 Ft)	157	\$118,400	\$730,000	\$1,101.64	\$0.9304	\$0.1509
Lot Type 2 (60 Ft)	369	\$96,000	\$630,000	\$956.37	\$0.9962	\$0.1518
Lot Type 3 (50 Ft)	469	\$80,000	\$570,000	\$859.52	\$1.0744	\$0.1508
Lot Type 4 (84 Ft)	7	\$134,400	\$800,000	\$1,210.59	\$0.9007	\$0.1513
Lot Type 5 (40 Ft)	198	\$65,000	\$475,000	\$714.25	\$1.0988	\$0.1504

E) Original Allocation of Assessments to Lots within Phase #1

As shown in Table F-22, the total amount of the Phase #1 Bonds, which represents the total Assessment allocated on all Parcels within Phase #1, is \$9,555,000. As shown in Table F-12, there are a total of 330 residential units representing a total of 254.02 estimated original Equivalent Units at the time the assessment was levied against such property for the residential development in Phase #1, resulting in an original Assessment per Equivalent Unit of \$37,615.15.

The original Assessment per dwelling unit is calculated as the product of (i) \$37,615.15 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is \$37,615.15 (i.e. \$37,615.15 × 1.00). The original Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$30,468.27 (i.e. \$37,615.15 × 0.81). The original Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is \$25,578.30 (i.e. \$37,615.15 × 0.68). Table F-22 sets forth the original Assessment per dwelling unit for each of the three Lot Types in Phase #1.

Table F-22
Original Assessment Per Unit – Phase #1 Initial Projects

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit	Total Assessments
Lot Type 1 (74 Ft)	43	\$37,615.15	1.00	\$37,615.15 per dwelling unit	\$1,617,451
Lot Type 2 (60 Ft)	122	\$37,615.15	0.81	\$30,468.27 per dwelling unit	\$3,717,129
Lot Type 3 (50 Ft)	165	\$37,615.15	0.68	\$25,578.30 per dwelling unit	\$4,220,420
Total	330				\$9,555,000

The original projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-23.

Table F-23
Original Projected Leverage – Phase #1 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit¹	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	43	\$114,700	\$592,000	\$37,615.15	3.05	15.74
Lot Type 2 (60 Ft)	122	\$93,000	\$480,000	\$30,468.27	3.05	15.75
Lot Type 3 (50 Ft)	165	\$77,500	\$400,000	\$25,578.30	3.03	15.64

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-24.

Table F-24
Original Estimated Tax Rate Equivalent Per Unit – Phase #1 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per \$100 Lot Value)¹	Tax Rate Equivalent (per \$100 Home Value)¹
Lot Type 1 (74 Ft)	43	\$114,700	\$592,000	\$2,928.53	\$2.5532	\$0.4947
Lot Type 2 (60 Ft)	122	\$93,000	\$480,000	\$2,372.11	\$2.5507	\$0.4942
Lot Type 3 (50 Ft)	165	\$77,500	\$400,000	\$1,991.40	\$2.5696	\$0.4979

As shown in Table F-9, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated. The updated projected leverage calculated based on the estimated finished Lot values and home values for each Lot Type is shown in Table F-25.

Table F-25
Updated Projected Leverage – Phase #1 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	43	\$118,400	\$730,000	\$37,615.15	3.15	19.41
Lot Type 2 (60 Ft)	122	\$96,000	\$630,000	\$30,468.27	3.15	20.68
Lot Type 3 (50 Ft)	165	\$80,000	\$570,000	\$25,578.30	3.13	22.28

As shown in Table F-9, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated. The updated projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-26.

Table F-26
Updated Estimated Tax Rate Equivalent Per Unit – Phase #1 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)¹
Lot Type 1 (74 Ft)	43	\$118,400	\$730,000	\$2,928.53	\$2.4734	\$0.4012
Lot Type 2 (60 Ft)	122	\$96,000	\$630,000	\$2,372.11	\$2.4710	\$0.3765
Lot Type 3 (50 Ft)	165	\$80,000	\$570,000	\$1,991.40	\$2.4893	\$0.3494

F) Allocation of Assessments to Lots within Phase #2

As shown in Table F-27 the total amount of the obligation due under the Reimbursement Agreement related to the Phase #2 Improvements, which represents the total Assessment allocated on the Phase #2 Assessed Property, is \$5,938,154. As shown in Table F-14, there are anticipated to be a total of 227 residential units representing a total of 143.60 estimated Equivalent Units for the residential development in Phase #2, resulting in an Assessment per Equivalent Unit of \$41,352.05.

The Assessment per dwelling unit is calculated as the product of (i) \$41,352.05 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is \$37,630.36 (i.e. \$41,352.05 × 0.91). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$32,668.12 (i.e. \$41,352.05 × 0.79). The Assessment for a Lot Type 4 (84 Ft Lot) dwelling unit is \$41,352.05 (i.e. \$41,352.05 × 1.00). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$24,397.71 (i.e. \$41,352.05 × 0.59). Table F-27 sets forth the Assessment per dwelling unit for each of the four Lot Types in Phase #2.

Table F-27
Assessment Per Unit – Phase #2 Improvements

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit	Total Assessments
Lot Type 1 (74 Ft)	20	\$41,352.05	0.91	\$37,630.36 per dwelling unit	\$752,607
Lot Type 2 (60 Ft)	2	\$41,352.05	0.79	\$32,668.12 per dwelling unit	\$65,336
Lot Type 4 (84 Ft)	7	\$41,352.05	1.00	\$41,352.05 per dwelling unit	\$289,464
Lot Type 5 (40 Ft)	198	\$41,352.05	0.59	\$24,397.71 per dwelling unit	\$4,830,746
Total	227				\$5,938,154

The projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-28.

Table F-28
Projected Leverage – Phase #2 Improvements

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	20	\$118,400	\$730,000	\$37,630.36	3.15	19.40
Lot Type 2 (60 Ft)	2	\$96,000	\$630,000	\$32,668.12	2.94	19.28
Lot Type 4 (84 Ft)	7	\$134,400	\$800,000	\$41,352.05	3.25	19.35
Lot Type 5 (40 Ft)	198	\$65,000	\$475,000	\$24,397.71	2.66	19.47

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-29.

Table F-29
Estimated Tax Rate Equivalent Per Unit – Phase #2 Improvements

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per \$100 Lot Value)¹	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (74 Ft)	20	\$118,400	\$730,000	\$3,204.44	\$2.706	\$0.439
Lot Type 2 (60 Ft)	2	\$96,000	\$630,000	\$2,781.87	\$2.898	\$0.442
Lot Type 4 (84 Ft)	7	\$134,400	\$800,000	\$3,521.36	\$2.620	\$0.440
Lot Type 5 (40 Ft)	198	\$65,000	\$475,000	\$2,077.60	\$3.196	\$0.437

The Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-30.

Table F-30
Assessment Per Unit – Phase #2's share of Phases #2-7 Major Improvement Area Assessments

Description	Planned No. of Units	Assessment per Equivalent Unit¹	Equivalent Unit Factor	Assessment Per Unit	Total Assessments
Lot Type 1 (74 Ft)	20	\$15,479.30	0.91	\$14,086.17 per dwelling unit	\$281,723
Lot Type 2 (60 Ft)	2	\$15,479.30	0.79	\$12,228.65 per dwelling unit	\$24,457
Lot Type 4 (84 Ft)	7	\$15,479.30	1.00	\$15,479.30 per dwelling unit	\$108,355
Lot Type 5 (40 Ft)	198	\$15,479.30	0.59	\$9,132.79 per dwelling unit	\$1,808,292
Total	227				\$2,222,828

¹See Table F-19.

The combined Phase #2 Assessments (for the Phase #2 Improvements) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-31.

Table F-31
Combined Assessment Per Unit – Phases #2 Initial Projects

Description	Planned No. of Units	Phase #2 Improvements Assessment Per Unit¹	Phase #2's share of Phases #2-7 Major Improvement Area Assessment Per Unit²	Phase #2 Projects Assessment Per Unit	Phase #2 Projects Total Assessments
Lot Type 1 (74 Ft)	20	\$37,630.36	\$14,086.17	\$51,716.53	\$1,034,331
Lot Type 2 (60 Ft)	2	\$32,668.12	\$12,228.65	\$44,896.77	\$89,794
Lot Type 4 (84 Ft)	7	\$41,352.05	\$15,479.30	\$56,831.35	\$397,819
Lot Type 5 (40 Ft)	198	\$24,397.71	\$9,132.79	\$33,530.50	\$6,639,038
Total	227				\$8,160,982

¹See Table F-27.

²See Table F-30.

The combined projected leverage for the Phase #2 Assessments (for the Phase #2 Improvements) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-32.

Table F-32
Combined Projected Leverage – Phase #2 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Phase #2 Projects Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	20	\$118,400	\$730,000	\$51,716.53	2.29	14.12
Lot Type 2 (60 Ft)	2	\$96,000	\$630,000	\$44,896.77	2.14	14.03
Lot Type 4 (84 Ft)	7	\$134,400	\$800,000	\$56,831.35	2.36	14.08
Lot Type 5 (40 Ft)	198	\$65,000	\$475,000	\$33,530.50	1.94	14.17

The combined projected tax rate equivalent for the Phase #2 Assessments (for the Phase #2 Improvements) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-33.

Table F-33 Projects
Combined Estimated Tax Rate Equivalent Per Unit – Phase #2 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (74 Ft)	20	\$118,400	\$730,000	\$4,306.08	\$3.637	\$0.590
Lot Type 2 (60 Ft)	2	\$96,000	\$630,000	\$3,738.24	\$3.894	\$0.593
Lot Type 4 (84 Ft)	7	\$134,400	\$800,000	\$4,731.95	\$3.521	\$0.591
Lot Type 5 (40 Ft)	198	\$65,000	\$475,000	\$2,791.85	\$4.295	\$0.588

G) Allocation of Assessments to Lots within Phase #3

As shown in Table F-34 the total amount of (i) the obligation due under the Reimbursement Agreement related to the Phase #3 Improvements and (ii) the obligation due under the Reimbursement Agreement related to Phase #3 Additional Projects, which represents the total Assessment to be allocated on the Phase #3 Assessed Property, is \$7,708,239. As shown in Table F-15, there are anticipated to be a total of 242 residential units representing a total of 186.26 estimated Equivalent Units for the residential development in Phase #3, resulting in an Assessment per Equivalent Unit of \$41,384.30.

The Assessment per dwelling unit is calculated as the product of (i) \$41,384.30 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is \$37,659.71 (i.e. \$41,384.30 × 0.91). The Assessment for a Lot

Type 2 (60 Ft Lot) dwelling unit is \$32,693.60 (i.e. \$41,384.30 × 0.79). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is \$29,382.85 (i.e. \$41,384.30 × 0.71). Table F-34 sets forth the Assessment per dwelling unit for each of the three Lot Types in Phase #3.

Table F-34
Assessment Per Unit –Phase #3 Improvements and Phase #3 Additional Projects

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (74 Ft)	19	\$41,384.30	0.91	\$37,659.71	per dwelling unit	\$715,535
Lot Type 2 (60 Ft)	133	\$41,384.30	0.79	\$32,693.60	per dwelling unit	\$4,348,248
Lot Type 3 (50 Ft)	90	\$41,384.30	0.71	\$29,382.85	per dwelling unit	\$2,644,457
Total	242					\$7,708,239

The projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-35.

Table F-35
Projected Leverage –Phase #3 Improvements and Phase #3 Additional Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	19	\$118,400	\$730,000	\$37,659.71	3.14	19.38
Lot Type 2 (60 Ft)	133	\$96,000	\$630,000	\$32,693.60	2.94	19.27
Lot Type 3 (50 Ft)	90	\$80,000	\$570,000	\$29,382.85	2.72	19.40

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-36.

Table F-36
Estimated Tax Rate Equivalent Per Unit – Phase #3 Improvements and Phase #3 Additional Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (74 Ft)	19	\$118,400	\$730,000	\$3,133.86	\$2.647	\$0.429
Lot Type 2 (60 Ft)	133	\$96,000	\$630,000	\$2,720.60	\$2.834	\$0.432
Lot Type 3 (50 Ft)	90	\$80,000	\$570,000	\$2,445.10	\$3.056	\$0.429

The Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-37.

Table F-37
Assessment Per Unit – Phase #3's share of Phases #2-7 Major Improvement Area Assessments

Description	Planned No. of Units	Assessment per Equivalent Unit ¹	Equivalent Unit Factor	Assessment Per Unit	Total Assessments
Lot Type 1 (74 Ft)	19	\$15,479.30	0.91	\$14,086.17 per dwelling unit	\$267,637
Lot Type 2 (60 Ft)	133	\$15,479.30	0.79	\$12,228.65 per dwelling unit	\$1,626,410
Lot Type 3 (50 Ft)	90	\$15,479.30	0.71	\$10,990.31 per dwelling unit	\$989,127
Total	242				\$2,883,175

¹See Table F-19.

The combined Phase #3 Assessments (for the Phase #3 Improvements and Phase #3 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-38.

Table F-38
Combined Assessment Per Unit – Phase #3 Projects

Description	Planned No. of Units	Phase #3 Improvements Assessment Per Unit ¹	Phase #3's share of Phases #2-7 Major Improvement Area Assessment Per Unit ²	Phase #3 Projects Assessment Per Unit	Phase #3 Projects Total Assessments
Lot Type 1 (74 Ft)	19	\$37,659.71	\$14,086.17	\$51,745.88	\$983,172
Lot Type 2 (60 Ft)	133	\$32,693.60	\$12,228.65	\$44,922.24	\$5,974,659
Lot Type 3 (50 Ft)	90	\$29,382.85	\$10,990.31	\$40,373.16	\$3,633,584
Total	242				\$10,591,414

¹See Table F-34.

²See Table F-36.

The combined projected leverage for the Phase #3 Assessments (for the Phase #3 Improvements and Phase #3 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-39.

Table F-39
Combined Projected Leverage – Phase #3 Projects

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Phase #3 Projects Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	19	\$118,400	\$730,000	\$51,745.88	2.29	14.11
Lot Type 2 (60 Ft)	133	\$96,000	\$630,000	\$44,922.24	2.14	14.02
Lot Type 3 (50 Ft)	90	\$80,000	\$570,000	\$40,373.16	1.98	14.12

The combined projected tax rate equivalent for the Phase #3 Assessments (for the Phase #3 Improvements and Phase #3 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-40.

Table F-40
Combined Estimated Tax Rate Equivalent Per Unit – Phase #3 Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (74 Ft)	19	\$118,400	\$730,000	\$4,235.50	\$3.577	\$0.580
Lot Type 2 (60 Ft)	133	\$96,000	\$630,000	\$3,676.97	\$3.830	\$0.584
Lot Type 3 (50 Ft)	90	\$80,000	\$570,000	\$3,304.62	\$4.131	\$0.580

APPENDIX G
PHASES #2-7 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix G-1
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

**Parcel
Assessment
Equivalent Unit (2022 Revised)**

**All Parcels
\$13,795,000
891.19**

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$755,430	\$0	\$0	(\$755,430)	\$0
9/1/20	\$0	\$753,338	\$25,600	\$68,976	(\$16,000)	\$831,913
9/1/21	\$220,000	\$753,338	\$37,000	\$68,975	(\$38,775)	\$1,040,538
9/1/22	\$230,000	\$743,713	\$33,000	\$67,875	(\$14,389)	\$1,060,199
9/1/23	\$240,000	\$733,650	\$37,000	\$66,725	\$0	\$1,077,375
9/1/24	\$250,000	\$723,150	\$38,643	\$65,525	\$0	\$1,077,318
9/1/25	\$265,000	\$710,650	\$39,416	\$64,275	\$0	\$1,079,341
9/1/26	\$280,000	\$697,400	\$40,204	\$62,950	\$0	\$1,080,554
9/1/27	\$290,000	\$683,400	\$41,008	\$61,550	\$0	\$1,075,958
9/1/28	\$310,000	\$668,900	\$41,828	\$60,100	\$0	\$1,080,828
9/1/29	\$325,000	\$653,400	\$42,665	\$58,550	\$0	\$1,079,615
9/1/30	\$345,000	\$635,525	\$43,518	\$56,925	\$0	\$1,080,968
9/1/31	\$360,000	\$616,550	\$44,388	\$55,200	\$0	\$1,076,138
9/1/32	\$385,000	\$596,750	\$45,276	\$53,400	\$0	\$1,080,426
9/1/33	\$405,000	\$575,575	\$46,182	\$51,475	\$0	\$1,078,232
9/1/34	\$430,000	\$553,300	\$47,105	\$49,450	\$0	\$1,079,855
9/1/35	\$455,000	\$529,650	\$48,047	\$47,300	\$0	\$1,079,997
9/1/36	\$480,000	\$504,625	\$49,008	\$45,025	\$0	\$1,078,658
9/1/37	\$510,000	\$478,225	\$49,989	\$42,625	\$0	\$1,080,839
9/1/38	\$535,000	\$450,175	\$50,988	\$40,075	\$0	\$1,076,238
9/1/39	\$570,000	\$420,750	\$52,008	\$37,400	\$0	\$1,080,158
9/1/40	\$600,000	\$388,688	\$53,048	\$34,550	\$0	\$1,076,286
9/1/41	\$640,000	\$354,938	\$54,109	\$31,550	\$0	\$1,080,597
9/1/42	\$675,000	\$318,938	\$55,191	\$28,350	\$0	\$1,077,479
9/1/43	\$715,000	\$280,969	\$56,295	\$24,975	\$0	\$1,077,239
9/1/44	\$760,000	\$240,750	\$57,421	\$21,400	\$0	\$1,079,571
9/1/45	\$805,000	\$198,000	\$58,570	\$17,600	\$0	\$1,079,170
9/1/46	\$850,000	\$152,719	\$59,741	\$13,575	\$0	\$1,076,035
9/1/47	\$905,000	\$104,906	\$60,936	\$9,325	\$0	\$1,080,167
9/1/48	\$960,000	\$54,000	\$62,155	\$4,800	\$0	\$1,080,955
Total	\$13,795,000	\$15,331,399	\$1,370,341	\$1,310,501	(\$824,594)	\$30,982,647

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-2
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

**Parcel
Assessment
Equivalent Unit (2022 Revised)**

Lot Type 1 (74 Ft)
\$14,086.17
0.91

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$771	\$0	\$0	(\$771)	\$0
9/1/20	\$0	\$769	\$26	\$70	(\$16)	\$849
9/1/21	\$225	\$769	\$38	\$70	(\$40)	\$1,062
9/1/22	\$235	\$759	\$34	\$69	(\$15)	\$1,083
9/1/23	\$245	\$749	\$39	\$68	\$0	\$1,101
9/1/24	\$255	\$738	\$39	\$67	\$0	\$1,100
9/1/25	\$271	\$726	\$40	\$66	\$0	\$1,102
9/1/26	\$286	\$712	\$41	\$64	\$0	\$1,103
9/1/27	\$296	\$698	\$42	\$63	\$0	\$1,099
9/1/28	\$317	\$683	\$43	\$61	\$0	\$1,104
9/1/29	\$332	\$667	\$44	\$60	\$0	\$1,102
9/1/30	\$352	\$649	\$44	\$58	\$0	\$1,104
9/1/31	\$368	\$630	\$45	\$56	\$0	\$1,099
9/1/32	\$393	\$609	\$46	\$55	\$0	\$1,103
9/1/33	\$414	\$588	\$47	\$53	\$0	\$1,101
9/1/34	\$439	\$565	\$48	\$50	\$0	\$1,103
9/1/35	\$465	\$541	\$49	\$48	\$0	\$1,103
9/1/36	\$490	\$515	\$50	\$46	\$0	\$1,101
9/1/37	\$521	\$488	\$51	\$44	\$0	\$1,104
9/1/38	\$546	\$460	\$52	\$41	\$0	\$1,099
9/1/39	\$582	\$430	\$53	\$38	\$0	\$1,103
9/1/40	\$613	\$397	\$54	\$35	\$0	\$1,099
9/1/41	\$654	\$362	\$55	\$32	\$0	\$1,103
9/1/42	\$689	\$326	\$56	\$29	\$0	\$1,100
9/1/43	\$730	\$287	\$57	\$26	\$0	\$1,100
9/1/44	\$776	\$246	\$59	\$22	\$0	\$1,102
9/1/45	\$822	\$202	\$60	\$18	\$0	\$1,102
9/1/46	\$868	\$156	\$61	\$14	\$0	\$1,099
9/1/47	\$924	\$107	\$62	\$10	\$0	\$1,103
9/1/48	\$980	\$55	\$63	\$5	\$0	\$1,104
Total	\$14,086	\$15,655	\$1,400	\$1,338	(\$842)	\$31,637

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-3
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

**Parcel
Assessment
Equivalent Unit (2022 Revised)**

Lot Type 2 (60 Ft)
\$12,228.65
0.79

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$670	\$0	\$0	(\$670)	\$0
9/1/20	\$0	\$668	\$23	\$61	(\$14)	\$737
9/1/21	\$195	\$668	\$33	\$61	(\$34)	\$922
9/1/22	\$204	\$659	\$29	\$60	(\$13)	\$940
9/1/23	\$213	\$650	\$33	\$59	\$0	\$955
9/1/24	\$222	\$641	\$34	\$58	\$0	\$955
9/1/25	\$235	\$630	\$35	\$57	\$0	\$957
9/1/26	\$248	\$618	\$36	\$56	\$0	\$958
9/1/27	\$257	\$606	\$36	\$55	\$0	\$954
9/1/28	\$275	\$593	\$37	\$53	\$0	\$958
9/1/29	\$288	\$579	\$38	\$52	\$0	\$957
9/1/30	\$306	\$563	\$39	\$50	\$0	\$958
9/1/31	\$319	\$547	\$39	\$49	\$0	\$954
9/1/32	\$341	\$529	\$40	\$47	\$0	\$958
9/1/33	\$359	\$510	\$41	\$46	\$0	\$956
9/1/34	\$381	\$490	\$42	\$44	\$0	\$957
9/1/35	\$403	\$470	\$43	\$42	\$0	\$957
9/1/36	\$425	\$447	\$43	\$40	\$0	\$956
9/1/37	\$452	\$424	\$44	\$38	\$0	\$958
9/1/38	\$474	\$399	\$45	\$36	\$0	\$954
9/1/39	\$505	\$373	\$46	\$33	\$0	\$958
9/1/40	\$532	\$345	\$47	\$31	\$0	\$954
9/1/41	\$567	\$315	\$48	\$28	\$0	\$958
9/1/42	\$598	\$283	\$49	\$25	\$0	\$955
9/1/43	\$634	\$249	\$50	\$22	\$0	\$955
9/1/44	\$674	\$213	\$51	\$19	\$0	\$957
9/1/45	\$714	\$176	\$52	\$16	\$0	\$957
9/1/46	\$753	\$135	\$53	\$12	\$0	\$954
9/1/47	\$802	\$93	\$54	\$8	\$0	\$958
9/1/48	\$851	\$48	\$55	\$4	\$0	\$958
Total	\$12,229	\$13,591	\$1,215	\$1,162	(\$731)	\$27,465

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-4
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

**Parcel
Assessment
Equivalent Unit (2022 Revised)**

Lot Type 3 (50 Ft)
\$10,990.31
0.71

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$602	\$0	\$0	(\$602)	\$0
9/1/20	\$0	\$600	\$20	\$55	(\$13)	\$663
9/1/21	\$175	\$600	\$29	\$55	(\$31)	\$829
9/1/22	\$183	\$593	\$26	\$54	(\$11)	\$845
9/1/23	\$191	\$584	\$29	\$53	\$0	\$858
9/1/24	\$199	\$576	\$31	\$52	\$0	\$858
9/1/25	\$211	\$566	\$31	\$51	\$0	\$860
9/1/26	\$223	\$556	\$32	\$50	\$0	\$861
9/1/27	\$231	\$544	\$33	\$49	\$0	\$857
9/1/28	\$247	\$533	\$33	\$48	\$0	\$861
9/1/29	\$259	\$521	\$34	\$47	\$0	\$860
9/1/30	\$275	\$506	\$35	\$45	\$0	\$861
9/1/31	\$287	\$491	\$35	\$44	\$0	\$857
9/1/32	\$307	\$475	\$36	\$43	\$0	\$861
9/1/33	\$323	\$459	\$37	\$41	\$0	\$859
9/1/34	\$343	\$441	\$38	\$39	\$0	\$860
9/1/35	\$362	\$422	\$38	\$38	\$0	\$860
9/1/36	\$382	\$402	\$39	\$36	\$0	\$859
9/1/37	\$406	\$381	\$40	\$34	\$0	\$861
9/1/38	\$426	\$359	\$41	\$32	\$0	\$857
9/1/39	\$454	\$335	\$41	\$30	\$0	\$861
9/1/40	\$478	\$310	\$42	\$28	\$0	\$857
9/1/41	\$510	\$283	\$43	\$25	\$0	\$861
9/1/42	\$538	\$254	\$44	\$23	\$0	\$858
9/1/43	\$570	\$224	\$45	\$20	\$0	\$858
9/1/44	\$605	\$192	\$46	\$17	\$0	\$860
9/1/45	\$641	\$158	\$47	\$14	\$0	\$860
9/1/46	\$677	\$122	\$48	\$11	\$0	\$857
9/1/47	\$721	\$84	\$49	\$7	\$0	\$861
9/1/48	\$765	\$43	\$50	\$4	\$0	\$861
Total	\$10,990	\$12,214	\$1,092	\$1,044	(\$657)	\$24,683

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-5
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

**Parcel
Assessment
Equivalent Unit (2022 Revised)**

**Lot Type 4 (84 Ft)
\$15,479.30
1.00**

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$848	\$0	\$0	(\$848)	\$0
9/1/20	\$0	\$845	\$29	\$77	(\$18)	\$933
9/1/21	\$247	\$845	\$42	\$77	(\$44)	\$1,168
9/1/22	\$258	\$835	\$37	\$76	(\$16)	\$1,190
9/1/23	\$269	\$823	\$42	\$75	\$0	\$1,209
9/1/24	\$281	\$811	\$43	\$74	\$0	\$1,209
9/1/25	\$297	\$797	\$44	\$72	\$0	\$1,211
9/1/26	\$314	\$783	\$45	\$71	\$0	\$1,212
9/1/27	\$325	\$767	\$46	\$69	\$0	\$1,207
9/1/28	\$348	\$751	\$47	\$67	\$0	\$1,213
9/1/29	\$365	\$733	\$48	\$66	\$0	\$1,211
9/1/30	\$387	\$713	\$49	\$64	\$0	\$1,213
9/1/31	\$404	\$692	\$50	\$62	\$0	\$1,208
9/1/32	\$432	\$670	\$51	\$60	\$0	\$1,212
9/1/33	\$454	\$646	\$52	\$58	\$0	\$1,210
9/1/34	\$483	\$621	\$53	\$55	\$0	\$1,212
9/1/35	\$511	\$594	\$54	\$53	\$0	\$1,212
9/1/36	\$539	\$566	\$55	\$51	\$0	\$1,210
9/1/37	\$572	\$537	\$56	\$48	\$0	\$1,213
9/1/38	\$600	\$505	\$57	\$45	\$0	\$1,208
9/1/39	\$640	\$472	\$58	\$42	\$0	\$1,212
9/1/40	\$673	\$436	\$60	\$39	\$0	\$1,208
9/1/41	\$718	\$398	\$61	\$35	\$0	\$1,213
9/1/42	\$757	\$358	\$62	\$32	\$0	\$1,209
9/1/43	\$802	\$315	\$63	\$28	\$0	\$1,209
9/1/44	\$853	\$270	\$64	\$24	\$0	\$1,211
9/1/45	\$903	\$222	\$66	\$20	\$0	\$1,211
9/1/46	\$954	\$171	\$67	\$15	\$0	\$1,207
9/1/47	\$1,015	\$118	\$68	\$10	\$0	\$1,212
9/1/48	\$1,077	\$61	\$70	\$5	\$0	\$1,213
Total	\$15,479	\$17,203	\$1,538	\$1,471	(\$925)	\$34,765

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-6
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

**Parcel
Assessment
Equivalent Unit (2022 Revised)**

Lot Type 5 (40 Ft)
\$9,132.79
0.59

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$500	\$0	\$0	(\$500)	\$0
9/1/20	\$0	\$499	\$17	\$46	(\$11)	\$551
9/1/21	\$146	\$499	\$24	\$46	(\$26)	\$689
9/1/22	\$152	\$492	\$22	\$45	(\$10)	\$702
9/1/23	\$159	\$486	\$24	\$44	\$0	\$713
9/1/24	\$166	\$479	\$26	\$43	\$0	\$713
9/1/25	\$175	\$470	\$26	\$43	\$0	\$715
9/1/26	\$185	\$462	\$27	\$42	\$0	\$715
9/1/27	\$192	\$452	\$27	\$41	\$0	\$712
9/1/28	\$205	\$443	\$28	\$40	\$0	\$716
9/1/29	\$215	\$433	\$28	\$39	\$0	\$715
9/1/30	\$228	\$421	\$29	\$38	\$0	\$716
9/1/31	\$238	\$408	\$29	\$37	\$0	\$712
9/1/32	\$255	\$395	\$30	\$35	\$0	\$715
9/1/33	\$268	\$381	\$31	\$34	\$0	\$714
9/1/34	\$285	\$366	\$31	\$33	\$0	\$715
9/1/35	\$301	\$351	\$32	\$31	\$0	\$715
9/1/36	\$318	\$334	\$32	\$30	\$0	\$714
9/1/37	\$338	\$317	\$33	\$28	\$0	\$716
9/1/38	\$354	\$298	\$34	\$27	\$0	\$713
9/1/39	\$377	\$279	\$34	\$25	\$0	\$715
9/1/40	\$397	\$257	\$35	\$23	\$0	\$713
9/1/41	\$424	\$235	\$36	\$21	\$0	\$715
9/1/42	\$447	\$211	\$37	\$19	\$0	\$713
9/1/43	\$473	\$186	\$37	\$17	\$0	\$713
9/1/44	\$503	\$159	\$38	\$14	\$0	\$715
9/1/45	\$533	\$131	\$39	\$12	\$0	\$714
9/1/46	\$563	\$101	\$40	\$9	\$0	\$712
9/1/47	\$599	\$69	\$40	\$6	\$0	\$715
9/1/48	\$636	\$36	\$41	\$3	\$0	\$716
Total	\$9,133	\$10,150	\$907	\$868	(\$546)	\$20,512

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Cambridge Crossing Public Improvement District
Phases #2-7 Major Improvement Area Assessment Roll - 2022-23**

Parcel ID	Estimated Acreage¹	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
985517	14.03	\$597,434.85	\$10,744.43	\$32,844.37	\$2,987.17	\$1,656.43	\$48,232.40
997979	8.67	\$369,332.81	\$6,642.18	\$20,304.31	\$1,846.66	\$1,024.00	\$29,817.15
2707966	142.21	\$6,056,658.56	\$108,924.55	\$332,968.72	\$30,283.29	\$16,792.53	\$488,969.09
961622	43.40	\$1,848,201.47	\$33,238.54	\$101,606.07	\$9,241.01	\$5,124.28	\$149,209.90
961613	103.98	\$4,428,505.72	\$79,643.41	\$243,459.96	\$22,142.53	\$12,278.36	\$357,524.27
986384	1.05	\$44,866.60	\$806.89	\$2,466.57	\$224.33	\$124.40	\$3,622.19
Total	313.350	\$13,345,000	\$240,000.00	\$733,650.00	\$66,725.00	\$37,000.00	\$1,077,375.00

¹Estimated Acreage represents assessed acreage to be developed.

APPENDIX H
PHASE #1 ASSESSMENT ROLL

**Appendix H-1
Phase #1 Assessment Roll**

**Parcel
Assessment
Equivalent Units (Original)**

**All Parcels
\$9,555,000
254.02**

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$486,053	\$0	\$0	(\$486,053)	\$0
9/1/20	\$0	\$484,706	\$31,600	\$47,775	(\$11,000)	\$553,081
9/1/21	\$175,000	\$484,706	\$42,000	\$47,775	(\$31,272)	\$718,209
9/1/22	\$180,000	\$477,488	\$39,000	\$46,900	(\$10,599)	\$732,789
9/1/23	\$190,000	\$468,176	\$37,000	\$45,815	\$0	\$740,991
9/1/24	\$200,000	\$462,225	\$38,643	\$45,050	\$0	\$745,918
9/1/25	\$205,000	\$452,975	\$39,416	\$44,050	\$0	\$741,441
9/1/26	\$215,000	\$443,494	\$40,204	\$43,025	\$0	\$741,723
9/1/27	\$230,000	\$433,550	\$41,008	\$41,950	\$0	\$746,508
9/1/28	\$240,000	\$422,913	\$41,828	\$40,800	\$0	\$745,541
9/1/29	\$250,000	\$411,813	\$42,665	\$39,600	\$0	\$744,077
9/1/30	\$265,000	\$399,000	\$43,518	\$38,350	\$0	\$745,868
9/1/31	\$275,000	\$385,419	\$44,388	\$37,025	\$0	\$741,832
9/1/32	\$290,000	\$371,325	\$45,276	\$35,650	\$0	\$742,251
9/1/33	\$305,000	\$356,463	\$46,182	\$34,200	\$0	\$741,844
9/1/34	\$325,000	\$340,831	\$47,105	\$32,675	\$0	\$745,612
9/1/35	\$340,000	\$324,175	\$48,047	\$31,050	\$0	\$743,272
9/1/36	\$360,000	\$306,750	\$49,008	\$29,350	\$0	\$745,108
9/1/37	\$380,000	\$288,300	\$49,989	\$27,550	\$0	\$745,839
9/1/38	\$400,000	\$268,825	\$50,988	\$25,650	\$0	\$745,463
9/1/39	\$420,000	\$248,325	\$52,008	\$23,650	\$0	\$743,983
9/1/40	\$445,000	\$226,275	\$53,048	\$21,550	\$0	\$745,873
9/1/41	\$465,000	\$202,913	\$54,109	\$19,325	\$0	\$741,347
9/1/42	\$495,000	\$178,500	\$55,191	\$17,000	\$0	\$745,691
9/1/43	\$520,000	\$152,513	\$56,295	\$14,525	\$0	\$743,333
9/1/44	\$550,000	\$125,213	\$57,421	\$11,925	\$0	\$744,559
9/1/45	\$580,000	\$96,338	\$58,570	\$9,175	\$0	\$744,082
9/1/46	\$610,000	\$65,888	\$59,741	\$6,275	\$0	\$741,904
9/1/47	\$645,000	\$33,863	\$60,936	\$3,225	\$0	\$743,023
Total	\$9,555,000	\$9,399,010	\$1,325,187	\$860,890	(\$538,924)	\$20,601,163

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix H-2
Phase #1 Assessment Roll**

**Parcel
Assessment
Equivalent Units (Original)**

**Lot Type 1 (74 Ft)
\$37,615.15
1.00**

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$1,913	\$0	\$0	(\$1,913)	\$0
9/1/20	\$0	\$1,908	\$124	\$188	(\$43)	\$2,177
9/1/21	\$689	\$1,908	\$165	\$188	(\$123)	\$2,827
9/1/22	\$709	\$1,880	\$154	\$185	(\$42)	\$2,885
9/1/23	\$748	\$1,843	\$146	\$180	\$0	\$2,917
9/1/24	\$787	\$1,820	\$152	\$177	\$0	\$2,936
9/1/25	\$807	\$1,783	\$155	\$173	\$0	\$2,919
9/1/26	\$846	\$1,746	\$158	\$169	\$0	\$2,920
9/1/27	\$905	\$1,707	\$161	\$165	\$0	\$2,939
9/1/28	\$945	\$1,665	\$165	\$161	\$0	\$2,935
9/1/29	\$984	\$1,621	\$168	\$156	\$0	\$2,929
9/1/30	\$1,043	\$1,571	\$171	\$151	\$0	\$2,936
9/1/31	\$1,083	\$1,517	\$175	\$146	\$0	\$2,920
9/1/32	\$1,142	\$1,462	\$178	\$140	\$0	\$2,922
9/1/33	\$1,201	\$1,403	\$182	\$135	\$0	\$2,920
9/1/34	\$1,279	\$1,342	\$185	\$129	\$0	\$2,935
9/1/35	\$1,338	\$1,276	\$189	\$122	\$0	\$2,926
9/1/36	\$1,417	\$1,208	\$193	\$116	\$0	\$2,933
9/1/37	\$1,496	\$1,135	\$197	\$108	\$0	\$2,936
9/1/38	\$1,575	\$1,058	\$201	\$101	\$0	\$2,935
9/1/39	\$1,653	\$978	\$205	\$93	\$0	\$2,929
9/1/40	\$1,752	\$891	\$209	\$85	\$0	\$2,936
9/1/41	\$1,831	\$799	\$213	\$76	\$0	\$2,918
9/1/42	\$1,949	\$703	\$217	\$67	\$0	\$2,936
9/1/43	\$2,047	\$600	\$222	\$57	\$0	\$2,926
9/1/44	\$2,165	\$493	\$226	\$47	\$0	\$2,931
9/1/45	\$2,283	\$379	\$231	\$36	\$0	\$2,929
9/1/46	\$2,401	\$259	\$235	\$25	\$0	\$2,921
9/1/47	\$2,539	\$133	\$240	\$13	\$0	\$2,925
Total	\$37,615	\$37,001	\$5,217	\$3,389	(\$2,122)	\$81,101

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix H-3
Phase #1 Assessment Roll**

**Parcel
Assessment
Equivalent Units (Original)**

**Lot Type 2 (60 Ft)
\$30,468.27
0.81**

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$1,550	\$0	\$0	(\$1,550)	\$0
9/1/20	\$0	\$1,546	\$101	\$152	(\$35)	\$1,764
9/1/21	\$558	\$1,546	\$134	\$152	(\$100)	\$1,732
9/1/22	\$574	\$1,523	\$124	\$150	(\$34)	\$1,763
9/1/23	\$606	\$1,493	\$118	\$146	\$0	\$1,757
9/1/24	\$638	\$1,474	\$123	\$144	\$0	\$1,741
9/1/25	\$654	\$1,444	\$126	\$140	\$0	\$1,711
9/1/26	\$686	\$1,414	\$128	\$137	\$0	\$1,680
9/1/27	\$733	\$1,382	\$131	\$134	\$0	\$1,647
9/1/28	\$765	\$1,349	\$133	\$130	\$0	\$1,612
9/1/29	\$797	\$1,313	\$136	\$126	\$0	\$1,575
9/1/30	\$845	\$1,272	\$139	\$122	\$0	\$1,533
9/1/31	\$877	\$1,229	\$142	\$118	\$0	\$1,489
9/1/32	\$925	\$1,184	\$144	\$114	\$0	\$1,442
9/1/33	\$973	\$1,137	\$147	\$109	\$0	\$1,393
9/1/34	\$1,036	\$1,087	\$150	\$104	\$0	\$1,341
9/1/35	\$1,084	\$1,034	\$153	\$99	\$0	\$1,286
9/1/36	\$1,148	\$978	\$156	\$94	\$0	\$1,228
9/1/37	\$1,212	\$919	\$159	\$88	\$0	\$1,167
9/1/38	\$1,275	\$857	\$163	\$82	\$0	\$1,102
9/1/39	\$1,339	\$792	\$166	\$75	\$0	\$1,033
9/1/40	\$1,419	\$722	\$169	\$69	\$0	\$959
9/1/41	\$1,483	\$647	\$173	\$62	\$0	\$881
9/1/42	\$1,578	\$569	\$176	\$54	\$0	\$799
9/1/43	\$1,658	\$486	\$180	\$46	\$0	\$712
9/1/44	\$1,754	\$399	\$183	\$38	\$0	\$620
9/1/45	\$1,849	\$307	\$187	\$29	\$0	\$523
9/1/46	\$1,945	\$210	\$190	\$20	\$0	\$421
9/1/47	\$2,057	\$108	\$194	\$10	\$0	\$313
Total	\$30,468	\$29,971	\$4,226	\$2,745	(\$1,718)	\$35,223

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix H-4
Phase #1 Assessment Roll**

**Parcel
Assessment
Equivalent Units (Original)**

**Lot Type 3 (60 Ft)
\$25,578.30
0.68**

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	\$0	\$1,301	\$0	\$0	(\$1,301)	\$0
9/1/20	\$0	\$1,298	\$85	\$128	(\$29)	\$1,481
9/1/21	\$468	\$1,298	\$112	\$128	(\$84)	\$1,454
9/1/22	\$482	\$1,278	\$104	\$126	(\$28)	\$1,480
9/1/23	\$509	\$1,253	\$99	\$123	\$0	\$1,475
9/1/24	\$535	\$1,237	\$103	\$121	\$0	\$1,461
9/1/25	\$549	\$1,213	\$106	\$118	\$0	\$1,436
9/1/26	\$576	\$1,187	\$108	\$115	\$0	\$1,410
9/1/27	\$616	\$1,161	\$110	\$112	\$0	\$1,383
9/1/28	\$642	\$1,132	\$112	\$109	\$0	\$1,353
9/1/29	\$669	\$1,102	\$114	\$106	\$0	\$1,323
9/1/30	\$709	\$1,068	\$116	\$103	\$0	\$1,287
9/1/31	\$736	\$1,032	\$119	\$99	\$0	\$1,250
9/1/32	\$776	\$994	\$121	\$95	\$0	\$1,211
9/1/33	\$816	\$954	\$124	\$92	\$0	\$1,169
9/1/34	\$870	\$912	\$126	\$87	\$0	\$1,126
9/1/35	\$910	\$868	\$129	\$83	\$0	\$1,080
9/1/36	\$964	\$821	\$131	\$79	\$0	\$1,031
9/1/37	\$1,017	\$772	\$134	\$74	\$0	\$979
9/1/38	\$1,071	\$720	\$136	\$69	\$0	\$925
9/1/39	\$1,124	\$665	\$139	\$63	\$0	\$867
9/1/40	\$1,191	\$606	\$142	\$58	\$0	\$805
9/1/41	\$1,245	\$543	\$145	\$52	\$0	\$740
9/1/42	\$1,325	\$478	\$148	\$46	\$0	\$671
9/1/43	\$1,392	\$408	\$151	\$39	\$0	\$598
9/1/44	\$1,472	\$335	\$154	\$32	\$0	\$521
9/1/45	\$1,553	\$258	\$157	\$25	\$0	\$439
9/1/46	\$1,633	\$176	\$160	\$17	\$0	\$353
9/1/47	\$1,727	\$91	\$163	\$9	\$0	\$262
Total	\$25,578	\$25,161	\$3,547	\$2,305	(\$1,443)	\$29,570

¹The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

²Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23**

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2812574	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812575	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812583	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812584	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812585	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812586	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812587	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812588	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812589	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812590	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812591	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812592	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812593	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812594	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812595	74	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812596	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812597	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812598	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812599	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812600	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812601	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812602	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812603	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812604	74	1	1.00	\$36,215	\$750.93	\$1,850.35	\$181.07	\$146.23	\$2,928.59
2812607	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812608	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812609	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812614	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812615	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812616	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812617	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812618	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812620	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812621	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812622	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812624	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812625	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812626	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812627	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812628	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812629	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812630	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812631	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812632	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812633	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812634	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812635	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812636	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812637	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812638	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812639	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812640	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812641	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812642	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812643	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812644	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812645	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812652	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812653	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812654	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812655	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812656	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812657	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812658	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
2812659	60	2	0.81	\$29,334	\$608.25	\$1,498.78	\$146.67	\$118.45	\$2,372.16
Total			253.02	\$9,163,074	\$190,000.00	\$468,175.80	\$45,815.37	\$37,000.00	\$740,991.17

APPENDIX I
PHASE #2 ASSESSMENT ROLL

**Appendix I-1
Phase #2 Assessment Roll**

Parcel Assessment Equivalent Unit (2022 Revised)	All Parcels \$5,938,154 143.60
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Year	Principal	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$1,000	\$519,588	\$40,000	\$560,588
2	\$1,000	\$519,501	\$40,800	\$561,301
3	\$1,000	\$519,413	\$41,616	\$562,029
4	\$1,000	\$519,326	\$42,448	\$562,774
5	\$1,000	\$519,238	\$43,297	\$563,536
6	\$107,000	\$341,156	\$44,163	\$492,320
7	\$112,000	\$335,004	\$45,046	\$492,050
8	\$117,000	\$328,564	\$45,947	\$491,511
9	\$123,000	\$321,836	\$46,866	\$491,703
10	\$129,000	\$314,764	\$47,804	\$491,568
11	\$136,000	\$307,346	\$48,760	\$492,106
12	\$143,000	\$299,526	\$49,735	\$492,261
13	\$150,000	\$291,304	\$50,730	\$492,034
14	\$157,000	\$282,679	\$51,744	\$491,423
15	\$166,000	\$273,651	\$52,779	\$492,431
16	\$174,000	\$264,106	\$53,835	\$491,941
17	\$183,000	\$254,101	\$54,911	\$492,013
18	\$193,000	\$243,579	\$56,010	\$492,589
19	\$203,000	\$232,481	\$57,130	\$492,611
20	\$214,000	\$220,809	\$58,272	\$493,081
21	\$225,000	\$208,504	\$59,438	\$492,942
22	\$237,000	\$195,566	\$60,627	\$493,193
23	\$250,000	\$181,939	\$61,839	\$493,778
24	\$263,000	\$167,564	\$63,076	\$493,640
25	\$277,000	\$152,441	\$64,337	\$493,779
26	\$286,000	\$136,514	\$65,624	\$488,138
27	\$482,000	\$120,069	\$66,937	\$669,006
28	\$508,000	\$92,354	\$68,275	\$668,629
29	\$535,000	\$63,144	\$69,641	\$667,785
30	\$563,154	\$32,381	\$71,034	\$666,569
Total	\$5,938,154	\$8,258,452	\$1,622,723	\$15,819,329

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-2
Phase #2 Assessment Roll by Lot Type

Parcel Assessment Equivalent Unit (2022 Revised)	Lot Type 1 (74 Ft) \$37,630.36 0.91
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Year	Principal	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$6	\$3,293	\$253	\$3,552
2	\$6	\$3,292	\$259	\$3,557
3	\$6	\$3,292	\$264	\$3,562
4	\$6	\$3,291	\$269	\$3,566
5	\$6	\$3,290	\$274	\$3,571
6	\$678	\$2,162	\$280	\$3,120
7	\$710	\$2,123	\$285	\$3,118
8	\$741	\$2,082	\$291	\$3,115
9	\$779	\$2,039	\$297	\$3,116
10	\$817	\$1,995	\$303	\$3,115
11	\$862	\$1,948	\$309	\$3,118
12	\$906	\$1,898	\$315	\$3,119
13	\$951	\$1,846	\$321	\$3,118
14	\$995	\$1,791	\$328	\$3,114
15	\$1,052	\$1,734	\$334	\$3,121
16	\$1,103	\$1,674	\$341	\$3,117
17	\$1,160	\$1,610	\$348	\$3,118
18	\$1,223	\$1,544	\$355	\$3,122
19	\$1,286	\$1,473	\$362	\$3,122
20	\$1,356	\$1,399	\$369	\$3,125
21	\$1,426	\$1,321	\$377	\$3,124
22	\$1,502	\$1,239	\$384	\$3,125
23	\$1,584	\$1,153	\$392	\$3,129
24	\$1,667	\$1,062	\$400	\$3,128
25	\$1,755	\$966	\$408	\$3,129
26	\$1,812	\$865	\$416	\$3,093
27	\$3,054	\$761	\$424	\$4,240
28	\$3,219	\$585	\$433	\$4,237
29	\$3,390	\$400	\$441	\$4,232
30	\$3,569	\$205	\$450	\$4,224
Total	\$37,630	\$52,334	\$10,283	\$100,248

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-3
Phase #2 Assessment Roll by Lot Type

Parcel Assessment Equivalent Unit (2022 Revised)	Lot Type 2 (60 Ft) \$32,668.12 0.79
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Year	Principal	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$6	\$2,858	\$220	\$3,084
2	\$6	\$2,858	\$224	\$3,088
3	\$6	\$2,857	\$229	\$3,092
4	\$6	\$2,857	\$234	\$3,096
5	\$6	\$2,857	\$238	\$3,100
6	\$589	\$1,877	\$243	\$2,708
7	\$616	\$1,843	\$248	\$2,707
8	\$644	\$1,808	\$253	\$2,704
9	\$677	\$1,771	\$258	\$2,705
10	\$710	\$1,732	\$263	\$2,704
11	\$748	\$1,691	\$268	\$2,707
12	\$787	\$1,648	\$274	\$2,708
13	\$825	\$1,603	\$279	\$2,707
14	\$864	\$1,555	\$285	\$2,704
15	\$913	\$1,505	\$290	\$2,709
16	\$957	\$1,453	\$296	\$2,706
17	\$1,007	\$1,398	\$302	\$2,707
18	\$1,062	\$1,340	\$308	\$2,710
19	\$1,117	\$1,279	\$314	\$2,710
20	\$1,177	\$1,215	\$321	\$2,713
21	\$1,238	\$1,147	\$327	\$2,712
22	\$1,304	\$1,076	\$334	\$2,713
23	\$1,375	\$1,001	\$340	\$2,716
24	\$1,447	\$922	\$347	\$2,716
25	\$1,524	\$839	\$354	\$2,716
26	\$1,573	\$751	\$361	\$2,685
27	\$2,652	\$661	\$368	\$3,680
28	\$2,795	\$508	\$376	\$3,678
29	\$2,943	\$347	\$383	\$3,674
30	\$3,098	\$178	\$391	\$3,667
Total	\$32,668	\$45,433	\$8,927	\$87,028

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-4
Phase #2 Assessment Roll by Lot Type

Parcel Assessment Equivalent Unit (2022 Revised)	Lot Type 4 (84 Ft) \$41,352.05 1.00
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Year	Principal	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$7	\$3,618	\$279	\$3,904
2	\$7	\$3,618	\$284	\$3,909
3	\$7	\$3,617	\$290	\$3,914
4	\$7	\$3,616	\$296	\$3,919
5	\$7	\$3,616	\$302	\$3,924
6	\$745	\$2,376	\$308	\$3,428
7	\$780	\$2,333	\$314	\$3,427
8	\$815	\$2,288	\$320	\$3,423
9	\$857	\$2,241	\$326	\$3,424
10	\$898	\$2,192	\$333	\$3,423
11	\$947	\$2,140	\$340	\$3,427
12	\$996	\$2,086	\$346	\$3,428
13	\$1,045	\$2,029	\$353	\$3,426
14	\$1,093	\$1,969	\$360	\$3,422
15	\$1,156	\$1,906	\$368	\$3,429
16	\$1,212	\$1,839	\$375	\$3,426
17	\$1,274	\$1,770	\$382	\$3,426
18	\$1,344	\$1,696	\$390	\$3,430
19	\$1,414	\$1,619	\$398	\$3,430
20	\$1,490	\$1,538	\$406	\$3,434
21	\$1,567	\$1,452	\$414	\$3,433
22	\$1,650	\$1,362	\$422	\$3,434
23	\$1,741	\$1,267	\$431	\$3,439
24	\$1,831	\$1,167	\$439	\$3,438
25	\$1,929	\$1,062	\$448	\$3,439
26	\$1,992	\$951	\$457	\$3,399
27	\$3,357	\$836	\$466	\$4,659
28	\$3,538	\$643	\$475	\$4,656
29	\$3,726	\$440	\$485	\$4,650
30	\$3,922	\$225	\$495	\$4,642
Total	\$41,352	\$57,510	\$11,300	\$110,162

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-5
Phase #2 Assessment Roll by Lot Type

Parcel Assessment Equivalent Unit (2022 Revised)	Lot Type 5 (40 Ft) \$24,397.71 0.59
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Year	Principal	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$4	\$2,135	\$164	\$2,303
2	\$4	\$2,134	\$168	\$2,306
3	\$4	\$2,134	\$171	\$2,309
4	\$4	\$2,134	\$174	\$2,312
5	\$4	\$2,133	\$178	\$2,315
6	\$440	\$1,402	\$181	\$2,023
7	\$460	\$1,376	\$185	\$2,022
8	\$481	\$1,350	\$189	\$2,019
9	\$505	\$1,322	\$193	\$2,020
10	\$530	\$1,293	\$196	\$2,020
11	\$559	\$1,263	\$200	\$2,022
12	\$588	\$1,231	\$204	\$2,023
13	\$616	\$1,197	\$208	\$2,022
14	\$645	\$1,161	\$213	\$2,019
15	\$682	\$1,124	\$217	\$2,023
16	\$715	\$1,085	\$221	\$2,021
17	\$752	\$1,044	\$226	\$2,022
18	\$793	\$1,001	\$230	\$2,024
19	\$834	\$955	\$235	\$2,024
20	\$879	\$907	\$239	\$2,026
21	\$924	\$857	\$244	\$2,025
22	\$974	\$804	\$249	\$2,026
23	\$1,027	\$748	\$254	\$2,029
24	\$1,081	\$688	\$259	\$2,028
25	\$1,138	\$626	\$264	\$2,029
26	\$1,175	\$561	\$270	\$2,006
27	\$1,980	\$493	\$275	\$2,749
28	\$2,087	\$379	\$281	\$2,747
29	\$2,198	\$259	\$286	\$2,744
30	\$2,314	\$133	\$292	\$2,739
Total	\$24,398	\$33,931	\$6,667	\$64,996

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Cambridge Crossing Public Improvement District
Phase #2 Assessment Roll - 2022-23**

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2865638	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865639	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865640	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865641	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865642	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865643	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865644	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865645	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865646	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865647	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865648	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865649	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865650	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865651	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865652	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865653	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865654	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865655	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865656	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865657	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865658	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865659	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865660	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865661	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865662	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865663	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865664	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865665	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865666	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865667	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865668	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865669	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865670	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865671	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865672	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865673	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865674	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865675	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865676	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865677	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865678	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865679	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865681	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865682	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865683	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865684	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865685	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865686	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865687	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865688	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865689	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865690	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865691	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865692	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865693	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865694	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865695	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865696	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865697	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865698	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865699	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865700	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865701	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865702	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865703	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865704	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865705	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865706	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865707	Common Area	0	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865708	60	2	0.79	\$32,668	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Cambridge Crossing Public Improvement District
Phase #2 Assessment Roll - 2022-23**

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2865709	60	2	0.79	\$32,668	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865710	84	4	1.00	\$41,352	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865711	84	4	1.00	\$41,352	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865712	84	4	1.00	\$41,352	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865713	84	4	1.00	\$41,352	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865714	84	4	1.00	\$41,352	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865715	84	4	1.00	\$41,352	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865718	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865719	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865720	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865721	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865722	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865723	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865724	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865725	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865726	84	4	1.00	\$41,352	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865727	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865728	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865729	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865730	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865731	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865732	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865733	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865734	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865735	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865736	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865737	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865738	74	1	0.91	\$37,630	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865739	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865742	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865743	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865744	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865745	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865746	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865747	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865748	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865749	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865750	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865751	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865752	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865753	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865754	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865755	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865756	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865757	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865758	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865759	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865760	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865761	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865762	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865763	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865764	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865765	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865766	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865767	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865768	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865769	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865770	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865771	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865772	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865773	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865774	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865775	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865776	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865777	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865778	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865779	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865780	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865781	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865782	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Cambridge Crossing Public Improvement District
Phase #2 Assessment Roll - 2022-23**

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2865903	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865904	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865905	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865906	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865907	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865908	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865909	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865910	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865911	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865912	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865913	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865914	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865915	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865916	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865917	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865918	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865919	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865920	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865921	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865922	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865923	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865924	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865925	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865926	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865927	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865928	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865929	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865930	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865931	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865932	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865933	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865934	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865935	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865936	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865937	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865938	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865939	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2865940	40	5	0.59	\$24,398	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total			143.6	\$5,938,154	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

APPENDIX J-1
PHASE #3 ASSESSMENT ROLL – PHASE #3 IMPROVEMENTS

Appendix J-1
Phase #3 Assessment Roll – Phase #3 Improvements

Parcel 985515, 961622, part of 2707966, and part of 961613
Assessment \$6,291,045
Equivalent Unit (2022 Revised) 186.26

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$1,000	\$544,175	\$30,000	\$575,175
2	\$1,000	\$544,089	\$30,600	\$575,689
3	\$1,000	\$544,002	\$31,212	\$576,214
4	\$1,000	\$543,916	\$31,836	\$576,752
5	\$1,000	\$543,829	\$32,473	\$577,302
6	\$109,000	\$355,162	\$33,122	\$497,284
7	\$114,000	\$349,003	\$33,785	\$496,788
8	\$120,000	\$342,562	\$34,461	\$497,023
9	\$126,000	\$335,782	\$35,150	\$496,932
10	\$132,000	\$328,663	\$35,853	\$496,516
11	\$139,000	\$321,205	\$36,570	\$496,775
12	\$146,000	\$313,352	\$37,301	\$496,653
13	\$153,000	\$305,103	\$38,047	\$496,150
14	\$161,000	\$296,458	\$38,808	\$496,266
15	\$170,000	\$287,362	\$39,584	\$496,946
16	\$178,000	\$277,757	\$40,376	\$496,133
17	\$188,000	\$267,700	\$41,184	\$496,883
18	\$198,000	\$257,078	\$42,007	\$497,085
19	\$208,000	\$245,891	\$42,847	\$496,738
20	\$219,000	\$234,139	\$43,704	\$496,843
21	\$231,000	\$221,765	\$44,578	\$497,343
22	\$243,000	\$208,714	\$45,470	\$497,184
23	\$256,000	\$194,984	\$46,379	\$497,363
24	\$270,000	\$180,520	\$47,307	\$497,827
25	\$284,000	\$165,265	\$48,253	\$497,518
26	\$299,000	\$149,219	\$49,218	\$497,437
27	\$540,000	\$132,326	\$50,203	\$722,528
28	\$569,000	\$101,816	\$51,207	\$722,022
29	\$600,000	\$69,667	\$52,231	\$721,898
30	\$633,045	\$35,767	\$53,275	\$722,087
Total	\$6,291,045	\$8,697,267	\$1,217,042	\$16,205,354

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix J-1
Phase #3 Assessment Roll – Phase #3 Improvements By Lot Type

Parcel	Lot Type 1 (74 Ft)
Assessment	\$30,735.80
Equivalent Unit (2022 Revised)	0.91

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$5	\$2,659	\$147	\$2,810
2	\$5	\$2,658	\$150	\$2,813
3	\$5	\$2,658	\$152	\$2,815
4	\$5	\$2,657	\$156	\$2,818
5	\$5	\$2,657	\$159	\$2,820
6	\$533	\$1,735	\$162	\$2,430
7	\$557	\$1,705	\$165	\$2,427
8	\$586	\$1,674	\$168	\$2,428
9	\$616	\$1,641	\$172	\$2,428
10	\$645	\$1,606	\$175	\$2,426
11	\$679	\$1,569	\$179	\$2,427
12	\$713	\$1,531	\$182	\$2,426
13	\$748	\$1,491	\$186	\$2,424
14	\$787	\$1,448	\$190	\$2,425
15	\$831	\$1,404	\$193	\$2,428
16	\$870	\$1,357	\$197	\$2,424
17	\$919	\$1,308	\$201	\$2,428
18	\$967	\$1,256	\$205	\$2,429
19	\$1,016	\$1,201	\$209	\$2,427
20	\$1,070	\$1,144	\$214	\$2,427
21	\$1,129	\$1,083	\$218	\$2,430
22	\$1,187	\$1,020	\$222	\$2,429
23	\$1,251	\$953	\$227	\$2,430
24	\$1,319	\$882	\$231	\$2,432
25	\$1,388	\$807	\$236	\$2,431
26	\$1,461	\$729	\$240	\$2,430
27	\$2,638	\$646	\$245	\$3,530
28	\$2,780	\$497	\$250	\$3,528
29	\$2,931	\$340	\$255	\$3,527
30	\$3,093	\$175	\$260	\$3,528
Total	\$30,736	\$42,492	\$5,946	\$79,174

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix J-1
Phase #3 Assessment Roll – Phase #3 Improvements By Lot Type

Parcel	Lot Type 2 (60 Ft)
Assessment	\$26,682.73
Equivalent Unit (2022 Revised)	0.79

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$4	\$2,308	\$127	\$2,440
2	\$4	\$2,308	\$130	\$2,442
3	\$4	\$2,307	\$132	\$2,444
4	\$4	\$2,307	\$135	\$2,446
5	\$4	\$2,307	\$138	\$2,449
6	\$462	\$1,506	\$140	\$2,109
7	\$484	\$1,480	\$143	\$2,107
8	\$509	\$1,453	\$146	\$2,108
9	\$534	\$1,424	\$149	\$2,108
10	\$560	\$1,394	\$152	\$2,106
11	\$590	\$1,362	\$155	\$2,107
12	\$619	\$1,329	\$158	\$2,106
13	\$649	\$1,294	\$161	\$2,104
14	\$683	\$1,257	\$165	\$2,105
15	\$721	\$1,219	\$168	\$2,108
16	\$755	\$1,178	\$171	\$2,104
17	\$797	\$1,135	\$175	\$2,107
18	\$840	\$1,090	\$178	\$2,108
19	\$882	\$1,043	\$182	\$2,107
20	\$929	\$993	\$185	\$2,107
21	\$980	\$941	\$189	\$2,109
22	\$1,031	\$885	\$193	\$2,109
23	\$1,086	\$827	\$197	\$2,110
24	\$1,145	\$766	\$201	\$2,111
25	\$1,205	\$701	\$205	\$2,110
26	\$1,268	\$633	\$209	\$2,110
27	\$2,290	\$561	\$213	\$3,065
28	\$2,413	\$432	\$217	\$3,062
29	\$2,545	\$295	\$222	\$3,062
30	\$2,685	\$152	\$226	\$3,063
Total	\$26,683	\$36,888	\$5,162	\$68,733

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix J-1
Phase #3 Assessment Roll – Phase #3 Improvements By Lot Type

Parcel	Lot Type 3 (50 Ft)
Assessment	\$23,980.68
Equivalent Unit (2022 Revised)	0.71

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$4	\$2,074	\$114	\$2,192
2	\$4	\$2,074	\$117	\$2,194
3	\$4	\$2,074	\$119	\$2,196
4	\$4	\$2,073	\$121	\$2,199
5	\$4	\$2,073	\$124	\$2,201
6	\$415	\$1,354	\$126	\$1,896
7	\$435	\$1,330	\$129	\$1,894
8	\$457	\$1,306	\$131	\$1,895
9	\$480	\$1,280	\$134	\$1,894
10	\$503	\$1,253	\$137	\$1,893
11	\$530	\$1,224	\$139	\$1,894
12	\$557	\$1,194	\$142	\$1,893
13	\$583	\$1,163	\$145	\$1,891
14	\$614	\$1,130	\$148	\$1,892
15	\$648	\$1,095	\$151	\$1,894
16	\$679	\$1,059	\$154	\$1,891
17	\$717	\$1,020	\$157	\$1,894
18	\$755	\$980	\$160	\$1,895
19	\$793	\$937	\$163	\$1,894
20	\$835	\$893	\$167	\$1,894
21	\$881	\$845	\$170	\$1,896
22	\$926	\$796	\$173	\$1,895
23	\$976	\$743	\$177	\$1,896
24	\$1,029	\$688	\$180	\$1,898
25	\$1,083	\$630	\$184	\$1,896
26	\$1,140	\$569	\$188	\$1,896
27	\$2,058	\$504	\$191	\$2,754
28	\$2,169	\$388	\$195	\$2,752
29	\$2,287	\$266	\$199	\$2,752
30	\$2,413	\$136	\$203	\$2,753
Total	\$23,981	\$33,153	\$4,639	\$61,773

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX J-2

PHASE #3 ASSESSMENT ROLL – PHASE #3 ADDITIONAL PROJECTS

Appendix J-2
Phase #3 Assessment Roll – Phase #3 Additional Projects

Parcel **985515, 961622, part of 2707966, and part of 961613**
Assessment **\$1,417,194**
Equivalent Unit (2022 Revised) **186.26**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$1,000	\$122,587	\$15,000	\$138,587
2	\$1,000	\$122,501	\$15,300	\$138,801
3	\$1,000	\$122,414	\$15,606	\$139,020
4	\$1,000	\$122,328	\$15,918	\$139,246
5	\$1,000	\$122,241	\$16,236	\$139,478
6	\$31,000	\$79,789	\$16,561	\$127,350
7	\$32,000	\$78,037	\$16,892	\$126,930
8	\$33,000	\$76,229	\$17,230	\$126,460
9	\$35,000	\$74,365	\$17,575	\$126,940
10	\$36,000	\$72,387	\$17,926	\$126,314
11	\$38,000	\$70,353	\$18,285	\$126,638
12	\$40,000	\$68,206	\$18,651	\$126,857
13	\$42,000	\$65,946	\$19,024	\$126,970
14	\$44,000	\$63,573	\$19,404	\$126,978
15	\$46,000	\$61,087	\$19,792	\$126,880
16	\$48,000	\$58,488	\$20,188	\$126,677
17	\$50,000	\$55,776	\$20,592	\$126,368
18	\$53,000	\$52,951	\$21,004	\$126,955
19	\$56,000	\$49,957	\$21,424	\$127,381
20	\$58,000	\$46,793	\$21,852	\$126,645
21	\$61,000	\$43,516	\$22,289	\$126,805
22	\$64,000	\$40,069	\$22,735	\$126,804
23	\$68,000	\$36,453	\$23,190	\$127,643
24	\$71,000	\$32,611	\$23,653	\$127,265
25	\$75,000	\$28,600	\$24,127	\$127,727
26	\$78,000	\$24,362	\$24,609	\$126,972
27	\$82,000	\$19,955	\$25,101	\$127,057
28	\$86,000	\$15,322	\$25,603	\$126,926
29	\$90,000	\$10,463	\$26,115	\$126,579
30	\$95,194	\$5,378	\$26,638	\$127,210
Total	\$1,417,194	\$1,842,746	\$608,521	\$3,868,462

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix J-2
Phase #3 Assessment Roll – Phase #3 Additional Projects By Lot Type

Parcel	Lot Type 1 (74 Ft)
Assessment	\$6,923.91
Equivalent Unit (2022 Revised)	0.91

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$5	\$599	\$73	\$677
2	\$5	\$598	\$75	\$678
3	\$5	\$598	\$76	\$679
4	\$5	\$598	\$78	\$680
5	\$5	\$597	\$79	\$681
6	\$151	\$390	\$81	\$622
7	\$156	\$381	\$83	\$620
8	\$161	\$372	\$84	\$618
9	\$171	\$363	\$86	\$620
10	\$176	\$354	\$88	\$617
11	\$186	\$344	\$89	\$619
12	\$195	\$333	\$91	\$620
13	\$205	\$322	\$93	\$620
14	\$215	\$311	\$95	\$620
15	\$225	\$298	\$97	\$620
16	\$235	\$286	\$99	\$619
17	\$244	\$273	\$101	\$617
18	\$259	\$259	\$103	\$620
19	\$274	\$244	\$105	\$622
20	\$283	\$229	\$107	\$619
21	\$298	\$213	\$109	\$620
22	\$313	\$196	\$111	\$620
23	\$332	\$178	\$113	\$624
24	\$347	\$159	\$116	\$622
25	\$366	\$140	\$118	\$624
26	\$381	\$119	\$120	\$620
27	\$401	\$97	\$123	\$621
28	\$420	\$75	\$125	\$620
29	\$440	\$51	\$128	\$618
30	\$465	\$26	\$130	\$622
Total	\$6,924	\$9,003	\$2,973	\$18,900

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix J-2
Phase #3 Assessment Roll – Phase #3 Additional Projects By Lot Type

Parcel	Lot Type 2 (60 Ft)
Assessment	6,010.86
Equivalent Unit (2022 Revised)	0.79

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$4	\$520	\$64	\$588
2	\$4	\$520	\$65	\$589
3	\$4	\$519	\$66	\$590
4	\$4	\$519	\$68	\$591
5	\$4	\$518	\$69	\$592
6	\$131	\$338	\$70	\$540
7	\$136	\$331	\$72	\$538
8	\$140	\$323	\$73	\$536
9	\$148	\$315	\$75	\$538
10	\$153	\$307	\$76	\$536
11	\$161	\$298	\$78	\$537
12	\$170	\$289	\$79	\$538
13	\$178	\$280	\$81	\$539
14	\$187	\$270	\$82	\$539
15	\$195	\$259	\$84	\$538
16	\$204	\$248	\$86	\$537
17	\$212	\$237	\$87	\$536
18	\$225	\$225	\$89	\$538
19	\$238	\$212	\$91	\$540
20	\$246	\$198	\$93	\$537
21	\$259	\$185	\$95	\$538
22	\$271	\$170	\$96	\$538
23	\$288	\$155	\$98	\$541
24	\$301	\$138	\$100	\$540
25	\$318	\$121	\$102	\$542
26	\$331	\$103	\$104	\$539
27	\$348	\$85	\$106	\$539
28	\$365	\$65	\$109	\$538
29	\$382	\$44	\$111	\$537
30	\$404	\$23	\$113	\$540
Total	\$6,011	\$7,816	\$2,581	\$16,408

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix J-2
Phase #3 Assessment Roll – Phase #3 Additional Projects By Lot Type

Parcel	Lot Type 3 (50 Ft)
Assessment	\$5,402.17
Equivalent Unit (2022 Revised)	0.71

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$4	\$467	\$57	\$528
2	\$4	\$467	\$58	\$529
3	\$4	\$467	\$59	\$530
4	\$4	\$466	\$61	\$531
5	\$4	\$466	\$62	\$532
6	\$118	\$304	\$63	\$485
7	\$122	\$297	\$64	\$484
8	\$126	\$291	\$66	\$482
9	\$133	\$283	\$67	\$484
10	\$137	\$276	\$68	\$481
11	\$145	\$268	\$70	\$483
12	\$152	\$260	\$71	\$484
13	\$160	\$251	\$73	\$484
14	\$168	\$242	\$74	\$484
15	\$175	\$233	\$75	\$484
16	\$183	\$223	\$77	\$483
17	\$191	\$213	\$78	\$482
18	\$202	\$202	\$80	\$484
19	\$213	\$190	\$82	\$486
20	\$221	\$178	\$83	\$483
21	\$233	\$166	\$85	\$483
22	\$244	\$153	\$87	\$483
23	\$259	\$139	\$88	\$487
24	\$271	\$124	\$90	\$485
25	\$286	\$109	\$92	\$487
26	\$297	\$93	\$94	\$484
27	\$313	\$76	\$96	\$484
28	\$328	\$58	\$98	\$484
29	\$343	\$40	\$100	\$483
30	\$363	\$21	\$102	\$485
Total	\$5,402	\$7,024	\$2,320	\$14,746

¹Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.