

**ORDER NO. 2025-0825-03**

**AN ORDER APPROVING THE 2025-26 ANNUAL SERVICE  
AND ASSESSMENT PLAN UPDATE FOR THE WOODLANDS  
PUBLIC IMPROVEMENT DISTRICT**

WHEREAS, the County of Medina County (the "County") is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (the "PID Act") to create public improvement districts for the purposes described therein; and

WHEREAS, the County received a petition (the "Petition") requesting the creation of the County of the Woodlands Public Improvement District (the "PID"); and

WHEREAS, on March 26, 2020, the County held a public hearing then passed and adopted Resolution 2020-03-26-1 establishing the Woodlands Public Improvement District in accordance with the PID Act; and

WHEREAS, on March 11, 2021, the County passed and adopted Order 2021-03-11-1 approving a Service and Assessment Plan (the "SAP") for the PID;

WHEREAS, the County council wishes to approve the 2025-26 Annual Update of the SAP (the "Annual Service Plan Update") for the PID.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS, as follows:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

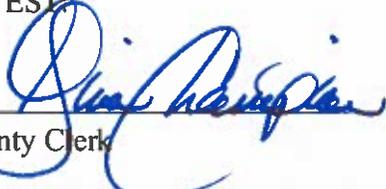
Section 2. The 2025-26 Annual Service Plan Update, attached to this Order as Exhibit A, is hereby approved and adopted on behalf of the PID.

Section 3. All Orders, and agreements and parts of Orders and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4. It is hereby found and determined that the meeting at which this Order was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Order shall become effective immediately upon passage. The County Secretary shall cause this Order to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the County approves this Annual Service Plan Update.

PASSED AND ADOPTED on the 25<sup>th</sup> day of August, 2025.

  
\_\_\_\_\_  
County Judge

ATTEST  
  
\_\_\_\_\_  
County Clerk



**THE WOODLANDS  
PUBLIC IMPROVEMENT DISTRICT  
MEDINA COUNTY, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/1/25 - 8/31/26)**

**AS APPROVED BY COUNTY ON:  
AUGUST 25, 2025**

**PREPARED BY:**

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

# **THE WOODLANDS PUBLIC IMPROVEMENT DISTRICT**

## **ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/25 – 8/31/26)**

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## ***I. INTRODUCTION***

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The Woodlands Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 2020-03-26-1 approved by the Commissioners Court of Medina County, Texas (the “Commissioners Court”) on March 26, 2020 to finance certain public improvement projects for the benefit of the property in the PID.

On March 11, 2021, the Commissioners Court approved issuance of the Medina County, Texas Special Assessment Revenue Bonds, Series 2021 (Woodlands Public Improvement District Neighborhood Improvement Area #1 Project) (the “NIA #1 Bonds”) in the aggregate principal amount of \$6,625,000, and the Medina County, Texas Special Assessment Revenue Bonds, Series 2021 (Woodlands Public Improvement District Major Improvement Area Project) (the “MIA Bonds”) in the aggregate principal amount of \$4,700,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the County identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The County also adopted the Neighborhood Improvement Area #1 (the “NIA #1”) Assessment Roll and the Major Improvement Area (the “MIA”) Assessment Roll attached as Appendix F and Appendix E, respectively, to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2025-26.

Effective September 1, 2022, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through County ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the County approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before

the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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## II. UPDATE OF THE SERVICE PLAN

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

#### Major Improvements Sources and Uses

Pursuant to the Service and Assessment Plan adopted on March 10, 2021, the initial total estimated costs of the Major Improvements, including bond issuance costs, were equal to \$15,294,077.

Table II-A-1 below summarizes the current sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue the MIA Bonds.

**Table II-A-1**  
**Current Sources and Uses – Major Improvements**

Sources of Funds	MIA Bond	SAWS Reimbursement Agreement	Parkland Escrow Funds	Other Developer Contributions	Budget Revisions	Updated Budget <sup>1</sup>
PAR Amount	\$4,700,000	\$0	\$0	\$0	\$0	\$4,700,000
SAWs Reimbursement Agreement	\$0	\$4,607,211	\$0	\$0	\$0	\$4,607,211
Parkland Acquisition Escrow Funds	\$0	\$0	\$3,167,393	\$0	\$0	\$3,167,393
Other Developer Contributions - Bank Loan	\$0	\$0	\$0	\$2,819,473	\$222,346	\$3,041,819
<b>Total Sources of Funds</b>	<b>\$4,700,000</b>	<b>\$4,607,211</b>	<b>\$3,167,393</b>	<b>\$2,819,473</b>	<b>\$222,346</b>	<b>\$15,516,423</b>
<b>Uses of Funds</b>						
<b>Major Improvements</b>						
<i>Onsite</i>						
Roadway Improvements	\$0	\$0	\$1,406,091	\$1,251,640	\$0	\$2,657,732
Drainage Improvements	\$0	\$0	\$292,177	\$260,083	\$0	\$552,260
Water Improvements	\$0	\$0	\$725,402	\$645,721	\$0	\$1,371,122
Sanitary Sewer Improvements	\$0	\$0	\$204,353	\$181,906	\$0	\$386,259
Parkland Acquisition	\$3,167,393	\$0	\$0	\$0	\$0	\$3,167,393
Other soft and miscellaneous costs	\$124,921	\$0	\$359,789	\$542,615	\$222,346	\$1,027,325
<i>Offsite</i>						
Water & Wastewater Improvements	\$0	\$4,607,211	\$179,580	\$159,855	\$0	\$4,946,646
<b>Subtotal Major Improvements</b>	<b>\$3,292,314</b>	<b>\$4,607,211</b>	<b>\$3,167,393</b>	<b>\$3,041,819</b>	<b>\$222,346</b>	<b>\$14,108,736</b>
<b>Estimated Bond Issuance Costs</b>						
Debt Service Reserve Fund (c)	\$337,600	\$0	\$0	\$0	\$0	\$337,600
Administrative Expenses	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Capitalized Interest (c)	\$603,636	\$0	\$0	\$0	\$0	\$603,636
PID Formation Costs	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance	\$295,450	\$0	\$0	\$0	\$0	\$295,450
Underwriters Discount/Underwriters Counsel (c)	\$141,000	\$0	\$0	\$0	\$0	\$141,000
<b>Subtotal Bond Issuance Costs</b>	<b>\$1,407,686</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,407,686</b>
<b>Total Uses of Funds</b>	<b>\$4,700,000</b>	<b>\$4,607,211</b>	<b>\$3,167,393</b>	<b>\$3,041,819</b>	<b>\$222,346</b>	<b>\$15,516,423</b>

<sup>1</sup> – According to the Developer's Quarterly Improvement Implementation report dated as of June 30, 2024.

According to Major Improvement Area Draw Request #15 approved by the County in July 2024, the current estimated costs of the Major Improvements has increased by \$222,346 from the initial total estimated costs. The Major Improvement Area actual costs spent to date are shown on Table II-A-2 below.

**Table II-A-2**  
**Amounts Spent to Date – Major Improvements**

Sources of Funds	Updated Aggregate Budget	Spent to Date <sup>1</sup>	Remaining Balance
PAR Amount	\$4,700,000	\$4,700,000	\$0
SAWs Reimbursement Agreement	\$4,607,211	\$4,607,211	\$0
Parkland Acquisition Escrow Funds	\$3,167,393	\$3,031,673	\$135,720
Other Developer Contributions - Bank Loan	\$3,041,819	\$141,525	\$2,900,294
<b>Total Sources of Funds</b>	<b>\$15,516,423</b>	<b>\$12,480,408</b>	<b>\$3,036,015</b>
<b>Uses of Funds</b>			
<b>Major Improvements</b>			
<i>Onsite</i>			
Roadway Improvements	\$2,657,732	\$1,242,786	\$1,414,946
Drainage Improvements	\$552,260	\$396,060	\$156,200
Water Improvements	\$1,371,122	\$257,439	\$1,113,683
Sanitary Sewer Improvements	\$386,259	\$287,143	\$99,116
Parkland Acquisition	\$3,167,393	\$3,167,393	\$0
Other soft and miscellaneous costs	\$1,027,325	\$1,027,325	\$0
<i>Offsite</i>			
Water & Wastewater Improvements	\$4,946,646	\$4,694,576	\$252,070
<i>Subtotal Major Improvements</i>	<i>\$14,108,736</i>	<i>\$11,072,722</i>	<i>\$3,036,015</i>
<b>Estimated Bond Issuance Costs</b>			
Debt Service Reserve Fund (c)	\$337,600	\$337,600	\$0
Administrative Expenses	\$30,000	\$30,000	\$0
Capitalized Interest (c)	\$603,636	\$603,636	\$0
PID Formation Costs	\$0	\$0	\$0
Cost of Issuance	\$295,450	\$295,450	\$0
Underwriters Discount/Underwriters Counsel (c)	\$141,000	\$141,000	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,407,686</i>	<i>\$1,407,686</i>	<i>\$0</i>
<b>Total Uses of Funds</b>	<b>\$15,516,423</b>	<b>\$12,480,408</b>	<b>\$3,036,015</b>

<sup>1</sup> - According to Requisition #15 approved by the county in July 2024 and the Developers Quarterly Improvement Implementation Report dated as of June 30, 2024.

***Major Improvement Area Cost Variances***

As stated in Table II-A-1 above, the increase of \$222,346 to the Major Improvement Area improvements cost budget, is due to an increase in Developer contributions for other soft and miscellaneous costs.

Neighborhood Improvement Area #1 Improvements Sources and Uses

Pursuant to the Service and Assessment Plan adopted on March 10, 2021, the initial total estimated costs of the Neighborhood Improvement Area #1 Improvements, including NIA #1 bond issuance costs, were equal to \$21,219,166.

Table II-A-3 on the following page summarizes the current sources and uses of funds required to (1) construct the Neighborhood Improvement Area #1 Improvements, (2) establish the PID, and (3) issue the NIA #1 Bonds.

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**Table II-A-3**  
**Current Sources and Uses – Neighborhood Improvement Area #1 Improvements**

Sources of Funds	NIA #1 Bonds	NIA #1 Reimbursement Agreement	Parkland Escrow Funds	Other Developer Contributions	Budget Revisions	Updated Budget <sup>1</sup>
PAR Amount	\$6,625,000	\$0	\$0	\$0	\$0	\$6,625,000
Assessment Amount (Initially funded with Developer Bank Loan)	\$0	\$6,800,000	\$0	\$0	\$0	\$6,800,000
SAWS Reimbursement Agreement	\$0	\$0	\$0	\$0	\$0	\$0
Parkland Acquisition Escrow Funds	\$0	\$0	\$1,607,043	\$0	\$0	\$1,607,043
Other Developer Contributions - Bank Loan	\$0	\$0	\$0	\$6,187,123	\$0	\$6,187,123
<b>Total Sources of Funds</b>	<b>\$6,625,000</b>	<b>\$6,800,000</b>	<b>\$1,607,043</b>	<b>\$6,187,123</b>	<b>\$0</b>	<b>\$21,219,166</b>
<b>Uses of Funds</b>						
<b>Major Improvements (b)</b>						
<i>Onsite</i>						
Roadway Improvements	\$1,348,456	\$0	\$0	\$0	\$143,607	\$1,492,063
Drainage Improvements	\$280,200	\$0	\$0	\$0	\$200,000	\$480,200
Water Improvements	\$695,668	\$0	\$0	\$0	(\$343,607)	\$352,061
Sanitary Sewer Improvements	\$195,977	\$0	\$0	\$0	\$0	\$195,977
Parkland Acquisition	\$1,607,043	\$0	\$0	\$0	\$0	\$1,607,043
Other soft and miscellaneous costs	\$408,423	\$0	\$0	\$0	\$0	\$408,423
<i>Offsite</i>						
Water & Wastewater Improvements	\$172,219	\$0	\$0	\$0	\$0	\$172,219
<i>Subtotal Major Improvements</i>	<i>\$4,707,987</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$4,707,987</i>
<b>NIA #1 Projects (b)</b>						
Roadway Improvements	\$0	\$2,724,255	\$643,823	\$2,761,558	\$0	\$6,129,636
Drainage Improvements	\$0	\$951,219	\$224,801	\$964,244	\$0	\$2,140,264
Water Improvements	\$0	\$778,309	\$183,938	\$788,966	\$0	\$1,751,213
Sanitary Sewer Improvements	\$0	\$979,248	\$231,426	\$992,657	\$0	\$2,203,331
Other soft and miscellaneous costs	\$705,987	\$1,366,968	\$323,055	\$679,699	\$0	\$3,075,709
<i>Subtotal NIA #1 Improvements</i>	<i>\$705,987</i>	<i>\$6,800,000</i>	<i>\$1,607,043</i>	<i>\$6,187,123</i>	<i>\$0</i>	<i>\$15,300,153</i>
<b>Estimated Bond Issuance Costs</b>						
Debt Service Reserve Fund (c)	\$422,306	\$0	\$0	\$0	\$0	\$422,306
Administrative Expenses	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Capitalized Interest (d)	\$124,095	\$0	\$0	\$0	\$0	\$124,095
PID Formation Costs	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance	\$415,875	\$0	\$0	\$0	\$0	\$415,875
Underwriters Discount/Underwriters Counsel (e)	\$198,750	\$0	\$0	\$0	\$0	\$198,750
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,211,027</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,211,027</i>
<b>Total Uses of Funds</b>	<b>\$6,625,000</b>	<b>\$6,800,000</b>	<b>\$1,607,043</b>	<b>\$6,187,123</b>	<b>\$0</b>	<b>\$21,219,166</b>

<sup>1</sup> – According to Requisition #15 approved by the county in July 2024 and the Developers Quarterly Improvement Implementation Report dated as of June 30, 2024.

According to Neighborhood Improvement Area #1 Draw Request #15 approved by the County in July 2024, the current estimated costs of the Neighborhood Improvement Area #1 Improvements remain unchanged from the initial total estimated costs. The Neighborhood Improvement Area #1 actual costs spent to date are shown on Table II-A-4 on the following page.

**Table II-A-4**  
**Amount Spent to Date – Neighborhood Improvement Area #1**

Sources of Funds	Updated Aggregate Budget	Spent to Date <sup>1</sup>	Remaining Balance
PAR Amount	\$6,625,000	\$6,480,622	\$144,378
Assessment Amount (Initially funded with Developer Bank Loan)	\$6,800,000	\$6,356,727	\$443,273
SAWS Reimbursement Agreement	\$0	\$0	\$0
Parkland Acquisition Escrow Funds	\$1,607,043	\$1,607,043	\$0
Other Developer Contributions - Bank Loan	\$6,187,123	\$0	\$6,187,123
<b>Total Sources of Funds</b>	<b>\$21,219,166</b>	<b>\$14,444,392</b>	<b>\$6,774,774</b>
<b>Uses of Funds</b>			
<b>Major Improvements (b)</b>			
<i>Onsite</i>			
Roadway Improvements	\$1,492,063	\$1,417,460	\$74,603
Drainage Improvements	\$480,200	\$456,190	\$24,010
Water Improvements	\$352,061	\$334,458	\$17,603
Sanitary Sewer Improvements	\$195,977	\$186,178	\$9,799
Parkland Acquisition	\$1,607,043	\$1,607,043	\$0
Other soft and miscellaneous costs	\$408,423	\$408,423	\$0
<i>Offsite</i>			
Water & Wastewater Improvements	\$172,219	\$163,608	\$8,611
<i>Subtotal Major Improvements</i>	<i>\$4,707,986</i>	<i>\$4,573,360</i>	<i>\$134,626</i>
<b>NIA #1 Projects (b)</b>			
Roadway Improvements	\$6,129,636	\$3,207,113	\$2,922,523
Drainage Improvements	\$2,140,264	\$1,003,940	\$1,136,324
Water Improvements	\$1,751,213	\$694,996	\$1,056,217
Sanitary Sewer Improvements	\$2,203,331	\$770,291	\$1,433,040
Other soft and miscellaneous costs	\$3,075,709	\$2,993,417	\$82,292
<i>Subtotal NIA #1 Improvements</i>	<i>\$15,300,153</i>	<i>\$8,669,757</i>	<i>\$6,630,396</i>
<b>Estimated Bond Issuance Costs</b>			
Debt Service Reserve Fund (c)	\$422,306	\$422,306	\$0
Administrative Expenses	\$50,000	\$50,000	\$0
Capitalized Interest (d)	\$124,095	\$124,095	\$0
PID Formation Costs	\$0	\$0	\$0
Cost of Issuance	\$415,875	\$406,124	\$9,752
Underwriters Discount/Underwriters Counsel (e)	\$198,750	\$198,750	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,211,027</i>	<i>\$1,201,275</i>	<i>\$9,752</i>
<b>Total Uses of Funds</b>	<b>\$21,219,166</b>	<b>\$14,444,392</b>	<b>\$6,774,774</b>

<sup>1</sup> - According to Requisition #15 approved by the county in July 2024 and the Developers Quarterly Improvement Implementation Report dated as of June 30, 2024.

Neighborhood Improvement Area #1 Improvement Cost Variances

As stated in Table II-A-3 on the prior page, there are no significant variances to the Neighborhood Improvement Area #1 Improvements' cost budget.

**B. FIVE YEAR SERVICE PLAN**

According to the PID Act, a service plan must cover a period of five years.

The projected Major Improvement Area Annual Installments over a period of five years is shown by Table II-B-1 below.

**Table II-B-1**  
**Major Improvement Area**  
**Projected Annual Installments (2021-2031)**

Assessment Year ending September 1	Principal Payments	Interest Expense	Administrative Expenses	Maintenance Assessment	Prepayment & Delinquency Reserves	Capitalized Interest or Other Available Credits <sup>1</sup>	Annual PID Installments <sup>2</sup>
2021-2025	\$175,000	\$1,098,480	\$165,000	\$0	\$46,575	(\$684,225)	\$800,831
2026	\$95,000	\$240,963	\$36,000	\$0	\$22,625	(\$15,000)	\$379,588
2027	\$100,000	\$236,331	\$33,785	\$143,094	\$22,150	\$0	\$535,360
2028	\$105,000	\$231,456	\$34,461	\$143,094	\$21,650	\$0	\$535,661
2029	\$105,000	\$226,338	\$35,150	\$143,094	\$21,125	\$0	\$530,707
2030	\$115,000	\$221,219	\$35,853	\$143,094	\$20,600	\$0	\$535,766
2031	\$120,000	\$215,613	\$36,570	\$143,094	\$20,025	\$0	\$535,302
<b>Total</b>	<b>\$815,000</b>	<b>\$2,470,399</b>	<b>\$376,818</b>	<b>\$715,472</b>	<b>\$174,750</b>	<b>(\$699,225)</b>	<b>\$3,853,214</b>

1 – Other available credits include but is not necessarily limited to interest income earned in the Reserve Fund or excess funds available from the trust accounts.

2 – Assessment years ending 2021-2026 reflect actual Annual Installments and are net of applicable investment income and other credits. Assessment years 2027 through 2031 reflect projected Annual Installments and will be updated in future annual service plan updates.

The projected Neighborhood Improvement Area #1 Annual Installments over a period of five years is shown by Table II-B-2 on the following page.

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**Table II-B-2  
Neighborhood Improvement Area #1  
Projected Annual Installments (2021-2031)**

Assessment Year ending September 1	NIA #1 Bonds		NIA #1 Reimbursement Agreement		Administrative Expenses	Maintenance Assessment	Prepayment & Delinquency Reserves	Capitalized Interest or Other Available Credits <sup>1</sup>	Annual PID Installments <sup>2</sup>
	Principal Payments	Interest Expense	Principal Payments <sup>1</sup>	Interest Expense					
2021-2025	\$530,000	\$1,280,570	\$541,000	\$1,112,715	\$254,000	\$0	\$128,650	(\$216,085)	\$3,630,849
2026	\$145,000	\$277,306	\$153,000	\$237,430	\$42,000	\$0	\$30,475	(\$15,000)	\$870,211
2027	\$145,000	\$272,231	\$153,000	\$263,779	\$56,308	\$72,602	\$29,750	\$0	\$992,670
2028	\$155,000	\$266,250	\$153,000	\$257,170	\$57,434	\$72,602	\$29,025	\$0	\$990,481
2029	\$160,000	\$259,856	\$178,000	\$250,560	\$58,583	\$72,602	\$28,250	\$0	\$1,007,851
2030	\$165,000	\$253,256	\$178,000	\$242,870	\$59,755	\$72,602	\$27,450	\$0	\$998,933
2031	\$170,000	\$246,450	\$178,000	\$235,181	\$60,950	\$72,602	\$26,625	\$0	\$989,807
<b>Total</b>	<b>\$1,470,000</b>	<b>\$2,855,920</b>	<b>\$1,534,000</b>	<b>\$2,599,704</b>	<b>\$589,030</b>	<b>\$363,010</b>	<b>\$300,225</b>	<b>(\$231,085)</b>	<b>\$9,480,803</b>

1 – Other available credits include but is not necessarily limited to interest income earned in the Reserve Fund or excess funds available from the trust accounts.  
2 – Assessment years ending 2021-2026 reflect actual Annual Installments and are net of applicable investment income and other credits. Assessment years 2027 through 2031 reflect projected Annual Installments and will be updated in future annual service plan updates.

**C. STATUS OF DEVELOPMENT**

Roadway Improvements

The major roadway improvements include a collector road that loops through the PID (the “Major Roadway Improvements”). The collector road is accessible to all the PID and creates two ingress and egress connections to Farm to Market (FM) Road 1283.

According to the Developer’s Quarterly Improvement Implementation report dated March 31, 2025, the roadway improvements are expected to be completed in the third quarter of 2025.

Storm Drainage Improvements

The major storm drainage improvements include trench excavation and embedment, trench safety, concrete box culverts, reinforced concrete pipe, manholes, junction boxes, drainage inlets, headwall and wingwall structures, related earthwork, excavation, erosion control and all other necessary appurtenances required to capture storm water runoff generated within the PID (the “Major Storm Drainage Improvements”).

According to the Developer’s Quarterly Improvement Implementation report dated March 31, 2025, the drainage improvements are expected to be completed in the second quarter of 2025.

Water Improvements

The major water improvements include trench excavation and embedment, trench safety, PVC piping, fire hydrants, fittings, thrust blocking, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service along the Collector Road and to each Parcel within the PID (the “Major Water Improvements”).

According to the Developer's Quarterly Improvement Implementation report dated March 31, 2025, the water improvements are estimated to be completed in the second quarter of 2025.

#### Sanitary Sewer Improvements

The major sanitary sewer improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide sanitary sewer service along the Collector Road and to each Parcel within the PID (the "Major Sanitary Sewer Improvements").

According to the Developer's Quarterly Improvement Implementation report dated March 31, 2025, the sanitary sewer improvements are expected to be completed in the second quarter of 2025.

#### Parkland Acquisitions

Using proceeds from the Major Improvement Area Bonds and the Neighborhood Improvement Area #1 Bonds, the County shall acquire the Parkland for the development of various park improvements within the PID. The Developer, pursuant to the Parkland Escrow Agreement, has agreed to deposit Parkland sales proceeds directly with the Escrow Agent to be held thereby in escrow and only use the same to pay for the Actual Costs of the Major Improvements as herein described. The Parkland will be maintained by the HOA.

#### Offsite Water and Wastewater Improvements

Major offsite water and wastewater improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, fire hydrants, fittings, thrust blocking, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water and wastewater service to the PID from the nearest available water and wastewater mains (the "Major Offsite Water and Wastewater Improvements"). The major offsite water improvements consist of a 24-inch water main, a 16-inch water main, a 12-inch water main, a 1.00 MG ground storage production facility, and a 2.00MG elevated storage tank. The major offsite wastewater improvements consist of a 30-inch gravity sewer main, a lift station/forcemain system including a dual forcemain, a 27-inch gravity sewer main, and a 12-inch gravity sewer main.

According to the Developer's Quarterly Improvement Implementation report dated March 31, 2025, the offsite water and wastewater improvements are expected to be completed in the third quarter of 2025.

### **D. ANNUAL BUDGET – NEIGHBORHOOD IMPROVEMENT AREA #1**

#### *NIA #1 - Annual Installments – 2025-26*

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the NIA #1 Bonds and/or the NIA #1 Reimbursement Agreement, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds is 4.55 percent and the interest rate applicable to the NIA #1 Reimbursement Agreement is 4.32 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #1 Bonds (4.55 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the County in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

#### Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

#### Neighborhood Improvement Area #1 Annual Installments to be Collected for 2025-26

The budget for Neighborhood Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-D-1 on the following page.

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**Table II-D-1**  
**Budget for the NIA #1 Annual Installments**  
**to be Collected for 2025-26**

	<b>NIA #1 Bonds</b>	<b>NIA #1 R.A.</b>	<b>Total</b>
Interest payment on March 1, 2026	\$138,653	\$118,715	\$257,368
Interest payment on September 1, 2026	\$138,653	\$118,715	\$257,368
Principal payment on September 1, 2026	\$145,000	\$153,000	\$298,000
<i>Subtotal - Debt Service Payments</i>	<i>\$422,306</i>	<i>\$390,430</i>	<i>\$812,736</i>
Administrative Expenses	\$22,085	\$19,915	\$42,000
Excess Interest for Prepayment & Delinquency Reserves	\$30,475	\$0	\$30,475
Maintenance Assessment	\$0	\$0	\$0
<i>Subtotal Expenses</i>	<i>\$474,866</i>	<i>\$410,345</i>	<i>\$885,211</i>
Available Reserve Fund Income	(\$10,000)	\$0	(\$10,000)
Available Capitalized Interest Funds	\$0	\$0	\$0
Available Administrative Expense Funds	(\$5,000)	\$0	(\$5,000)
<i>Subtotal funds available</i>	<i>(\$15,000)</i>	<i>\$0</i>	<i>(\$15,000)</i>
<b>Annual Installments</b>	<b>\$459,866</b>	<b>\$410,345</b>	<b>\$870,211</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest include interest due on March 1, 2026 in the amount of \$138,653 and on September 1, 2026, in the amount of \$138,653, which equals interest on the outstanding NIA #1 Bonds Assessments balance of \$6,095,000 for six months each and an effective interest rate of 4.55 percent. Annual Installments to be collected for the NIA #1 Bonds include a principal amount of \$145,000 due on September 1, 2026. As a result, total principal and interest due in 2025-26 for the NIA #1 Annual Installments to be collected for principal and interest in 2025-26 for the NIA #1 Bonds is estimated to be equal to \$422,306.

Annual Installments to be collected for principal and interest on the NIA #1 Reimbursement Agreement include interest due on March 1, 2026 in the amount of \$118,715 and on September 1, 2026 in the amount of \$118,715, which equal interest on the outstanding NIA #1 Reimbursement Agreement balance of \$5,496,059 for six months each and an effective interest rate of 4.32 percent. Annual Installments to be collected on the NIA #1 Reimbursement Agreement include a principal amount of \$153,000 due on September 1, 2026, as shown in the updated NIA #1 Reimbursement Agreement schedule attached herein as Appendix C. As a result, the total principal and interest in 2025-26 of the NIA #1 Reimbursement Agreement is estimated to be equal to \$390,430.

*Administrative Expenses*

Administrative expenses include the County, Administrator, Trustee, dissemination agent, and contingency fees. As shown in Table II-D-2 on the following page, the total NIA #1 administrative expenses to be collected for 2025-26 are estimated to be \$42,000.

**Table II-D-2  
Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
County	\$6,000
Administrator	\$30,000
Trustee	\$3,000
Dissemination Agent <sup>1</sup>	\$0
Contingency	\$3,000
<b>Total</b>	<b>\$42,000</b>

<sup>1</sup>-Trustee fee includes the dissemination agent fee as they serve as both.

*Excess Interest for Prepayment and Delinquency Reserve*

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$30,475, which equals 0.5 percent interest on the outstanding NIA #1 Bond Assessment balance of \$6,095,000.

*Maintenance Assessment*

Pursuant to the Maintenance Agreement, the Maintenance Assessment will only be collected in the event the Homeowner’s Association (the “HOA”) fails to maintain, repair, and keep in good condition and working order the applicable public improvements.

As of May 31, 2025, construction of the Neighborhood Improvement Area #1 Improvements is not complete, and the County has not determined there is a need for collecting the Maintenance Assessment. As a result, there is no Maintenance Assessment to be collected for 2025-26.

*Available Reserve Fund Income*

As of May 31, 2025, there has been approximately \$48,190 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$10,000 is available to be applied as a credit to reduce the 2025-26 NIA #1 Annual Installment.

*Available Administrative Expense Account*

As of May 31, 2025, the balance in the Administrative Expense Fund was \$120,136. As a result, there are \$5,000 in funds anticipated to be available to reduce the NIA #1 Annual Installment for Assessment Year ending September 1, 2026.

**E. ANNUAL INSTALLMENTS PER UNIT - NEIGHBORHOOD IMPROVEMENT AREA #1**

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment

Reserve and Delinquency Reserve described in the Service and Assessment Plan, fund the Maintenance Assessment as needed, and to cover Administrative Expenses of NIA #1.

According to the Service and Assessment Plan, 413 units were anticipated to be built within NIA #1 of the PID. The Annual Installment due to be collected per unit within NIA #1 of the PID for 2025-26 is shown in Table II-E-1 below.

**Table II-E-1**  
**Annual Installment Per Unit – Neighborhood Improvement Area #1**

Budget Item	Net Budget Amount	Annual Installment per Unit
Principal	\$298,000.00	\$721.55
Interest	\$504,736.01	\$1,222.12
Administrative Expenses	\$37,000.00	\$89.59
Excess Interest Reserves	\$30,475.00	\$73.79
<b>Total</b>	<b>\$870,211.01</b>	<b>\$2,107.05</b>

The Annual Installment due to be collected from each Lot Type in NIA #1 for 2025-26 is shown in Table II-E-2 below.

**Table II-E-2**  
**Annual Installment Per Lot Type – Neighborhood Improvement Area #1**

Lot Type	Annual Installment Per Unit	Unit Factor	Annual Installment Per Lot Type
Lot Type 1 (50 Ft)	\$2,107.05	1.00	\$2,107.05

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D.

**F. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA**

*Major Improvement Area - Annual Installments – 2025-26*

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

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the MIA Bonds commencing with the issuance of the MIA Bonds. The effective interest rate on the MIA Bonds is 5.33 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual

interest rate paid on the debt. Accordingly, the effective interest rate on the MIA Bonds (5.33 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the County in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

#### Annual Budget for the Repayment of Indebtedness

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

#### Major Improvement Area Annual Installments to be Collected for 2025-26

The budget for Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-F-1 on the following page.

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**Table II-F-1**  
**Budget for the MIA Annual Installments**  
**to be Collected for 2025-26**

	<b>MIA Bonds</b>
Interest payment on March 1, 2026	\$120,481
Interest payment on September 1, 2026	\$120,481
Principal payment on September 1, 2026	\$95,000
<i>Subtotal - Debt Service Payments</i>	<i>\$335,963</i>
Administrative Expenses	\$36,000
Excess Interest for Prepayment & Delinquency Reserves	\$22,625
Maintenance Assessment	\$0
<i>Subtotal Expenses</i>	<i>\$394,588</i>
Available Reserve Fund Income	(\$10,000)
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	(\$5,000)
<i>Subtotal funds available</i>	<i>(\$15,000)</i>
<b>Annual Installments</b>	<b>\$379,588</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$120,481 and on September 1, 2026, in the amount of \$120,481, which equals interest on the outstanding MIA Bonds Assessments balance of \$4,525,000 for six months each and an effective interest rate of 5.33 percent. Annual Installments to be collected for the MIA Bonds include a principal amount of \$95,000 due on September 1, 2026. As a result, total principal and interest due in 2025-26 for the MIA Annual Installments to be collected for principal and interest in 2025-26 for the MIA Bonds is estimated to be equal to \$335,963.

*Administrative Expenses*

Administrative expenses include the County, Administrator, Trustee, dissemination agent, and contingency fees. As shown in Table II-F-2 on the following page, the total MIA administrative expenses to be collected for 2025-26 are estimated to be \$36,000.

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**Table II-F-2  
Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
County	\$5,000
Administrator	\$23,000
Trustee	\$3,000
Dissemination Agent <sup>1</sup>	\$0
Contingency	\$5,000
<b>Total</b>	<b>\$36,000</b>

<sup>1</sup>-Trustee fee includes the dissemination agent fee as they serve as both.

*Excess Interest for Prepayment and Delinquency Reserve*

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$22,625, which equals 0.5 percent interest on the outstanding MIA Bond Assessment balance of \$4,525,000.

*Maintenance Assessment*

Pursuant to the Maintenance Agreement, the Maintenance Assessment will only be collected in the event the Homeowner’s Association (the “HOA”) fails to maintain, repair, and keep in good condition and working order the applicable public improvements.

As of May 31, 2025, construction of the Major Improvement Area Improvements is not complete, and the County has not determined there is a need for collecting the Maintenance Assessment. As a result, there is no Maintenance Assessment to be collected for 2025-26.

*Available Reserve Fund Income*

As of May 31, 2025, there has been approximately \$46,670 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$10,000 is available to be applied as a credit to reduce the 2025-26 MIA Annual Installment.

*Available Administrative Expense Account*

As of May 31, 2025, the balance in the Administrative Expense Fund was \$57,762. As a result, there are \$5,000 in funds anticipated to be available to reduce the MIA Annual Installment for Assessment Year ending September 1, 2026.

**G. ANNUAL INSTALLMENTS PER UNIT - MAJOR IMPROVEMENT AREA**

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

According to the Service and Assessment Plan, 814 units were anticipated to be built within the Major Improvement Area of the PID. The Annual Installment due to be collected per unit within the PID for 2025-26 is shown in Table II-G-1 below.

**Table II-G-1**  
**Annual Installment Per Unit – Major Improvement Area**

<b>Budget Item</b>	<b>Net Budget Amount</b>	<b>Annual Installment per Unit</b>
Principal	\$95,000.00	\$116.71
Interest	\$230,962.50	\$283.74
Annual Collection Costs	\$31,000.00	\$38.08
Excess Interest Reserves	\$22,625.00	\$27.79
<b>Total</b>	<b>\$379,587.50</b>	<b>\$466.32</b>

The Annual Installment due to be collected from each Lot Type in the Major Improvement Area for 2025-26 is shown in Table II-G-2 below.

**Table II-G-2**  
**Annual Installment Per Lot Type – Major Improvement Area**

<b>Lot Type</b>	<b>Annual Installment Per Unit</b>	<b>Unit Factor</b>	<b>Annual Installment Per Lot Type</b>
Lot Type 1 (50 Ft)	\$466.32	1.00	\$466.32

The list of Parcels within the Major Improvement Area of the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix E.

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## H. BOND REDEMPTION RELATED UPDATES

### NIA #1 Bonds

The NIA #1 Bonds were issued in 2021. Pursuant to Section 4.3 of the NIA #1 Trust Indenture, the County reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 15, 2029**, such redemption date or dates to be fixed by the County, at the redemption prices and dates shown in the applicable Trust Indenture.

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

### MIA Bonds

The MIA Bonds were issued in 2021. Pursuant to Section 4.3 of the MIA Trust Indenture, the County reserves the right and option to redeem the Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 15, 2029**, such redemption date or dates to be fixed by the County, at the redemption prices and dates shown in the applicable Trust Indenture.

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

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

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The Service and Assessment Plan adopted by the County describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

The Neighborhood Improvement Area #1 Reimbursement Agreement principal and interest repayment schedule was recalculated for 29 years from the initial term of 30 years as a result of non-collection of Neighborhood Improvement Area #1 Annual Installments in 2020-21. Please see Appendix C for the revised Neighborhood Improvement Area #1 Reimbursement Agreement debt service schedule.

#### ***Assessment Methodology***

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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## ***IV. UPDATE OF THE ASSESSMENT ROLL***

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

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

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

### **A. PARCEL UPDATES**

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

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

Where the terms have the following meanings:

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

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

According to Medina Central Appraisal District (“MCAD”) online records, parent Parcel 4465 was partially subdivided into two hundred and twenty-nine (229) residential lots and thirteen open space lots within NIA #1. The subdivided Parcels were officially recognized within the County’s roll in 2025. As a result, individual Parcels within the PID will be individually billed Annual Installments beginning in tax year 2025. Table IV-A-1 on the following page shows the Neighborhood Improvement Area #1 Assessment allocation prior to and after the subdivision.

**Table IV-A-1**  
**Parent Parcel Subdivision**  
**Neighborhood Improvement Area #1 Assessments**

Prior to Subdivision				After Subdivision					
Parcel	Projected Number of Units	Total Units	Total PID Assessments	Parcel	Unit per Lot Type	Number of Units	Total Units	Assessment per Unit	Total Assessments
4465	413	413.00	\$11,591,059	Various (50' Lot)	1.00	229	229.00	\$28,066	\$6,427,004
				4465 (50' Lot)	1.00	184	184.00	\$28,066	\$5,164,055
<b>Total</b>	<b>413</b>	<b>413</b>	<b>\$11,591,059</b>			<b>413</b>	<b>413</b>		<b>\$11,591,059</b>

**B. PREPAYMENT OF ASSESSMENTS**

As of July 31, 2025 there have been no prepayment of Assessments for any Parcel within the PID.

The complete Assessment Roll is available for review at the Commissioners Court Office, located at 1300 Avenue M, Hondo, Texas 78861.

**APPENDIX A**  
**PID MAP**



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

APPENDIX B

As of July 31, 2025, there have been no prepayment of Assessments for any Parcel within the PID.

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**APPENDIX C**  
**REVISED NEIGHBORHOOD IMPROVEMENT AREA #1 REIMBURSEMENT  
AGREEMENT DEBT SERVICE SCHEDULE**

**Appendix C**  
**The Woodlands Public Improvement District**  
**Neighborhood Improvement Area #1 Reimbursement Agreement**

<b>Parcel</b>	<b>All Parcels</b>
<b>Units</b>	<b>413</b>
<b>Assessment</b>	<b>\$6,800,000</b>

<b>Assessment Year ending 09/01</b>	<b>NIA #1 R.A. Principal</b>	<b>NIA #1 R.A. Interest</b>	<b>Total Annual Installment</b>
2021	\$0	\$0	\$0
2022	\$128,000	\$296,357	\$424,357
2023	\$133,000	\$290,213	\$423,213
2024	\$127,000	\$283,829	\$410,829
2025	\$153,000	\$277,733	\$430,733
2026	\$153,000	\$270,389	\$423,389
2027	\$153,000	\$263,779	\$416,779
2028	\$153,000	\$257,170	\$410,170
2029	\$178,000	\$250,560	\$428,560
2030	\$178,000	\$242,870	\$420,870
2031	\$178,000	\$235,181	\$413,181
2032	\$178,000	\$227,491	\$405,491
2033	\$204,000	\$219,802	\$423,802
2034	\$204,000	\$210,989	\$414,989
2035	\$204,000	\$202,176	\$406,176
2036	\$229,000	\$193,363	\$422,363
2037	\$229,000	\$183,470	\$412,470
2038	\$229,000	\$173,578	\$402,578
2039	\$254,000	\$163,685	\$417,685
2040	\$254,000	\$152,712	\$406,712
2041	\$280,000	\$141,739	\$421,739
2042	\$280,000	\$129,643	\$409,643
2043	\$280,000	\$117,547	\$397,547
2044	\$305,000	\$105,451	\$410,451
2045	\$305,000	\$92,275	\$397,275
2046	\$331,000	\$79,099	\$410,099
2047	\$331,000	\$64,800	\$395,800
2048	\$356,000	\$50,501	\$406,501
2049	\$382,000	\$35,122	\$417,122
2050	\$431,000	\$18,619	\$449,619
<b>Total</b>	<b>\$6,800,000</b>	<b>\$5,230,142</b>	<b>\$12,030,142</b>

1 - The Neighborhood Improvement Area #1 Reimbursement Agreement principal and interest repayment schedule is recalculated as a result of non-collection of Annual Installments for Assessment Year ending 2021.

**APPENDIX D**  
**NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL – 2025-26**







Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
517632	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517633	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517634	0	0	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
517635	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517636	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517637	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517638	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517639	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517640	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517641	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517642	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517643	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517644	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517645	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517646	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517647	1	50	1	1.00	\$28,065.52	\$721.55	\$1,222.12	\$73.79	\$89.59	\$2,107.05
517648	0	0	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
517649	0	0	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	413			413.00	\$11,591,059.02	\$298,000.00	\$504,736.01	\$30,475.00	\$37,000.00	\$870,211.01

**APPENDIX E**  
**MAJOR IMPROVEMENT AREA ASSESSMENT ROLL – 2025-26**

**Appendix E**  
**Assessment Roll Summary - Major Improvement Area**  
**2025-26**

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
4465	814	50	1	814.00	\$4,525,000.00	\$95,000.00	\$230,962.50	\$22,625.00	\$36,000.00	\$384,587.50
509701	0	0	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509702	0	0	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509704	0	0	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509705	0	0	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509706	0	0	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>814</b>			<b>814.00</b>	<b>\$4,525,000.00</b>	<b>\$95,000.00</b>	<b>\$230,962.50</b>	<b>\$22,625.00</b>	<b>\$36,000.00</b>	<b>\$384,587.50</b>

**APPENDIX F**  
**PID ASSESSMENT NOTICE**

**PID Assessment Notice**

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO  
MEDINA COUNTY, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to Medina County, Texas (the "County"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Woodlands 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 County. The exact amount of each annual installment will be approved each year by the Commissioners Court of the County 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 County or MuniCap, Inc., the District Administrator for the County, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at [txpid@municap.com](mailto:txpid@municap.com).

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

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

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

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

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

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

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

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

STATE OF TEXAS

§

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

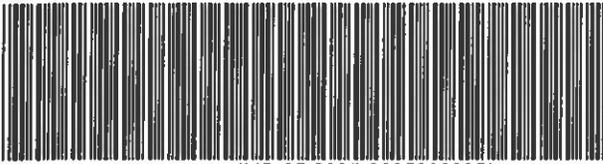
§

§

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

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

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



\*VG-65-2025-2025008095\*

Medina County  
Gina Champion  
Medina County Clerk

Instrument Number: 2025008095

Real Property Recordings

Recorded On: August 27, 2025 10:46 AM

Number of Pages: 43

" Examined and Charged as Follows: "

Total Recording: \$0.00

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

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

**File Information:**

Document Number: 2025008095  
Receipt Number: 20250827000018  
Recorded Date/Time: August 27, 2025 10:46 AM  
User: Kimberly B  
Station: CCMARRIAGE1

**Record and Return To:**

MEDINA COUNTY



STATE OF TEXAS

Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion  
Medina County Clerk  
Medina County, TX