



"VG-373-2025-93702"

Denton County
Juli Luke
County Clerk

Instrument Number: 93702

Real Property Recordings
ORDINANCE

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STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

ORDINANCE NO. 0785-25-ORD

AN ORDINANCE OF THE CITY OF LEWISVILLE APPROVING THE 2025-2026 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE JOSEY LANE PUBLIC IMPROVEMENT DISTRICT WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City (the "City Council") of Lewisville, Texas (the "City") received a petition (the "Petition") requesting the creation of a public improvement district (the "District") under Chapter 372 of the Texas Local Government Code (the Act), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Denton County) in the proposed District and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal; and

WHEREAS, the petitions contained the signatures of the owners of taxable property representing more than 50 percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District and the signatures of property owners who own taxable real property that constitutes more than 50 percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on October 6, 2014, after due notice, the City Council held a public hearing in the manner required by law on the advisability of the certain public improvements (the "Authorized Improvements") described in the petition as required by Sec. 372.009 of the Act and made the findings required by Sec. 372.009(b) of the Act and, by resolution adopted by a majority of the members of the City Council, authorized the Josey Lane Public Improvement District (the "Josey Lane PID") in accordance with its findings as to the advisability of certain public improvement projects and services; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the related assessment roll (the "Assessment Roll") and the levy of Assessments on property in the Josey Lane PID to the address of the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the hearing at 7:00 p.m. on the 15th day of December, 2014, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and each proposed Assessment, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of the costs of the Authorized Improvements, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council found and determined that the Service and Assessment Plan and Assessment Roll should be approved and that the Assessments (as defined in the Service and Assessment Plan) should be levied on property within the Josey Lane PID as provided in the ordinance approving the Service and Assessment Plan and the Service and Assessment Plan and Assessment Roll; and

WHEREAS, by the adoption of Ordinance No. ORD-4144-12-2014 adopted December 15, 2014, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the Josey Lane PID, the City Council levied assessments for public improvements on property in the Josey Lane PID as set forth in the Service and Assessment Plan and Assessment Roll for the Josey Lane PID in conformity with the requirements of the Act; and

WHEREAS, pursuant to notice and a public hearing, on April 18, 2022 the City council adopted an "Amended and Restated Service and Assessment Plan" to amend the initial collection date for Phase #2 West of the District; and

WHEREAS, pursuant to Section 372.013, the Amended and Restated Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Amended and Restated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City has directed that an update to the Amended and Restated Service and Assessment Plan and the Assessment Roll for the Josey Lane PID for 2025-2026 (the "Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the Annual Installment for assessed properties in the Josey Lane PID, and the City now desires to approve such Annual Service Plan Update.

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

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the Annual Service Plan Update attached hereto as Exhibit A.

Section 3. Approval of Update. The Annual Service Plan Update for the Josey Lane PID for 2025-2026 is hereby approved and accepted by the City Council.

Section 4. Repealer. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

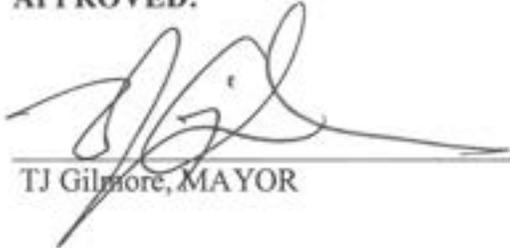
Section 5. Severability. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or the application to other persons or sets of circumstances shall not be affect thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this ordinance are declared to be severable for that purpose.

Section 6. Effective Date. This ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

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DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 6 TO 0, ON THIS THE 18TH DAY OF AUGUST, 2025.

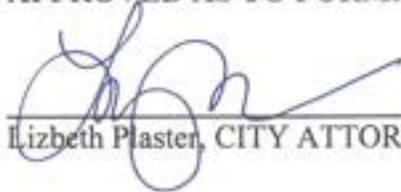
APPROVED:


TJ Gilmore, MAYOR

ATTEST:


Jennifer Malone-Ippolito, CITY SECRETARY

APPROVED AS TO FORM:


Lizbeth Plaster, CITY ATTORNEY

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared TJ Gilmore, Mayor of the City of Lewisville, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this 18th day of August, 2025.


Notary Public, State of Texas

[NOTARY STAMP]

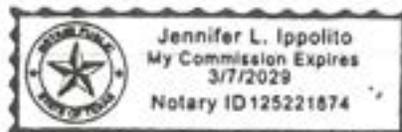


EXHIBIT A

PUBLIC IMPROVEMENT SERVICE AND ASSESSMENT PLAN
AND ASSESSMENT ROLL 2025-2026 – JOSEY LANE PID

**JOSEY LANE
PUBLIC IMPROVEMENT DISTRICT
CITY OF LEWISVILLE, TEXAS**

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

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 18, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**JOSEY LANE
PUBLIC IMPROVEMENT DISTRICT**

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

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I. INTRODUCTION

The Josey Lane Public Improvement District (the “PID”) was created pursuant to Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and a resolution of the City Council of Lewisville (the “City Council”) on October 6, 2014 to finance certain public improvement projects for the benefit of the property in the PID. The property within the PID is shown in Appendix A attached hereto.

On December 15, 2014, the City of Lewisville (the “City”), signed a Reimbursement Agreement between the City and the Developer to finance, provide or otherwise assist in the acquisition and construction of the Authorized Improvements provided for the benefit of the property in PID. The reimbursement agreement obligations (the “Reimbursement Agreement”) for the Authorized Improvements are secured by Assessments.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the Authorized 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 City also adopted an assessment roll (the “Assessment Roll”) attached as Appendix F, to the Amended and Restated Service and Assessment Plan dated December 8, 2014, as amended and restated on April 18, 2022 (the “Amended and Restated 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 Roll for 2025-26.

Additionally, in light of amendments to the PID Act, this Annual Service Plan Update also includes a copy of the notice form required by Section 5.014 of the Texas Property Code (the “Form of PID Disclosure”) as Appendix H.

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

The Form of PID Disclosure 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.

A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Plan Update.

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Amended and Restated Service and Assessment Plan or the Reimbursement Agreement, as applicable.

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II. UPDATE OF THE SERVICE PLAN

A. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS

Sources and Uses

Pursuant to the original Service and Assessment Plan, the initial total estimated costs of the Authorized Improvements were equal to \$17,738,000. According to the Developer, the actual costs of the Authorized Improvements equal to \$17,745,553.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Reimbursement Agreement.

Table II-A-1
Sources and Uses of Funds
Authorized Improvements

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
Reimbursement Agreement	\$17,738,000	\$17,738,000	\$0
Other funding sources	\$0	\$7,553	\$7,553
Total Sources	\$17,738,000	\$17,745,553	\$7,553

Uses of Funds			
<i>Authorized Improvements</i>			
Road improvements	\$9,750,000	\$7,902,175	(\$1,847,825)
Water distribution system improvements	\$3,321,000	\$3,127,428	(\$193,572)
Sanitary sewer improvements	\$1,910,000	\$2,052,947	\$142,947
Storm drainage improvements	\$1,657,000	\$3,221,783	\$1,564,783
Other soft and miscellaneous costs	\$1,100,000	\$1,441,220	\$341,220
Total Uses	\$17,738,000	\$17,745,553	\$7,553

1 – Actual amounts funded to-date represent Authorized Improvement costs (and related supporting documents) as of April 6, 2022.

Authorized Improvement Cost Variances

As shown in Table II-A-1 above, the actual costs are \$7,553 above the initial estimated budget. The net increase in actual costs was funded by the Developer.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. The West Phase #1 Improvements, South Phase #1 Improvements and East Phase #1 Improvements were completed and accepted by the City on January 25, 2018, December 18, 2017, and July 18, 2018, respectively. Additionally, the East Phase #2 Improvements and West Phase #2 Improvements were completed and accepted by the City on January 8, 2021 and April 15, 2022 respectively.

All of the Authorized Improvements are expected to be built within a period of five years. The estimated costs of the Authorized Improvements, the anticipated budget for the Authorized Improvements over a period of five years, and the indebtedness expected to be incurred for these costs are shown in Table II-B-1 below.

Table II-B-1
Annual Projected Improvement Costs and
Annual Projected Indebtedness
2017-2031

Assessment Year ending 09/01	Total Projected Improvement Cost¹	Annual Projected Indebtedness (Estimated Annual Installments)²	Excess Costs paid by sources other than Assessment Revenue
2017-2025	\$17,738,000	\$7,172,953	\$0
2026	\$0	\$1,235,969	\$0
2027	\$0	\$1,528,269	\$0
2028	\$0	\$1,546,123	\$0
2029	\$0	\$1,563,476	\$0
2030	\$0	\$1,581,325	\$0
2031	\$0	\$1,599,326	\$0
Total	\$17,738,000	\$16,227,441	\$0

1 – According to the Amended and Restated Service and Assessment Plan.

2 – Assessment years ending 2017 through 2026 reflect actual Annual Installments and are net of available annual administrative costs and annual collection costs credits. Assessment years 2027 through 2031 reflect projected Annual Installments and are subject to change.

C. ANNUAL BUDGET - LAKEWOOD HILLS WEST - PHASE #1 LOTS & LAKEWOOD HILLS SOUTH - PHASE #1 LOTS

Annual Installments

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-five (35) Annual Installments of principal and interest beginning with the first January 31 following the one-year anniversary of the final plat approval for that Lot or Parcel, of which twenty-six (26) Annual Installments currently remain outstanding. Pursuant to the Amended and Restated Service and Assessment Plan and the Reimbursement Agreement, simple interest at the rate of 6.53% per annum shall begin to accrue on the Assessment for a Lot once final plats are recorded, or until the Assessment is paid in full. The final plats for Lakewood Hills West – Phase #1 (133 lots) and for Lakewood Hills South – Phase #1 (73 lots)

were recorded and recognized by the Denton County (the “County”) on November 17, 2015, and January 15, 2016, respectively. As a result, two hundred-six (206) Parcels within the West Phase #1 and South Phase #1 subdivisions had collection of Annual Installments beginning in tax year 2016, which was due no later than January 31, 2017. These Parcels are subject to the Annual Installments to be collected for 2025-26 and shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

According to the Developer, there are 206 platted Lots, representing 232.40 total Equivalent Units, within the West Phase #1 and South Phase #1 subdivisions of the PID. The Assessment due from four Lot Type 2 Parcels and one Lot Type 5 Parcel were prepaid in full, resulting in a total of 226.00 in total outstanding Equivalent Units. Refer to Appendix B for additional details regarding prepaid Parcels.

Table II-C-1 below shows the amount of Outstanding Assessments applicable to the remaining 201 platted Lots.

Table II-C-1
Assessments on Platted Lots
West Phase #1 & South Phase #1 Subdivisions

Lot Type¹	Total Outstanding No. of Platted Units	Equivalent Unit Factor	Total Outstanding Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 1	111	1.00	111.00	\$30,729.51	\$3,410,975.99
Lot Type 2	54	1.20	64.80	\$36,875.42	\$1,991,272.47
Lot Type 3	12	1.30	15.60	\$39,948.37	\$479,380.41
Lot Type 4	19	1.40	26.60	\$43,021.32	\$817,405.06
Lot Type 5	5	1.60	8.00	\$49,167.22	\$245,836.11
Total	201		226.00		\$6,944,870.04

1 – As of June 30, 2025, five Parcels have prepaid their Assessments in full. Prepaid Parcels are not included in any of the values above.

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall show the remaining balance of the Assessments and the Annual Installment due for 2025-26 to be collected from each Parcel. Administrative Expenses are allocated to each Parcel based on the Equivalent Units for each Parcel. Each Annual Installment shall be reduced by any funds available, such as 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 Reimbursement Agreement 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 and other PID management and administrative activities. The Annual Installments levied and collected for each phase are used for the payment or reimbursement of each respective phase’s improvements and administrative expenses.

In contrast to property taxes which are levied on a calendar year basis and collected in arrears, the Annual Installments of PID Assessments are based on a fiscal year ending August 31 and are due by January 31. Accordingly, the PID Assessment reimbursement payments will be distributed semiannually on March 1 and September 1.

Lakewood Hills West & South - Phase #1 Lots Annual Installments to be Collected for 2025-26

The budget for West Phase #1 and South Phase#1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-C-2 below.

Table II-C-2
Budget for the Annual Installments to be Collected for 2025-26
West Phase #1 & South Phase #1 Subdivisions

Descriptions	Total
Interest payment on March 1, 2026	\$226,750
Interest payment on September 1, 2026	\$226,750
Principal payment on September 1, 2026	\$44,984
<i>Subtotal debt service on the Reimbursement Agreement</i>	<i>\$498,484</i>
Annual Administrative Expenses	\$21,200
<i>Subtotal Expenses</i>	<i>\$519,684</i>
Available Annual Administrative Costs	\$0
Other funds available	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$519,684

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$226,750 and on September 1, 2026, in the amount of \$226,750, which equal interest on the outstanding Assessments balance of \$6,944,870 for six months each at an effective interest rate of 6.53 percent. Annual Installments to be collected include a principal amount of \$44,984 due on September 1, 2026. As a result, total principal and interest due in 2025-26 is estimated to be equal to \$498,484.

Administrative Expenses

Administrative expenses include the City, Administrator, county, auditor, and attorney fees. As shown in Table II-C-3 on the following page, the total West Phase #1 and South Phase #1 administrative expenses to be collected for 2025-26 are estimated to be \$21,200.

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Table II-C-3
West Phase #1 and South Phase #1
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$8,700
PID Administrator	\$8,000
County	\$300
Auditor	\$3,000
Attorney	\$1,200
Total	\$21,200

Available Administrative Expense Account

As of June 30, 2025, there are no funds available in the Administrative Expense Account to reduce the 2025-26 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT – WEST PHASE #1 & SOUTH PHASE #1 SUBDIVISIONS

Annual Installments

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement balance, to cover Administrative Expenses of the West Phase #1 and South Phase #1 subdivisions.

According to the Developer, there are 206 platted Lots, representing 232.40 total Equivalent Units, within the West Phase #1 and South Phase #1 subdivisions of the PID. The Assessment due from four Lot Type 2 Parcels and one Lot Type 5 Parcel were prepaid in full, resulting in a total of 226.00 in total outstanding Equivalent Units. The Annual Installment due to be collected from each per Equivalent Unit within the West Phase #1 and South Phase #1 subdivisions for 2025-26 is shown in Table II-D-1 on the following page.

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Table II-D-1
Annual Installment per Equivalent Unit
West Phase #1 & South Phase #1 Subdivision

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$44,983.73	\$199.04
Interest	\$453,500.01	\$2,006.64
Annual Collection Costs	\$21,200.00	\$93.81
Total	\$519,683.74	\$2,299.49

1 – Refer to Table II-C-2 of this report for additional budget details.

2 – Based on the current outstanding 226.00 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in the West Phase #1 and South Phase #1 subdivisions for 2025-26 is shown in Table II-D-2 below.

Table II-D-2
Annual Installment per Lot Type
West Phase #1 & South Phase #1 Subdivisions

Lot Type	Annual Installment per EU	EU Factor	Annual Installment per Unit
Lot Type 1 (50' Lot)	\$2,299.49	1.00	\$2,299.49
Lot Type 2 (60' Lot)	\$2,299.49	1.20	\$2,759.38
Lot Type 3 (65' Lot)	\$2,299.49	1.30	\$2,989.33
Lot Type 4 (70' Lot)	\$2,299.49	1.40	\$3,219.28
Lot Type 5 (80' Lot)	\$2,299.49	1.60	\$3,679.18

The list of Parcels within PID, the Lot Types, the corresponding Equivalent Units, the total Assessments for each Parcel, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll summary attached hereto as Appendix D.

E. ANNUAL BUDGET - LAKEWOOD HILLS EAST – PHASE #1 LOTS

Annual Installments

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-five (35) Annual Installments of principal and interest beginning with the first on January 31 following the one-year anniversary of the final plat approval for that Lot or Parcel, of which twenty-eight (28) Annual Installments currently remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan and the Reimbursement Agreement, simple interest at the rate of 6.53% per annum shall begin to accrue on the Assessment for a Lot once final plats are recorded, or until the Assessment is paid in full. As described above, final plats for Lakewood Hills East – Phase #1 (52 lots) were recorded and recognized by the

County on June 16, 2017. As a result, fifty-two (52) Parcels within the East Phase #1 subdivision had collection of Annual Installments beginning in tax year 2018, which was due no later than January 31, 2019. These Parcels are subject to the Annual Installments to be collected for 2025-26 and shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

According to the Developer, there are 52 platted Lots, representing 54.70 total Equivalent Units, within the East Phase #1 subdivision of the PID. The Assessment due from one Lot Type 1 Parcel was prepaid in full, resulting in a total of 53.70 in total outstanding Equivalent Units. Refer to Appendix B for additional details regarding prepaid Parcels.

Table II-E-1 below shows the amount of Outstanding Assessments applicable to the remaining fifty-one (51) platted Lots.

Table II-E-1
Assessments on Platted Lots
East Phase #1 Subdivision

Lot Type^{1,2}	Total Outstanding No. of Platted Units	Equivalent Unit Factor	Total Outstanding Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 1	41	1.00	41.00	\$31,015.37	\$1,271,630.22
Lot Type 2	6	1.20	7.20	\$37,218.45	\$223,310.67
Lot Type 3	3	1.30	3.90	\$40,319.98	\$120,959.95
Lot Type 5	1	1.60	1.60	\$49,624.59	\$49,624.59
Total	51		53.70		\$1,665,525.44

1 – As of June 30, 2025, one Parcel has prepaid their Assessment in full. Prepaid Parcels are not included in any of the values above.
2 - Lot Type 4 is not included in the table above as there are no Parcels associated with this lot type in the East Phase #1 subdivision.

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall show the remaining balance of the Assessments and the Annual Installment due for 2025-26 to be collected from each Parcel. Administrative Expenses are allocated to each Parcel based on the Equivalent Units for each Parcel. Each Annual Installment shall be reduced by any funds available, such as 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 Reimbursement Agreement 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 and other PID management and administrative activities. The Annual Installments levied and collected for each phase are used for the payment or reimbursement of each respective phase’s improvements and administrative expenses.

In contrast to property taxes which are levied on a calendar year basis and collected in arrears, the Annual Installments of PID Assessments are based on a fiscal year ending August 31 and are due by January 31. Accordingly, the PID Assessment reimbursement payments will be distributed semiannually on March 1 and September 1.

Lakewood Hills East - Phase #1 Lots Annual Installments to be Collected for 2025-26

The budget for East Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-E-2 below.

Table II-E-2
Budget for the Annual Installments to be Collected for 2025-26
East Phase #1 Subdivision

Descriptions	Total
Interest payment on March 1, 2026	\$54,379
Interest payment on September 1, 2026	\$54,379
Principal payment on September 1, 2026	\$6,716
<i>Subtotal debt service on the Reimbursement Agreement</i>	<i>\$115,475</i>
Annual Administrative Expenses	\$5,100
<i>Subtotal Expenses</i>	<i>\$120,575</i>
Available Annual Administrative Costs	\$0
Other funds available	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$120,575

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$54,379 and on September 1, 2026, in the amount of \$54,379, which equal interest on the outstanding Assessments balance of \$1,665,525 for six months each at an effective interest rate of 6.53 percent. Annual Installments to be collected include a principal amount of \$6,716 due on September 1, 2026. As a result, total Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to \$115,475.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, attorney, and contingency fees. As shown in Table II-E-3 on the following page, the total East Phase #1 administrative expenses to be collected for 2025-26 are estimated to be \$5,100.

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Table II-E-3
East Phase #1
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$2,100
PID Administrator	\$1,900
County	\$100
Auditor	\$700
Attorney	\$300
Total	\$5,100

Available Administrative Expense Account

As of June 30, 2025, there are no funds available in the Administrative Expense Account to reduce the 2025-26 Annual Installment.

F. ANNUAL INSTALLMENTS PER UNIT – EAST PHASE #1 SUBDIVISION

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement balance, to cover Administrative Expenses of the East Phase #1 subdivision.

According to the Developer, there are 52 platted Lots, equal to 54.70 total Equivalent Units, within the East Phase #1 subdivision of the PID. The Assessment due from one Lot Type 1 Parcel was prepaid in full, resulting in a total of 53.70 in total outstanding Equivalent Units. The Annual Installment due to be collected per Equivalent Unit within the East Phase #1 Subdivision of the PID for 2025-26 is shown in Table II-F-1 below.

Table II-F-1
Annual Installment per Equivalent Unit
East Phase #1 Subdivision

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$6,716.05	\$125.07
Interest	\$108,758.81	\$2,025.30
Annual Collection Costs	\$5,100.00	\$94.97
Total	\$120,574.86	\$2,245.34

1 – Refer to Table II-E-2 of this report for additional budget details.

2 – Based on the current outstanding 53.70 Equivalent Units.

The Annual Installment due to be collected per Lot Type within the East Phase #1 Subdivision of the PID for 2025-26 is shown in Table II-F-2 on the following page.

Table II-F-2
Annual Installment per Lot Type
East Phase #1 Subdivision

Lot Type	Annual Installment per EU	EU Factor	Annual Installment per Unit
Lot Type 1 (50' Lot)	\$2,245.34	1.00	\$2,245.34
Lot Type 2 (60' Lot)	\$2,245.34	1.20	\$2,694.41
Lot Type 3 (65' Lot)	\$2,245.34	1.30	\$2,918.94
Lot Type 4 (70' Lot)	\$2,245.34	1.40	\$3,143.48
Lot Type 5 (80' Lot)	\$2,245.34	1.60	\$3,592.55

The list of Parcels within the PID, the Lot Types, the corresponding Equivalent Units, the total Assessments for each Parcel, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll summary attached hereto as Appendix E.

G. ANNUAL BUDGET - LAKEWOOD HILLS EAST – PHASE #2 LOTS

Annual Installments

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-five (35) Annual Installments of principal and interest beginning with the first on January 31 following the one-year anniversary of the first time such a newly platted Lot or Parcel, of which thirty-two (32) Annual Installments currently remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan and the Reimbursement Agreement, simple interest at the rate of 6.53% per annum shall begin to accrue on the Assessment for a Lot once final plats are recorded, or until the Assessment is paid in full. As described above, final plats for Lakewood Hills East – Phase #2 (99 lots) were recorded and recognized by the County on December 14, 2020. As a result, ninety-nine (99) Parcels within the East Phase #2 subdivision will have collection of Annual Installments beginning in tax year 2023. These Parcels are subject to the Annual Installments to be collected for 2025-26 and shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Table II-G-1 on the following page shows the amount of Outstanding Assessments applicable to the ninety-nine (99) platted Lots pursuant to the Assessment per Lot calculated and shown for each Lot Type in the Service and Assessment Plan.

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Table II-G-1
Assessments on Platted Lots
East Phase #2 Subdivision

Lot Type	Total Outstanding No. of Platted Units	Equivalent Unit Factor	Total Outstanding Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 1	92	1.00	92.00	\$31,245.38	\$2,874,574.60
Lot Type 2	4	1.20	4.80	\$37,494.45	\$149,977.81
Lot Type 3	1	1.30	1.30	\$40,618.99	\$40,618.99
Lot Type 4	1	1.40	1.40	\$43,743.53	\$43,743.53
Lot Type 5	1	1.60	1.60	\$49,992.60	\$49,992.60
Total	99		101.10		\$3,158,907.52

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall show the remaining balance of the Assessments and the Annual Installment due for 2025-26 to be collected from each Parcel. Administrative Expenses are allocated to each Parcel based on the Equivalent Units for each Parcel. Each Annual Installment shall be reduced by any funds available, such as 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 Reimbursement Agreement 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 and other PID management and administrative activities. The Annual Installments levied and collected for each phase are used for the payment or reimbursement of each respective phase's improvements and administrative expenses.

In contrast to property taxes which are levied on a calendar year basis and collected in arrears, the Annual Installments of PID Assessments are based on a fiscal year ending August 31 and are due by January 31. Accordingly, the PID Assessment reimbursement payments will be distributed semiannually on March 1 and September 1.

Lakewood Hills East - Phase #2 Lots Annual Installments to be Collected for 2025-26

The budget for East Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-G-2 on the following page.

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Table II-G-2
Budget for the Annual Installments to be Collected for 2025-26
East Phase #2 Subdivision

Descriptions	Total
Interest payment on March 1, 2026	\$103,138
Interest payment on September 1, 2026	\$103,138
Principal payment on September 1, 2026	\$890
<i>Subtotal debt service on the Reimbursement Agreement</i>	<i>\$207,167</i>
Annual Administrative Expenses	\$9,400
<i>Subtotal Expenses</i>	<i>\$216,567</i>
Available Annual Administrative Costs	\$0
Other funds available	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$216,567

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$103,138 and on September 1, 2026, in the amount of \$103,138, which equal interest on the outstanding Assessments balance of \$3,158,908 for six months each at an effective interest rate of 6.53 percent. Annual Installments to be collected for 2025-26 include a principal amount of \$890 due on September 1, 2026. As a result, total Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to \$207,167.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, attorney, and contingency fees. As shown in Table II-G-3 below, the total East Phase #2 administrative expenses to be collected for 2025-26 are estimated to be \$9,400.

Table II-G-3
East Phase #2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$3,900
PID Administrator	\$3,600
County	\$100
Auditor	\$1,300
Attorney	\$500
Total	\$9,400

Available Administrative Expense Account

As of June 30, 2025, there are no funds available in the Administrative Expense Account to reduce the 2025-26 Annual Installment.

H. ANNUAL INSTALLMENTS PER UNIT – EAST PHASE #2 SUBDIVISION

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement balance, to cover Administrative Expenses of the East Phase #2 subdivision.

According to the Developer, there are 99 platted Lots, representing 101.10 total Equivalent Units, within the East Phase #2 subdivision of the PID. The Annual Installment due to be collected per Equivalent Unit in the East Phase #2 subdivision for 2025-26 is shown in Table II-H-1 below.

Table II-H-1
Annual Installment per Equivalent Unit
East Phase #2 Subdivisions

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$890.44	\$8.81
Interest	\$206,276.66	\$2,040.32
Annual Collection Costs	\$9,400.00	\$92.98
Total	\$216,567.10	\$2,142.11

1 – Refer to Table II-G-2 of this report for additional budget details.

2 – Based on the current outstanding 101.10 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in the East Phase #2 subdivision for 2025-26 is shown in Table II-H-2 below .

Table II-H-2
Annual Installment per Lot Type
East Phase #2 Subdivisions

Lot Type	Annual Installment per EU	EU Factor	Annual Installment per Unit
Lot Type 1 (50' Lot)	\$2,142.11	1.00	\$2,142.11
Lot Type 2 (60' Lot)	\$2,142.11	1.20	\$2,570.53
Lot Type 3 (65' Lot)	\$2,142.11	1.30	\$2,784.74
Lot Type 4 (70' Lot)	\$2,142.11	1.40	\$2,998.95
Lot Type 5 (80' Lot)	\$2,142.11	1.60	\$3,427.37

The list of Parcels within the PID, the Lot Types, the corresponding Equivalent Units, the total Assessments for each Parcel, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll summary attached hereto as Appendix F.

I. ANNUAL BUDGET - LAKEWOOD HILLS WEST – PHASE #2 LOTS

Annual Installments

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-five (35) Annual Installments of principal and interest beginning with the tax year 2022, of which thirty-two (32) Annual Installments currently remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan and the Reimbursement Agreement, simple interest at the rate of 6.53% per annum shall begin to accrue on the Assessment for a Lot once final plats are recorded, or until the Assessment is paid in full. The final plats for Lakewood Hills West – Phase #2 (165 lots) were recorded and recognized by the County on March 4, 2021. As a result, one hundred and sixty-five (165) Parcels within the West Phase #2 subdivision will have collection of Annual Installments beginning in tax year 2023. These Parcels are subject to the Annual Installments to be collected for 2025-26 and shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

According to the Developer, there are 165 platted Lots, representing 187.00 total Equivalent Units, within the West Phase #2 subdivision of the PID. The Assessment due from one Lot Type 4 Parcel and one Lot Type 5 Parcels were prepaid in full, resulting in a total of 184.00 in total outstanding Equivalent Units. Refer to Appendix B for additional details regarding prepaid Parcels.

Table II-I-1 below shows the projected amount of Outstanding Assessments applicable to the one hundred and sixty-three (163) platted Lots pursuant to the Assessment per Lot calculated and shown for each Lot Type in the Amended and Restated Service and Assessment Plan.

Table II-I-1
Projected Assessments on Platted Lots
West Phase #2 Subdivision

Lot Type	Total Outstanding No. of Platted Units	Equivalent Unit Factor	Total Outstanding Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 1	109	1.00	109.00	\$29,992.22	\$3,269,151.90
Lot Type 2	18	1.20	21.60	\$35,990.66	\$647,831.94
Lot Type 3	6	1.30	7.80	\$38,989.89	\$233,939.31
Lot Type 4	12	1.40	16.80	\$41,989.11	\$503,869.28
Lot Type 5	18	1.60	28.80	\$47,987.55	\$863,775.92
Total	163		184.00		\$5,518,568.35

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall show the remaining balance of the Assessments and the Annual Installment due for 2025-26 to be collected from each Parcel. Administrative Expenses are allocated to each Parcel based on the Equivalent Units for each Parcel. Each Annual Installment shall be reduced by any funds available, such as 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 Reimbursement Agreement 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 and other PID management and administrative activities. The Annual Installments levied and collected for each phase are used for the payment or reimbursement of each respective phase’s improvements and administrative expenses.

In contrast to property taxes which are levied on a calendar year basis and collected in arrears, the Annual Installments of PID Assessments are based on a fiscal year ending August 31 and are due by January 31. Accordingly, the PID Assessment reimbursement payments will be distributed semiannually on March 1 and September 1.

Lakewood Hills West - Phase #2 Lots Annual Installments to be Collected for 2025-26

The budget for West Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-I-2 below.

Table II-I-2
Budget for the Annual Installments to be Collected for 2025-26
West Phase #2 Subdivision

Descriptions	Total
Interest payment on March 1, 2026	\$180,181
Interest payment on September 1, 2026	\$180,181
Principal payment on September 1, 2026	\$1,581
<i>Subtotal debt service on the Reimbursement Agreement</i>	<i>\$361,943</i>
Annual Administrative Expenses	\$17,200
<i>Subtotal Expenses</i>	<i>\$379,143</i>
Available Annual Administrative Costs	\$0
Other funds available	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$379,143

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$180,181 and on September 1, 2026, in the amount of \$180,181, which equal interest on the outstanding Assessments balance of \$5,518,568 for six months each at an effective interest rate of 6.53 percent. Annual Installments to be collected for 2025-26 include a

principal amount of \$1,581 due on September 1, 2026. As a result, total Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to \$379,143.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, attorney, and contingency fees. As shown in Table II-I-3 below, the total West Phase #2 administrative expenses to be collected for 2025-26 are estimated to be \$17,200

**Table II-I-3
West Phase #2
Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$7,100
PID Administrator	\$6,500
County	\$200
Auditor	\$2,400
Attorney	\$1,000
Total	\$17,200

Available Administrative Expense Account

As of June 30, 2025, there are no funds available in the Administrative Expense Account to reduce the 2025-26 Annual Installment.

J. ANNUAL INSTALLMENTS PER UNIT – WEST PHASE #2 SUBDIVISION

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Reimbursement Agreement balance, to cover Administrative Expenses of the West Phase #2 subdivision.

According to the Developer, there are 165 platted Lots, representing 187.00 total Equivalent Units, within the West Phase #2 subdivision of the PID. The Assessment due from one Lot Type 4 Parcel and one Lot Type 5 Parcel were prepaid in full, resulting in a total of 184.00 in total outstanding Equivalent Units. The Annual Installment due to be collected per Equivalent Unit in the West Phase #2 subdivision for 2025-26 is shown in Table II-J-1 on the following page.

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Table II-J-1
Annual Installment per Equivalent Unit
West Phase #2 Subdivisions

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$1,580.94	\$8.59
Interest	\$360,362.51	\$1,958.49
Annual Collection Costs	\$17,200.00	\$93.48
Total	\$379,143.45	\$2,060.56

1 – Refer to Table II-I-2 of this report for additional budget details.

2 – Based on the current outstanding 184.00 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in the West Phase #2 subdivision for 2025-26 is shown in Table II-J-2 below.

Table II-J-2
Annual Installment per Lot Type
West Phase #2 Subdivisions

Lot Type	Annual Installment per EU	EU Factor	Annual Installment per Unit
Lot Type 1 (50' Lot)	\$2,060.56	1.00	\$2,060.56
Lot Type 2 (60' Lot)	\$2,060.56	1.20	\$2,472.67
Lot Type 3 (65' Lot)	\$2,060.56	1.30	\$2,678.73
Lot Type 4 (70' Lot)	\$2,060.56	1.40	\$2,884.79
Lot Type 5 (80' Lot)	\$2,060.56	1.60	\$3,296.90

The list of Parcels within the PID, the Lot Types, the corresponding Equivalent Units, the total Assessments for each Parcel, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll summary attached hereto as Appendix G.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the costs of the Authorized Improvements shall be allocated to the Assessed Property within the PID based on the Equivalent Units of the 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 costs of the Authorized Improvements to Parcels similarly benefited.

Pursuant to Section VI.F of the Service and Assessment Plan, “Calculation of the Assessments and the first Annual Installment for a Lot or Parcel shall begin as of September 1. Annual Installments shall be due by each January 31 following the one-year anniversary of the final plat approval for that Lot or Parcel.”

Assessment Methodology

Pursuant to the Amended and Restated Service and Assessment Plan, the annual Service Plan Update originally provided for the collection of annual installments as follows: Calculation of the Assessments and the first Annual Installment for a Lot or Parcel shall begin as of September 1 on the dates set forth below. Annual Installments are due when billed typically on or around October 1 of each year and are delinquent if not paid by February 1 of the following year.

Collection of first annual installments for the Lakewood Hills West and South Addition, Phase #1 subdivision commenced with the tax bills due on January 31, 2017.

Collection of first annual installments for the Lakewood Hills East Addition, Phase #1 subdivision commenced with the tax bills due on January 31, 2019.

Collection of first annual installments for the Lakewood Hills East Addition, Phase #2 subdivision shall commence with the tax bills due on January 31, 2023.

Collection of first annual installments for the Lakewood Hills West Addition, Phase #2 subdivision shall commence with the tax bills due on January 31, 2023.

This method of assessing property, as updated in prior Annual Service Plan Updates and the Amended and Restated Service and Assessment Plan, has not been changed other than as described herein and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year.

The Assessment Roll summaries are shown in Appendix D, Appendix E, Appendix F, and Appendix G. Each Parcel in 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 using the formula shown in the Service and Assessment Plan. Such formula is updated as follows in order to account for potential multiple lot subdivisions:

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

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 newly 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 units to be built on a Parcel may be estimated by net land area and reasonable density ratios. The Assessments for subdivided Parcels in accordance with this section will be determined by the Administrator and recommended to and approved by the City Council in an Annual Service Plan Update.

According to the Developer, final plats for Lakewood Hills East – Phase #2 (99 lots) and Lakewood Hills West – Phase #2 (165 lots) were recorded and recognized by the County on December 14, 2020, and March 4, 2021, respectively. According to DCAD, the East Phase #2 Parcels were subdivided and included in the 2021 certified roll and began collection in tax year 2022.

According to DCAD, Lakewood Hills East – Phase #2 and Lakewood Hills West – Phase #2 Parcels were subdivided in 2020 and 2021, respectively. Parcels in Lakewood Hills East – Phase #2 were subdivided from Parcel 523333. Parcels in Lakewood Hills West – Phase #2 were subdivided from Parcel 20186.

B. PREPAYMENT OF ASSESSMENTS

Assessments for eight Parcels have been prepaid in full as of June 30, 2025. Refer to Appendix B for additional details regarding prepaid Parcels.

The list of current Parcels within the PID, the corresponding total Assessments and current Annual Installments are shown in the Assessment Roll summaries attached hereto as Appendix D, Appendix E, Appendix F, and Appendix G.

The complete Assessment Roll is available for review at Lewisville City Hall, located at 151 W. Church St., Lewisville, Texas 75057.

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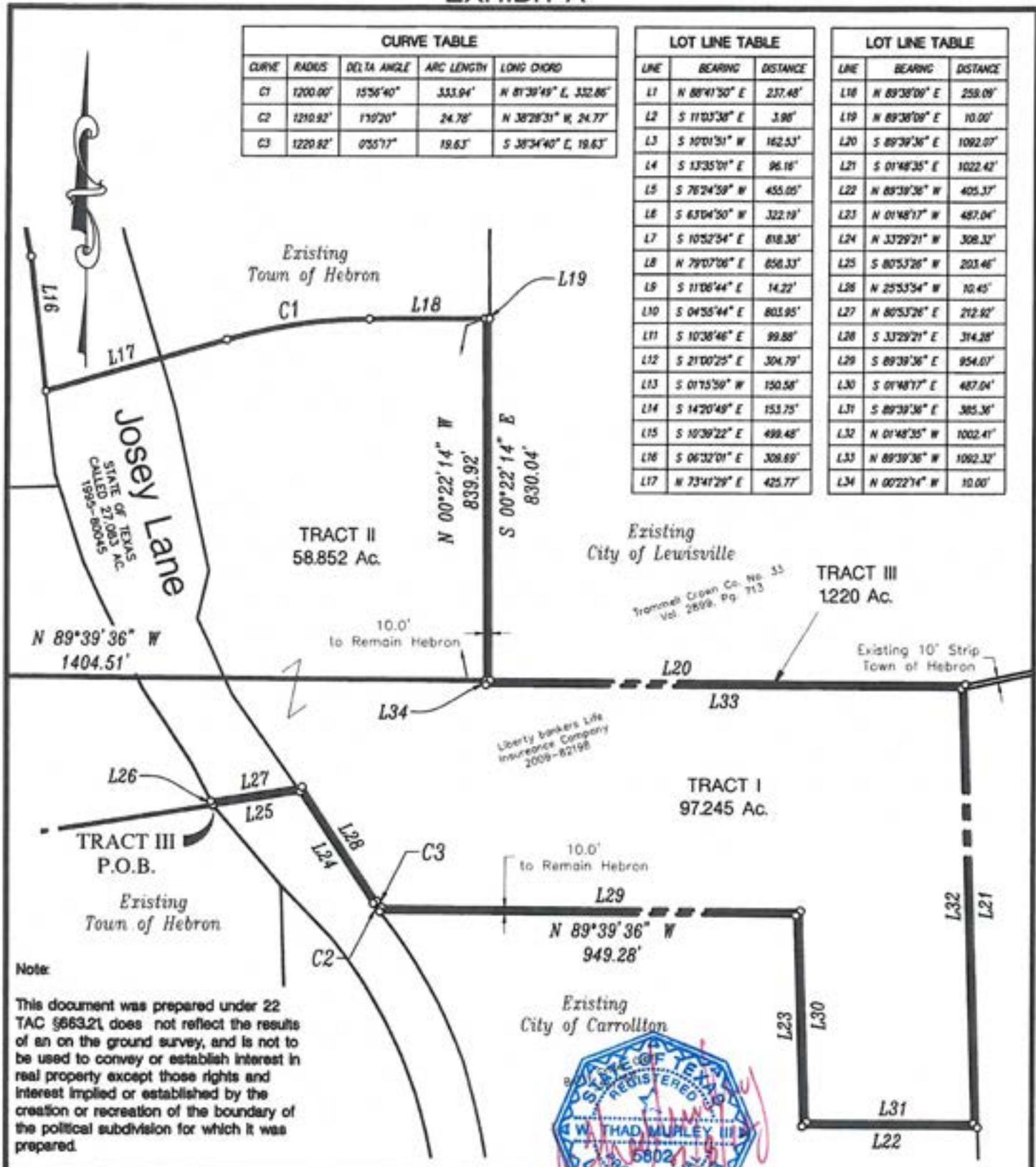
APPENDIX A
PID MAP

EXHIBIT A

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1200.00'	155°40'	333.04'	N 81°30'49" E, 332.86'
C2	1210.82'	119°20'	24.78'	N 38°28'31" W, 24.77'
C3	1229.82'	0°55'17"	19.63'	S 38°34'40" E, 19.63'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°41'30" E	237.48'
L2	S 11°03'38" E	3.98'
L3	S 10°01'31" W	162.53'
L4	S 13°35'01" E	96.16'
L5	S 76°24'59" W	455.05'
L6	S 63°04'50" W	322.19'
L7	S 10°52'54" E	818.38'
L8	N 79°07'06" E	656.33'
L9	S 11°06'44" E	14.22'
L10	S 04°55'44" E	803.95'
L11	S 10°38'46" E	99.88'
L12	S 21°00'25" E	304.79'
L13	S 01°15'59" W	190.58'
L14	S 14°20'49" E	153.75'
L15	S 10°39'22" E	499.48'
L16	S 06°32'01" E	308.69'
L17	N 73°41'29" E	425.77'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L18	N 89°38'09" E	258.09'
L19	N 89°38'09" E	10.00'
L20	S 89°39'36" E	1092.07'
L21	S 01°48'35" E	1022.42'
L22	N 89°39'36" W	405.37'
L23	N 01°48'17" W	487.04'
L24	N 33°29'21" W	308.32'
L25	S 80°53'26" W	203.46'
L26	N 25°53'34" W	10.45'
L27	N 80°53'26" E	212.82'
L28	S 33°29'21" E	314.28'
L29	S 89°39'36" E	954.07'
L30	S 01°48'17" E	487.04'
L31	S 89°39'36" E	385.36'
L32	N 01°48'35" W	1002.41'
L33	N 89°39'36" W	1092.32'
L34	N 00°22'14" W	10.00'



Note:
 This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interest in real property except those rights and interest implied or established by the creation or recreation of the boundary of the political subdivision for which it was prepared.

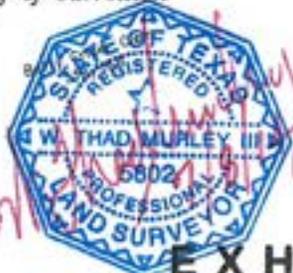


EXHIBIT Boundary Adjustment HEBRON - LEWISVILLE DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Mossie Drive • Lewisville, TX 75057 • P. 872.436.9712 • F. 872.436.8715
 610 Byron Nelson Blvd. Ste 114 • Rowlett, TX 75087 • P. 882.831.9712 • F. 817.880.4542

2/2

TSPS Form No. 1700
 TSPLS Form No. 10047700

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
677150	04/21/20	\$37,494.45	Full
677138	09/18/20	\$37,483.83	Full
677166	01/12/21	\$37,483.83	Full
677189	06/08/21	\$49,978.44	Full
707123	07/02/21	\$31,245.38	Full
677179	03/10/23	\$37,344.58	Full
978726	09/20/23	\$47,987.55	Full
978631	01/18/24	\$41,989.11	Full
Total		\$321,007.15	

APPENDIX C
ASSESSED VALUES

Appendix C
Josey Lane Public Improvement District
2025 Proposed Assessed Value per Phase

Phase	Parcels	2025 Assessed Value⁵
West Phase #1 & South Phase #1 ¹	217	\$143,840,089.00
East Phase #1 ²	55	\$33,677,325.00
East Phase #2 ³	102	\$68,548,982.00
West Phase #2 ⁴	166	\$118,458,386.00
Total	272	\$364,524,782.00

1 - Parcels include two-hundred and six platted residential lots, two open space lots, five homeowner's association lots, one drainage right of way, and four additional fifty percent ownership lots .

2 - Parcels include fifty-two residential lots, two homeowner's association lots, and one additional fifty percent ownership lot.

3 - Parcels include ninety-nine residential lots and three HOA lots.

4 - Parcels include one-hundred and sixty five residential lots and one HOA lot.

5 - Values shown reflect the 2025 assessed values based on the Denton CAD's online records.

APPENDIX D
LAKWOOD HILLS WEST – PHASE #1 & LAKWOOD HILLS SOUTH – PHASE #1 LOTS
2025-26 ASSESSMENT ROLL

Assessment Roll Summary - West & South Addition Phase I
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
675818	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675819	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675820	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675821	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675822	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675823	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675824	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675825	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675826	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675827	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675828	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675829	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
675830	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675831	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675832	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675833	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
675834	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675835	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675836	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675837	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675838	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675839	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675840	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675841	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675842	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675843	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675844	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675845	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675846	1	50	1	0.50	\$15,364.76	\$99.52	\$1,003.32	\$46.90	\$1,149.74
1035906	0	50	1	0.50	\$15,364.76	\$99.52	\$1,003.32	\$46.90	\$1,149.74
675847	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675848	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675849	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675850	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675851	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675852	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675853	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675854	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675855	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675856	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675857	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675858	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675859	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675860	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675861	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675862	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675863	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675864	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675865	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
675866	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675867	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675868	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675869	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675870	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675871	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675872	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675873	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675874	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675875	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675876	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675877	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675878	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675879	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675880	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675881	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675882	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675883	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
675884	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675885	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675886	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675887	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675888	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675889	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675890	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675891	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675892	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675893	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675894	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675895	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675896	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675897	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675898	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675899	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675900	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675901	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675902	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675903	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675904	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675905	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675906	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675907	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675908	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675909	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675910	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675911	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675912	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675913	1	80	5	1.60	\$49,167.22	\$318.47	\$3,210.62	\$150.09	\$3,679.18
675914	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675915	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675916	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675917	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675918	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675919	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675920	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675921	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675922	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675923	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675924	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675925	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675926	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675927	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675928	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675929	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675930	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675931	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
675932	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675933	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675934	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675935	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675936	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675937	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675938	1	80	5	1.60	\$49,167.22	\$318.47	\$3,210.62	\$150.09	\$3,679.18
675939	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675940	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675941	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675942	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675943	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675944	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675945	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675946	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675947	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
675948	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675949	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675950	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675951	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675952	1	50	1	1.00	\$30,729.51	\$199.04	\$2,006.64	\$93.81	\$2,299.49
675953	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
675954	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
677135	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
677136	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677137	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677138	1	60	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
677139	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677140	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677141	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677142	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677143	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677144	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
677145	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677146	1	80	5	1.60	\$49,167.22	\$318.47	\$3,210.62	\$150.09	\$3,679.18
677147	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677148	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677149	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677150	1	60	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
677151	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677152	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677153	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677154	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677155	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677156	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
677157	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
677158	1	70	4	0.70	\$21,510.66	\$139.33	\$1,404.65	\$65.66	\$1,609.64
986526	0	70	4	0.70	\$21,510.66	\$139.33	\$1,404.65	\$65.66	\$1,609.64
677159	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677160	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677161	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677162	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677163	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677164	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677165	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677166	1	60	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
677167	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677168	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677169	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677170	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677171	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677172	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677173	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677174	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
677175	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677176	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677177	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677178	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677179	1	60	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
677180	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677181	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
677182	1	70	4	1.40	\$43,021.32	\$278.66	\$2,809.29	\$131.33	\$3,219.28
677183	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677184	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677185	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677186	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677187	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677188	1	80	5	1.60	\$49,167.22	\$318.47	\$3,210.62	\$150.09	\$3,679.18
677189	1	80	5	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
677190	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677191	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677192	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677193	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677194	1	80	5	0.80	\$24,583.61	\$159.23	\$1,605.31	\$75.04	\$1,839.59
1008141	0	80	5	0.80	\$24,583.61	\$159.23	\$1,605.31	\$75.04	\$1,839.59
677195	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
677196	1	65	3	0.65	\$19,974.18	\$129.38	\$1,304.31	\$60.97	\$1,494.67
1007570	0	65	3	0.65	\$19,974.18	\$129.38	\$1,304.31	\$60.97	\$1,494.67
677197	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677198	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677199	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677200	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677201	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677202	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
677203	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677204	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
677205	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677206	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
677207	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
3621030	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
677209	1	65	3	1.30	\$39,948.37	\$258.76	\$2,608.63	\$121.95	\$2,989.33
677210	1	60	2	1.20	\$36,875.42	\$238.85	\$2,407.96	\$112.57	\$2,759.38
206				226.00	\$6,944,870.04	\$44,983.73	\$453,500.01	\$21,200.00	\$519,683.74

APPENDIX E
LAKWOOD HILLS EAST – PHASE #1 LOTS
2025-26 ASSESSMENT ROLL

**Assessment Roll Summary - East Addition Phase I
2025-26**

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
707112	1	60	2	1.20	\$37,218.45	\$150.08	\$2,430.36	\$113.97	\$2,694.41
707113	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707114	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707115	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707116	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707117	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707118	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707119	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707120	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707121	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707122	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707123	1	50	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
707124	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707125	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707126	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707127	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707128	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707129	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707130	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707131	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707132	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707133	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707134	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707135	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707136	1	50	1	0.50	\$15,507.69	\$62.53	\$1,012.65	\$47.49	\$1,122.67
969967	0	50	1	0.50	\$15,507.69	\$62.53	\$1,012.65	\$47.49	\$1,122.67
707137	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707138	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707139	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707140	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707141	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707142	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707143	1	60	2	1.20	\$37,218.45	\$150.08	\$2,430.36	\$113.97	\$2,694.41
707144	1	65	3	1.30	\$40,319.98	\$162.59	\$2,632.89	\$123.46	\$2,918.94
707145	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707146	1	60	2	1.20	\$37,218.45	\$150.08	\$2,430.36	\$113.97	\$2,694.41
707147	1	60	2	1.20	\$37,218.45	\$150.08	\$2,430.36	\$113.97	\$2,694.41
707148	1	65	3	1.30	\$40,319.98	\$162.59	\$2,632.89	\$123.46	\$2,918.94
707149	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707150	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707151	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707152	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707153	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
707154	1	80	5	1.60	\$49,624.59	\$200.11	\$3,240.49	\$151.96	\$3,592.55
707155	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707156	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707157	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707158	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707159	1	60	2	1.20	\$37,218.45	\$150.08	\$2,430.36	\$113.97	\$2,694.41
707160	1	60	2	1.20	\$37,218.45	\$150.08	\$2,430.36	\$113.97	\$2,694.41
707161	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707162	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
707163	1	65	3	1.30	\$40,319.98	\$162.59	\$2,632.89	\$123.46	\$2,918.94
707164	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
707165	1	50	1	1.00	\$31,015.37	\$125.07	\$2,025.30	\$94.97	\$2,245.34
52				53.70	\$1,665,525.44	\$6,716.05	\$108,758.81	\$5,100.00	\$120,574.86

APPENDIX F
LAKWOOD HILLS EAST – PHASE #2 LOTS
2025-26 ASSESSMENT ROLL

Assessment Roll Summary - East Addition Phase 2
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
965619	1	70	4	1.40	\$43,743.53	\$12.33	\$2,856.45	\$130.17	\$2,998.95
965620	1	80	5	1.60	\$49,992.60	\$14.09	\$3,264.52	\$148.76	\$3,427.37
965621	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965586	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965587	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965588	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965589	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965590	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965591	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965592	0	0	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
965593	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965594	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965595	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965596	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965597	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965598	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965599	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965600	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965601	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965602	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965603	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965604	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965605	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965606	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965607	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965608	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965609	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965610	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965611	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965612	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965613	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965614	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965615	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965616	1	60	2	1.20	\$37,494.45	\$10.57	\$2,448.39	\$111.57	\$2,570.53
965617	1	60	2	1.20	\$37,494.45	\$10.57	\$2,448.39	\$111.57	\$2,570.53
965618	1	60	2	1.20	\$37,494.45	\$10.57	\$2,448.39	\$111.57	\$2,570.53
965622	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965623	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965624	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965625	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965626	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965627	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965628	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965629	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965630	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965631	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965632	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965633	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965634	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965635	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965636	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965637	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965638	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965639	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965640	1	65	3	1.30	\$40,618.99	\$11.45	\$2,652.42	\$120.87	\$2,784.74
965641	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965642	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965643	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965644	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965645	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965646	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965647	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965648	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965649	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965650	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965651	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965652	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965653	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965654	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965655	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965656	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965657	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965658	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965659	1	60	2	1.20	\$37,494.45	\$10.57	\$2,448.39	\$111.57	\$2,570.53
965660	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965661	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965662	0	0	Open Space	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
965663	0	0	Open Space	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
965664	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965665	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965666	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965667	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965668	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965669	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965670	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965671	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965672	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965673	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965674	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965675	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965676	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965677	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965678	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965679	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965680	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965681	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965682	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965683	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965684	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965685	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965686	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
965687	1	50	1	1.00	\$31,245.38	\$8.81	\$2,040.32	\$92.98	\$2,142.11
99				101.10	\$3,158,907.52	\$890.44	\$206,276.66	\$9,400.00	\$216,567.10

APPENDIX G
LAKWOOD HILLS WEST – PHASE #2 LOTS
2025-26 ASSESSMENT ROLL

Assessment Roll Summary - West Addition Phase 2
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
978606	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978607	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978608	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978609	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978610	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978611	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978612	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978613	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978614	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978615	1	65	3	1.30	\$38,989.89	\$11.17	\$2,546.04	\$121.52	\$2,678.73
978616	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978617	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978618	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978619	1	65	3	1.30	\$38,989.89	\$11.17	\$2,546.04	\$121.52	\$2,678.73
978620	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978621	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978622	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978623	1	65	3	1.30	\$38,989.89	\$11.17	\$2,546.04	\$121.52	\$2,678.73
978624	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978625	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978626	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978627	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978628	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978629	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978630	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978631	1	70	4	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
978632	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978633	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978634	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978635	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978636	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978637	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978638	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978639	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978640	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978641	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978642	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978643	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978644	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978645	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978646	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978647	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978648	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978649	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978650	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978651	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978652	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978653	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978654	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978655	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978656	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978657	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978658	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978659	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978660	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978661	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978662	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978663	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978664	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978665	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978666	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978667	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978668	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978669	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978670	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978671	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978672	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978673	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978674	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978675	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978676	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978677	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978678	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978679	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978680	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978681	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978682	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978683	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
978684	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978685	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978686	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978687	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978688	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978689	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978690	1	65	3	1.30	\$38,989.89	\$11.17	\$2,546.04	\$121.52	\$2,678.73
978691	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978692	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978693	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978694	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978695	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978696	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978697	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978698	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978699	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978700	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978701	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978702	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978703	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978704	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978705	1	65	3	1.30	\$38,989.89	\$11.17	\$2,546.04	\$121.52	\$2,678.73
978706	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978707	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978708	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978709	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978710	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978711	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978712	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978713	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978714	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978715	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978716	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978717	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978718	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978719	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978720	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978721	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978722	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978723	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978724	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978725	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978726	1	80	5	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
978727	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978728	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978729	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978730	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978731	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978732	0	0	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
978733	1	65	3	1.30	\$38,989.89	\$11.17	\$2,546.04	\$121.52	\$2,678.73
978734	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978735	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978736	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978737	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978738	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978739	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978740	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978741	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978742	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978743	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978744	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978745	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978746	1	80	5	1.60	\$47,987.55	\$13.75	\$3,133.59	\$149.57	\$3,296.90
978747	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978748	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978749	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978750	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978751	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978752	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978753	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978754	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978755	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978756	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978757	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978758	1	60	2	1.20	\$35,990.66	\$10.31	\$2,350.19	\$112.17	\$2,472.67
978759	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978760	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978761	1	70	4	1.40	\$41,989.11	\$12.03	\$2,741.89	\$130.87	\$2,884.79
978762	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56

Parcel	Estimated No. of units	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
978763	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978764	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978765	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978766	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978767	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978768	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978769	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978775	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
978776	1	50	1	1.00	\$29,992.22	\$8.59	\$1,958.49	\$93.48	\$2,060.56
165				184.00	\$5,518,568.35	\$1,580.94	\$360,362.51	\$17,200.00	\$379,143.45

APPENDIX H
Form of PID Disclosure

Form of Assessment Disclosure

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lewisville, 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 Josey Lane Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

COUNTY OF _____

§
§
§

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

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

Notary Public, State of Texas