

Message

**From:** Parker Lewis [PL@haymancapital.com]  
**Sent:** 10/12/2015 11:03:17 PM  
**To:** Farley Dakan [/O=MACKPAZZ/OU=First administrative group/cn=Recipients/cn=fdakan]  
**Subject:** Creeks of Legacy - Development Plan  
**Attachments:** City of Celina\_ Special Assessment Revenue Bonds Series 2014 PH 2-3 Major Improvement.pdf

Farley – see attached and below. Looks like there were 2 series of bonds issued in 2014. Phase 1A and Phase 2-3 Major Improvement. The Phase 2-3 Major Improvement Bonds were/are in the amount of \$6.575 million; I'm trying to confirm the outstanding amount of the Phase 1A bonds but I believe it is \$8.750 million which would make a total of \$15.325 million. I cut out (and pasted below) some of the relevant parts of the offering documents for the Phase 2-3 Major Improvement bonds

Lets discuss in the morning. If I'm reading correctly, it appears that the developer (MM) is reimbursed as costs are incurred such that existing debt combined between Northstar/UDF IV is incremental to the outstanding about of public bonds but I want to make sure that we don't misunderstand this because we are talking about large amounts and it could make a poor impression if we don't have a reasonable grasp on it. If these bonds were issued in 2014 and costs are reimbursed as incurred, it doesn't make sense to me that the \$13.5mm and \$13.1mm outstanding at 9/30/15 for UDF IV and NorthStar, respectively, could be related to the same costs expected to be covered by the PID bonds...unless the reimbursement 'as incurred' is actually 12-18 months in arrears (and in this case...there would be \$15+ million just sitting in a trust account waiting to reimburse the developer which doesn't make sense.)

#### The Development Plan

The Developer's plans consist of the development of the District in three phases beginning with the concurrent development of a portion of the major infrastructure to serve the entire District as well as local infrastructure to serve the initial phase ("Phase #1") of the District. See "THE DEVELOPMENT – Development Plan". The term "Phases #2-3" is used herein to describe all of the property within the District excluding Phase #1. The boundaries of the District and each of the planned phases are shown in the "MAP SHOWING BOUNDARIES OF PHASE #1 THROUGH PHASE #3 OF THE DISTRICT" on page v. Phase #1 of the District consists of the sections of the map labeled as "CADG Phase 1", "First Texas Phase 1" and "Lennar Phase 1", and Phases #2-3 of the District consists of the sections of the map labeled as "CADG Phase 2", "First Texas Phase 2", "Lennar Phase 2" and "CADG Phase 3".

In connection with development of the District and construction of the Phase #1 Projects (as defined below), an affiliate of the Developer has entered into certain Purchase and Sale Agreements, as amended, with First Texas Homes, Inc., a Texas corporation ("First Texas") and Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership ("Lennar"), which provide in part that First Texas shall construct the local infrastructure benefitting 160 single-family residential lots within "Pod 1" of the District (91 lots within Phase #1 and 69 lots within Phases #2-3) and Lennar shall construct the local infrastructure benefitting 198 single-family residential lots within the "Pod 2" of the District (115 lots within Phase #1 and 83 lots within Phases #2-3). The Developer will construct or caused to be constructed (1) all Major Improvements (as defined below) within the District, (2) the local infrastructure benefitting the remaining property within Phase #1 of the District not included in Pod 1 or Pod 2 (the "Phase #1 Remaining Development Area"), and (3) additional phase-specific local infrastructure benefitting Phase #2 of the District or Phase #3 of the District as is to be determined in greater detail in the future. The Developer anticipates that the conveyance of property within Pod 1 to First Texas and the conveyance of property within Pod 2 to Lennar will close on or about July 7, 2014, but no assurances can be made that such conveyances will close. If the Purchase and Sale Agreements with First Texas and Lennar do not close, the Developer is obligated under the Construction, Funding and Acquisition Agreement to construct the local improvements within Pod 1 and Pod 2 of the District. See "THE DEVELOPMENT – Development Plan".

Proceeds of the Bonds will be used primarily to finance (i) a portion of the costs of the Phases #2-3 Major Improvement Projects, which consist of Phases #2-3's proportionate share of the costs of certain roadway, water, wastewater and drainage improvements (the "Major Improvements") that will benefit the entire District, (ii) paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Phases #2-3 Major Improvement Projects, (iii) funding a reserve fund for the payment of principal of and interest on the Bonds, (iv) paying a portion of the costs incidental to the organization of the District, and (v) paying the costs of issuing the Bonds. The Bonds will be secured by Phases #2-3 Assessments on property within Phases #2-3 of the District. See

“THE PHASES #2-3 MAJOR IMPROVEMENT PROJECTS” and “SECURITY FOR THE BONDS.”

**The City will reimburse the Developer on a monthly basis from proceeds of the Bonds for project costs actually incurred in developing and constructing the Phases #2-3 Major Improvement Projects within the District. See “THE PHASES #2-3 MAJOR IMPROVEMENT PROJECTS – General” and “THE DEVELOPMENT – Development Plan”.**

The Developer expects to construct and install the portion of the Major Improvements benefiting Phases #2-3 not paid with proceeds of the Bonds (the “Phases #2-3 Remaining Major Improvements”) in 2017 or 2018. The total cost of the Phases #2-3 Remaining Major Improvements is forecasted to be approximately \$2,432,169. The City expects to issue one or more series of phased bonds (collectively, the “Phases #2-3 Phased Bonds”) to finance the cost of such Phases #2-3 Remaining Major Improvements and the cost of local improvements benefitting Phases #2-3 of the District. The estimated costs of the local improvements benefiting Phases #2-3 of the District will be determined as Phases #2-3 of the District are developed, and the Service and Assessment Plan will be updated to identify the Authorized Improvements to be constructed within Phases #2-3 of the District to be financed by each new series of Phases #2-3 Phased Bonds. Such Phases #2-3 Phased Bonds will be secured by separate assessments levied pursuant to the PID Act on assessable property within Phases #2-3 of the District only. The Developer anticipates that Phases #2-3 Phased Bonds will be issued over an 8 year period, as described in the Service and Assessment Plan. See “SECURITY FOR THE BONDS – Phased Bonds”.

Concurrently with the issuance of the Bonds, the City will issue its \$8,750,000 City of Celina, Texas, Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Public Improvement District Phase #1 Project) (the “Phase #1 Bonds”) to finance a portion of the Phase #1 Projects. The Phase #1 Bonds will be secured by assessments on property in Phase #1 of the District only. See “MAP SHOWING BOUNDARIES OF PHASE #1 THROUGH PHASE #3 OF THE DISTRICT” on page v.

The Phase #1 Projects consist of (a) Phase #1’s proportionate share of the costs of the Major Improvements that will benefit the entire District and (b) the costs of the local infrastructure benefitting only Phase #1 of the District. The Developer expects to construct and install the portion of the Phase #1 Projects not paid with proceeds of the Phase #1 Bonds (the “Phase #1 Remaining Projects”) in 2017 or 2018. The City will enter into a reimbursement agreement with the Developer (the “Phase #1 Reimbursement Agreement”) to pay for the costs of the Phase #1 Remaining Projects. The total cost of the Phase #1 Remaining Improvements is forecasted to be approximately \$7,208,112. The Phase #1 Bonds and the Phase #1 Reimbursement Agreement will be secured by Assessments on property in Phase #1 of District only as provided in the Service and Assessment Plan; however, the payment of debt service on the Phase #1 Bonds will be superior in right to payment of obligations under the Phase #1 Reimbursement Agreement. The City’s obligations under the Phase #1 Reimbursement Agreement are expected to be financed through the issuance of phased bonds by the City (the “Phase #1 Additional Bonds”) and secured by separate assessments levied pursuant to the PID Act on assessable property within Phase #1 of the District only which previously secured the Phase #1 Reimbursement Agreement. The Developer anticipates that Phase #1 Additional Bonds will be issued over a 5 year period, as described in the Service and Assessment Plan. See “SECURITY FOR THE BONDS – Phased Bonds” and “APPENDIX B – Form of Service and Assessment Plan – Table IV-A – Estimated Sources and Uses”.

**The Bonds, the Phase #1 Bonds (including any Phase #1 Additional Bonds), and any Phases #2-3 Phased Bonds issued by the City are separate and distinct issues of securities secured by separate assessments. The Phase #1 Bonds (including any Phase #1 Additional Bonds) and any future Phases #2-3 Phased Bonds to be issued by the City are not offered pursuant to this Official Statement.**



## SOURCES AND USES OF FUNDS

The table that follows summarizes the sources and uses of proceeds of the Bonds and additional funds received from the Developer:

Sources of Funds:	
Principal Amount	\$6,575,000.00
Developer Contribution of Funds <sup>(1)</sup>	<u>516,042.92</u>
Total Sources	<u>\$7,091,042.92</u>
Use of Funds:	
Deposit to Major Improvement Account of Project Fund	\$5,131,470.00
Deposit to Capitalized Interest Account of Bond Fund	565,322.92
Deposit to Reserve Account of the Reserve Fund	618,375.00
Deposit to the Prepayment Reserve Account of the Reserve Fund	13,150.00
Deposit to the Delinquency Reserve Account of the Reserve Fund	19,725.00
Costs of Issuance <sup>(2)</sup>	<u>743,000.00</u>
Total Uses	<u>\$7,091,042.92</u>

<sup>(1)</sup> Represents amount of Developer's contribution of funds at delivery of the Bonds to pay for a portion of the costs of the Phases #2-3 Projects. Such amount will not be reimbursed by the City. Additionally, the Developer plans to construct private improvements at an approximate cost of \$5,016,000 within the District, and an amenity center to serve the entire District at an approximate cost of \$1,500,000, that will not be financed with the Bonds or Additional Bonds. See "THE PHASES #2-3 PROJECTS — General."

<sup>(2)</sup> Includes Underwriter's discount of \$181,500, which includes Underwriter's Counsel's fee of \$50,000, structuring fee and a portion of the costs to create the District.

### Priority of Lien

The Phases #2-3 Assessments or any reassessment, the expense of collection, and reasonable attorney's fees, if incurred, constitute a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for the State, county, school district or municipality ad valorem taxes, and are a personal

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liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of the Assessment Ordinance until the Phases #2-3 Assessment is paid, and may be enforced by the City in the same manner as an ad valorem tax levied against real property may be enforced by the City. The owner of any property assessed may pay the entire Phases #2-3 Assessment levied against any lot or parcel, together with accrued interest to the date of payment, at any time.

The Appraisal (as defined below) estimates that the value of the property within Phases #2-3 of the District after construction, acquisition or purchase of the Phases #2-3 Major Improvement Projects is \$19,715,000. See "APPRAISAL OF PROPERTY WITHIN THE DISTRICT." The cost of the Phases #2-3 Major Improvement Projects is expected to be approximately \$7,563,639. A portion of such costs in the amount of \$5,131,470 is expected to be paid with proceeds of the Bonds. The balance of such costs (the cost of the Phases #2-3 Remaining Major Improvements) is expected to be paid by the City through the issuance of Phases #2-3 Phased Bonds. See "SECURITY FOR THE BONDS – Phased Bonds."

The following table reflects the total expected costs of the Phases #2-3 Major Improvement Projects.

<u>Type of Improvement</u>	<u>Cost</u>
Road	\$3,790,351
Water	742,146
Sanitary Sewer	804,703
Storm Drainage	1,515,571
Soft Costs	<u>710,868</u>
Total Cost of Phases #2-3 Major Improvement Projects	\$7,563,639

Additionally, the Developer plans to construct certain private improvements at an approximate cost of \$5,016,000 within the District (consisting of, among other improvements, street lights, electric and gas infrastructure, lot excavation, geotechnical engineering costs, retaining walls, screening walls, landscape, irrigation and entry features), and an amenity center to serve the entire District at an approximate cost of \$1,500,000

(collectively, the "Private Improvements"), over the next two years (by the end of summer 2016). The costs of such Private Improvements is will be paid entirely by the Developer without reimbursement by the City.

The Developer's current expectations regarding the build-out of the entire Development and sale of lots therein are shown in the following tables. In addition to the Purchase and Sale Agreements with First Texas and Lennar, the Developer has previously entered into lot purchase agreements with certain homebuilders, Beazer Homes Texas, L.P. and RH of Texas Limited Partnership (an affiliate of Ryland Homes) for the purchase of 22 single-family lots and 23 single-family lots, respectively, within Phases #2-3 of the District. These purchase contracts for 45 lots, together with 69 lots within Phases #2-3 of the District to be purchased by First Texas and 83 lots within Phases #2-3 of the District to be purchased by Lennar, provides that 197 out of the 594 total lots within Phases #2-3 of the District (or approximately 33% of such lots) are under contract with homebuilders.

#### EXPECTED BUILD-OUT SCHEDULE

<u>Phase</u>	<u>Single-Family Lots</u>	<u>Expected Infrastructure Completion Date</u>	<u>Expected Final Sale Date</u>
1	427	Q4 2015	Q2 2019
2	300	Q4 2018	Q1 2022
3	<u>294</u>	Q4 2021	Q1 2025
Total	1,021		



# **EXPECTED ABSORPTION BY LOT SIZE**

<u>Expected Final</u>				
<u>Sale Date</u>	<u>70 Sq. Ft.</u>	<u>60 Sq. Ft.</u>	<u>50 Sq. Ft.</u>	<u>Total Lots</u>
2015	-	-	-	-
2016	-	-	-	-
2017	52	56	52	160
2018	52	56	52	160
2019	52	56	52	160
2020	27	56	52	135
2021	-	56	52	108
2022	-	56	52	108
2023	-	56	31	87
2024	-	56	-	56
2025	-	47	-	47
<b>Total</b>	<b>183</b>	<b>495</b>	<b>343</b>	<b>1,021</b>

## **Dependence Upon Developer**

The Developer and Frontier 192, as the owners of the majority of the parcels in the District, currently have the majority of the obligation for payment of the Phases #2-3 Assessments. The ability of the Developer to make full and timely payment of the Phases #2-3 Assessments will directly affect the ability of the City to meet its debt service obligations with respect to the Bonds. The sole assets of the Developer and Frontier 192 are land within the District, related permits and development rights and minor operating accounts. The source of funding for future land development activities and infrastructure construction to develop the remaining lots proposed for the District also consists of proceeds from Phase #1 Additional Bonds or Phases #2-3 Phased Bonds and proceeds of lot sales, as well as possible bank financing and equity contributions by the Developer. There can be no assurances given as to the financial ability of the Developer to advance any funds to the City to supplement revenues from the Phases #2-3 Assessments if necessary, or as to whether the Developer will advance such funds.

## ARTICLE II

### THE BONDS

#### Section 2.1. Security for the Bonds.

The Bonds, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Pledged Revenues shall be valid and binding and fully perfected from and after the Closing Date, which is the date of the delivery of this Indenture, without physical delivery or transfer of control of the Pledged Revenues, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Pledged Revenues granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Pledged Revenues granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

**Table III-A**  
**Estimated Major Improvement Costs**

<b>Authorized Improvements</b>	<b>Total Estimated Major Improvement Costs</b>
Road improvements including right-of-way	\$6,665,000
Water distribution system improvements	\$1,305,000
Sanitary sewer collection system improvements	\$1,415,000
Storm sewer collection system improvements	\$2,665,000
Soft costs including PID creation, City, professional and miscellaneous soft costs	\$1,250,000
<b>Total – Estimated Major Improvement Costs</b>	<b>\$13,300,000</b>

The costs shown in Table III-A are current estimates and may be revised in Annual Service Plan Updates.



**Table III-B**  
**Estimated Phase #1 Improvement Costs**

Authorized Improvements	Total Estimated Phase #1 Improvement Costs
Road improvements	\$2,665,000
Water distribution system improvements	\$790,000
Sanitary sewer collection system improvements	\$1,090,000
Storm sewer collection system improvements	\$1,475,000
Soft costs including PID creation, City, professional and miscellaneous soft costs	\$2,508,639
Subtotal – Estimated Phase #1 Improvement Costs	\$8,528,639
Add: Proportional share of estimated Major Improvement Costs <sup>1</sup>	\$5,736,361
Total Estimated Phase #1 Improvement Costs	\$14,265,000

<sup>1</sup> See Section V(C) for allocation of Major Improvement costs to Phase #1.

Additional details of the Phase #1 Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V (C).

The costs shown in Tables III-A and III-B are estimates and may be revised in Annual Service Plan Updates. The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan. Savings from one line item may be applied to a cost increase in another line item. These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID).

Sources of Funds	Phase #1A Bonds	Phase #1 Reimbursement Agreement	Phases #2-3A Major Improvement Bonds	Total
Estimated Bond par amount	\$8,750,000	\$3,750,000	\$6,575,000	\$19,075,000
Other funding sources	\$542,012	\$4,280,000	\$516,043	\$5,338,055
<b>Total Sources</b>	<b>\$9,292,012</b>	<b>\$8,030,000</b>	<b>\$7,091,043</b>	<b>\$24,413,055</b>
<b>Uses of Funds</b>				
<u>Major Improvements</u>				
Road improvements	\$1,673,669	\$1,200,981	\$2,571,523	\$5,446,172
Water distribution system improvements	\$327,703	\$235,151	\$503,501	\$1,066,355
Sanitary sewer improvements	\$355,325	\$254,972	\$545,942	\$1,156,239
Storm drainage improvements	\$669,216	\$480,212	\$1,028,223	\$2,177,652
Other soft and miscellaneous costs	\$313,891	\$225,240	\$482,281	\$1,021,413
<b>Subtotal</b>	<b>\$3,339,804</b>	<b>\$2,396,556</b>	<b>\$5,131,470</b>	<b>\$10,867,831</b>
<u>Phase 1 Improvements</u>				
Road improvements	\$1,161,501	\$1,503,499	\$0	\$2,665,000
Water distribution system improvements	\$344,310	\$445,690	\$0	\$790,000
Sanitary sewer improvements	\$475,061	\$614,939	\$0	\$1,090,000
Storm drainage improvements	\$642,857	\$832,143	\$0	\$1,475,000
Other soft and miscellaneous costs	\$1,093,354	\$1,415,285	\$0	\$2,508,639
<b>Subtotal</b>	<b>\$3,717,083</b>	<b>\$4,811,556</b>	<b>\$0</b>	<b>\$8,528,639</b>
Estimated Bond issue costs	\$2,235,125	\$821,887	\$1,959,573	\$5,016,585
<b>Total Uses</b>	<b>\$9,292,012</b>	<b>\$8,030,000</b>	<b>\$7,091,043</b>	<b>\$24,413,055</b>

Notes: The information provided is based on the draft bond cash flows and is subject to change as the bond cash flows are updated. Phase #1 Improvements include the Authorized Improvements listed under this heading plus the estimated \$5.736 mil pro rata share of the Major Improvements allocated to Phase #1.

The Phase #1 Bonds shown in Table IV-A are anticipated to be issued in two series. The first series of Phase #1 Bonds ("Phase #1A Bonds") are anticipated to be issued in 2014 and will be used to pay and/or reimburse the Developer for a portion of the costs of Phase #1 Improvements. The remaining costs of Phase #1 Improvements will be financed through a Reimbursement Agreement dated as of June 18, 2014 (the "Phase #1 Reimbursement Agreement"), which is anticipated to be replaced by the second series of Phase #1 Bonds ("Phase #1B Bonds"). The Phase #1B Bonds are anticipated to be issued in 2017 or 2018 after some or all of the Phase #1 Improvements are constructed and will be used to pay replace the Reimbursement Agreement and/or reimburse the Developer for the remaining portion of the costs of Phase #1 Improvements.



The Phases #2 - 3 Major Improvement Bonds shown in Table IV-A are anticipated to be issued in 2014. The Phases #2 - 3 Major Improvement Bonds to be issued in 2014 will be used to pay and/or reimburse the Developer for a portion of the costs of Phases #2 - 3 Major Improvements. The remaining costs of Phases #2 - 3 Major Improvements will be financed through future Bonds, which may be issued separately or combined with improvement costs for Future Phases.

As Future Phases are developed, additional Bonds will be issued for each new future phase improvements. Phase #2 Bonds will be issued to finance the Authorized Improvements required for Phase #2 and Phase #3 Bonds will be issued to finance the Authorized Improvements required for Phase #3 as each future phase is developed. Each Future Phase Bond may also be issued in one or more series of Bonds. The projected chronology of the Bonds is presented below.

**Series 2014 - Phase #1A Bonds** to finance (i) the pro-rata costs of the Major Improvements allocable to Phase #1 and, (ii) a portion of the Authorized Improvements that benefit only Phase #1. It is likely that this and the subsequent 'A' financings for each phase will only be able to fund a part of the internal public infrastructure (to maintain a prudent VtL) and the balance will be funded by a subsequent 'B' financing for each phase once the development within each phase is substantially complete as is contemplated with the issuance of the Phase #1B Bonds.

**Phases #2-3 Major Improvement Bonds** to finance the pro-rata costs of the Major Improvements allocable to Phases #2-3 that benefit only Phases #2-3. It is possible the balance will be funded by a subsequent 'B' financing for the Phases #2-3 Major Improvements once the development within Phases #2-3 is commenced.

**Series 2017-18 Phase #1B Bonds** to finance or to reimburse the Developer for the remaining costs of the Phase #1 Improvements.

**Series 2017-18 Phase #2A Bonds** to finance a part of the internal subdivision Authorized Improvements within Phase #2 and the remaining pro-rata costs of the Major Improvements allocable to Phases #2-3. It is possible that this and the subsequent 'A' financings for each phase will only be able to fund a part of the internal public infrastructure (to maintain a prudent VtL) and the balance of the Phases #2-3 Major Improvements will be funded by a subsequent 'B' financing once the development within Phases #2-3 is commenced.

Series 2020-21 Phase #3A Bonds to finance a part of the internal subdivision Authorized Improvements within Phase #3, and

- Phase #2B parity bonds to complete the Developer reimbursements for the internal subdivision Authorized Improvements within Phase #2.

Series 2021-22 Phase #3B parity bonds to complete the Developer reimbursements for the internal subdivision Authorized Improvements within Phase #3.

**Table IV-C**

**Annual Projected Costs and Annual Projected Indebtedness**

<b>Year</b>	<b>Annual Projected Cost</b>	<b>Annual Projected Indebtedness</b>	<b>Sources other than PID Bonds</b>
2014	\$16,383,055	\$15,325,000	\$1,058,055
2015	\$0	\$0	\$0
2016	\$0	\$0	\$0
2017	\$8,030,000	\$3,750,000	\$4,280,000
2018	\$0	\$0	\$0
<b>Total</b>	<b>\$24,413,055</b>	<b>\$19,075,000</b>	<b>\$5,338,055</b>



**Table V-A**  
**Allocation of Major Improvement Costs**

<b>Major Improvement Estimated Costs</b>	
<b>Authorized Improvement</b>	<b>Estimated Costs</b>
Road Improvements	\$6,665,000
Water Improvements	\$1,305,000
Sanitary Sewer Improvements	\$1,415,000
Storm Drainage Improvements	\$2,665,000
- Other soft and miscellaneous costs	\$1,250,000
<b>Total Major Improvements</b>	<b>\$13,300,000</b>
<b>Phase #1</b>	
Projected total Equivalent Units <sup>1</sup>	374.80
% of total Equivalent units	43.13%
Proportionate Share of Costs	\$5,736,361
<b>Phases #2 - 3</b>	
Projected total Equivalent Units	494.19
% of total Equivalent units	56.87%
Proportionate Share of Costs	\$7,563,639
Notes: 1 - See Appendix D for the detailed calculation of Equivalent Units	

**B. Phase #1 Assessment Roll**

Phase #1 Assessed Property will be assessed for the special benefits conferred upon the property as a result of the Phase #1 Improvements that benefit Phase #1, which include a proportionate share of the Major Improvements allocable to Phase #1. Table IV-A summarizes the \$17,322,012 in special benefit received by Phase #1 Assessed Property from the Phase #1 Improvements that benefit Phase #1, including the proportionate share of the Major Improvements allocable to Phase #1, the pro rata costs of the PID formation, and Bond issuance costs. The amount of Phase #1 Bonds is \$12,500,000, which is equal to the benefit received by Phase #1 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #1 is \$12,500,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #1 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #1 Assessment Roll is attached hereto as Appendix G.

SUMMARY OF PODS/PHASES			
Pod/Phase	Land Size/Acres	# Lots	Units per Acre
1/ 1	24.000	88	3.7
1. 2	31.000	115	3.7
1. 3	63.000	213	3.4
1	17.000	69	4.1
2	19.000	83	4.4
3	17.000	65	3.8
4	36.000	133	3.7
5	36.000	134	3.7
6	34.000	132	3.9

MAP SHOWING BOUNDARIES OF  
PHASE #1 THROUGH PHASE #3 OF THE DISTRICT





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