



BELTMILL
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE

AUGUST 16, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. R-2021-10 on March 16, 2021, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On December 7, 2021, the City Council approved an Ordinance No. 2021-30 which approved the SAP for the District and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District. The SAP also set forth the costs of the Authorized Improvements, the indebtedness to be incurred for such Authorized Improvements, and the manner of assessing the property in the District for the costs of such Authorized Improvements based on the benefit provided to the Assessed Property.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2022. This 2022 Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

The final plat of Grand at Saginaw Lot 1, Block B, Beltmill, attached hereto as **Exhibit B**, was filed and recorded with the County on October 19, 2021, including 9.840 acres classified as Multifamily.

Please see **Exhibit C** for the Lot Type Classification Map.

LOT & HOME SALES UPDATE

Commercial Tract

Per the Developer, 0 acres in the Commercial Tract have been sold to builders. A total of 0 acres are under construction, and 0 acres have been completed.

Multifamily Tract

Per the Developer, all 43.501 acres in the Multifamily Tract have been sold to builders. Of the 43.501 acres, 9.840 acres are under construction, and 0 acres have been completed.

Single Family Tract

Per the Developer, no lots are under contract, no homes are under construction, no homes have been built, and no homes have been sold to end-users.

See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

Per the Developer, the Authorized Improvements are currently under construction and projected to be completed in the second quarter of 2023. The budget for the Authorized Improvements remains unchanged. See below for a table depicting the budgets of Authorized Improvements.

Authorized Improvements	Total Costs	City Contribution ^[a]	Owner Contribution ^[b]	Total District Eligible Costs
Roads	\$ 3,305,103	\$ -	\$ 144,594	\$ 3,160,509
Water	1,373,320	950,000	60,081	363,239
Sanitary Sewer	472,485	-	20,671	451,814
Storm Drainage	2,043,751	-	89,411	1,954,340
Landscaping and Parks	1,658,968	-	72,578	1,586,391
Soft Costs	2,125,907	-	93,006	2,032,901
Total	\$ 10,979,534	\$ 950,000	\$ 480,340	\$ 9,549,193

Notes:

[a] \$950,000 for City booster station will be paid for by the City, and therefore is not eligible for reimbursement as an Authorized Improvement. The estimated cost of the City booster station is provided by the City engineer and not included in the Engineer's Report.

[b] Owner contribution is allocation of Authorized Improvements to future school district property located within the District that benefit from Authorized Improvements, but are not Assessed for Authorized Improvement costs.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$7,230,000.00.

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$472,341.66.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$23,110.00. A breakdown of the Annual Collection Costs is shown below.

Annual Collection Costs Breakdown	
Administration	\$ 18,360.00
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	250.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$ 23,110.00

Due January 31, 2023	
Principal	\$ 74,691.66
Interest	\$ 397,650.00
Annual Collection Costs	\$ 23,110.00
Total Annual Installment Due	\$ 495,451.66

PREPAYMENT OF ASSESSMENT IN FULL

No full prepayments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments have occurred within the District.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Annual Installments		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 74,691.66	\$ 78,799.70	\$ 83,133.69	\$ 87,706.04	\$ 92,529.87
Interest		\$ 397,650.00	\$ 393,541.96	\$ 389,207.97	\$ 384,635.62	\$ 379,811.79
	(1)	\$ 472,341.66	\$ 472,341.66	\$ 472,341.66	\$ 472,341.66	\$ 472,341.66
Annual Collection Costs	(2)	\$ 23,110.00	\$ 23,572.20	\$ 24,043.64	\$ 24,524.52	\$ 25,015.01
Total Annual Installment	(3) = (1) + (2)	\$ 495,451.66	\$ 495,913.86	\$ 496,385.31	\$ 496,866.18	\$ 497,356.67

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Property ID ^[a]	Tract	Outstanding Assessment ^[b]	Annual Installment Due 1/31/23 ^[b]
04324064	Single Family, Commercial	\$ 2,588,157.33	\$ 177,359.18
04600061	Commercial	\$ 142,484.44	\$ 9,764.06
06342841	Single Family	\$ 1,006,221.08	\$ 68,953.51
42820977	Multifamily	\$ 790,153.55	\$ 54,147.01
42854561	Multifamily	\$ 1,488,122.52	\$ 101,976.87
42859369	Multifamily	\$ 1,214,861.08	\$ 83,251.03
Total		\$ 7,230,000.00	\$ 495,451.66

Notes:

[a] For billing purposes the Annual Installment due 1/31/2023 shall be billed to the Assessed Property pro rata based on acreage.

[b] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.

EXHIBIT B – FINAL PLAT OF GRAND AT SAGINAW LOT 1, BLOCK B



TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector



D221322833

11/03/2021 03:38 PM

Page: 1 of 3

Fees: \$72.00

PLAT

SUBMITTER: CITY OF SAGINAW

Mary Louise Cholson
MARY LOUISE CHOLSON
COUNTY CLERK

TAX CERTIFICATE FOR ACCOUNT : 00004324064
AD NUMBER: A1457 3G03
CERTIFICATE NO : 84948758

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

DATE : 10/14/2021
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

THOMAS, BENJAMIN SURVEY ABST
TRACT 1497 TRACT 3G3

0007899 WAGLEY ROBERTSON RD
56.81 ACRES

REQUESTED BY
MCADAMS

111 HILLSIDE DR
LEWISVILLE TX 75057

PROPERTY OWNER
BELTMILL SAGINAW LLC
ATTN: TIM LEFT
3405 LACKLAND RD
FORT WORTH TX 76116

YEAR	TAX UNIT	AMOUNT DUE
2021	CITY OF SAGINAW	\$0.00
2021	Tarrant County	\$0.00
2021	JPS HEALTH NETWORK	\$0.00
2021	TARRANT COUNTY COLLEGE	\$0.00
2021	EAGLE MOUNTAIN SAGINAW ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : MCADAMS

ACCOUNT NUMBER: 00004324064

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.06 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

[Signature]
Deputy

NOTE

THIS PROPERTY HAS AN AGRICULTURE DEFERMENT.
ADDITIONAL TAXES WILL BECOME DUE WHEN THE
LAND USE CHANGES & THE PROPERTY IS NO LONGER
IN AGRICULTURAL PRODUCTION.





EXHIBIT C – LOT TYPE CLASSIFICATION MAP

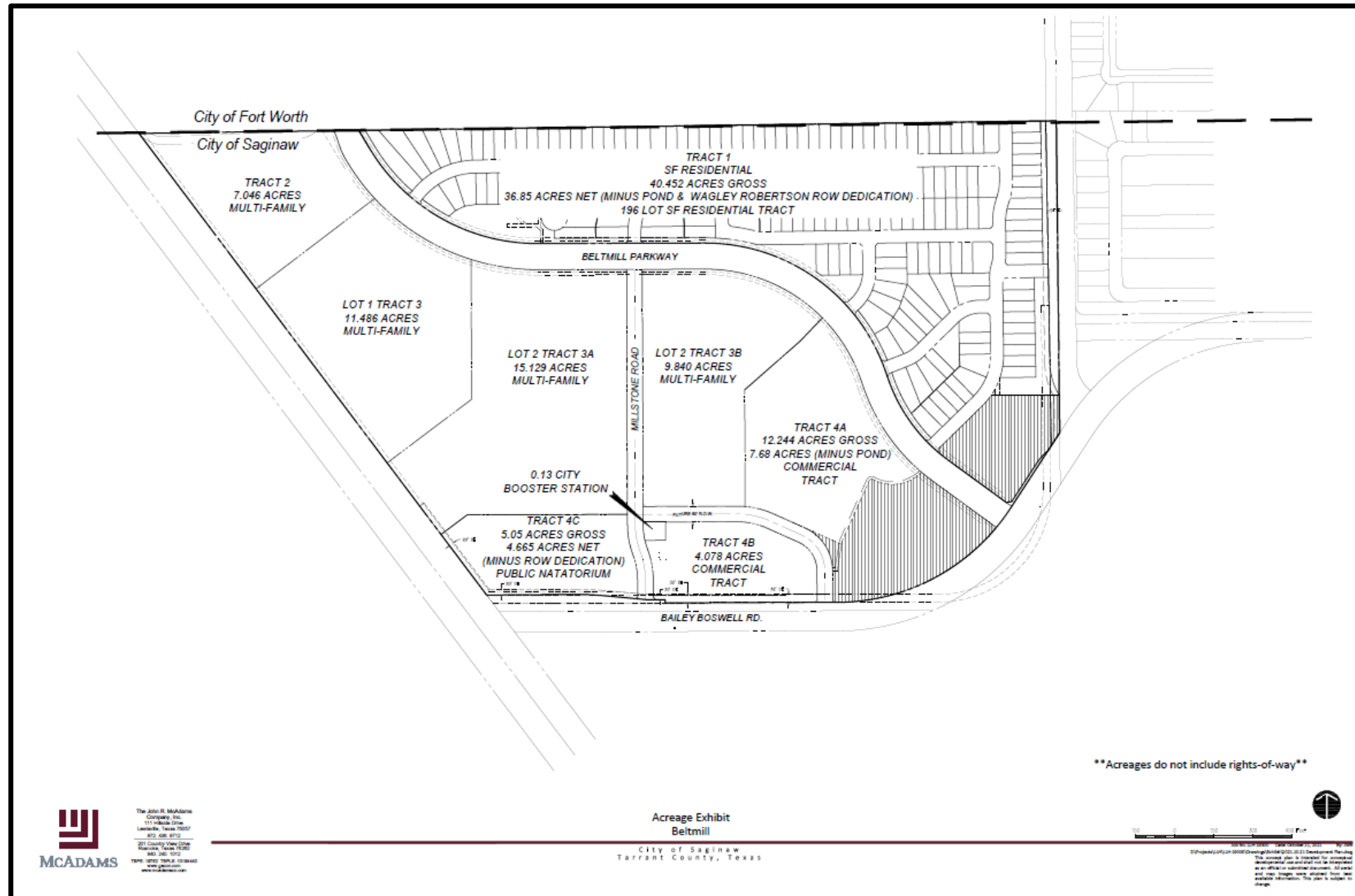


EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Commercial Tracts
- Lot Type Commercial (Per Acre)
- Single Family Tract
- Lot Type Single Family
- Multifamily Tract (Lot 1 Block B)
- Remainder Multifamily Tracts (33.661 Acres)
- Lot Type Multifamily (Per Acre)

BELTMILL PUBLIC IMPROVEMENT DISTRICT – COMMERCIAL TRACTS BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

COMMERCIAL TRACTS PRINCIPAL ASSESSMENT: \$1,286,109.59

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

[The undersigned 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - COMMERCIAL TRACTS

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2023	\$ 13,286.54	\$ 70,736.03	\$ 4,110.93	\$ 88,133.49
2024	\$ 14,017.30	\$ 70,005.27	\$ 4,193.14	\$ 88,215.71
2025	\$ 14,788.25	\$ 69,234.32	\$ 4,277.01	\$ 88,299.57
2026	\$ 15,601.60	\$ 68,420.96	\$ 4,362.55	\$ 88,385.11
2027	\$ 16,459.69	\$ 67,562.87	\$ 4,449.80	\$ 88,472.36
2028	\$ 27,232.21	\$ 54,416.83	\$ 4,538.79	\$ 86,187.84
2029	\$ 28,454.93	\$ 53,194.11	\$ 4,629.57	\$ 86,278.61
2030	\$ 29,732.56	\$ 51,916.48	\$ 4,722.16	\$ 86,371.20
2031	\$ 31,067.55	\$ 50,581.49	\$ 4,816.60	\$ 86,465.65
2032	\$ 32,462.49	\$ 49,186.56	\$ 4,912.94	\$ 86,561.98
2033	\$ 33,920.05	\$ 47,728.99	\$ 5,011.20	\$ 86,660.24
2034	\$ 35,443.06	\$ 46,205.98	\$ 5,111.42	\$ 86,760.46
2035	\$ 37,034.46	\$ 44,614.59	\$ 5,213.65	\$ 86,862.69
2036	\$ 38,697.30	\$ 42,951.74	\$ 5,317.92	\$ 86,966.96
2037	\$ 40,434.81	\$ 41,214.23	\$ 5,424.28	\$ 87,073.32
2038	\$ 42,250.34	\$ 39,398.71	\$ 5,532.76	\$ 87,181.81
2039	\$ 44,147.38	\$ 37,501.67	\$ 5,643.42	\$ 87,292.46
2040	\$ 46,129.59	\$ 35,519.45	\$ 5,756.29	\$ 87,405.33
2041	\$ 48,200.81	\$ 33,448.23	\$ 5,871.41	\$ 87,520.46
2042	\$ 50,365.03	\$ 31,284.02	\$ 5,988.84	\$ 87,637.89
2043	\$ 52,626.42	\$ 29,022.63	\$ 6,108.62	\$ 87,757.66
2044	\$ 54,989.34	\$ 26,659.70	\$ 6,230.79	\$ 87,879.83
2045	\$ 57,458.37	\$ 24,190.68	\$ 6,355.41	\$ 88,004.45
2046	\$ 60,038.25	\$ 21,610.80	\$ 6,482.52	\$ 88,131.56
2047	\$ 62,733.96	\$ 18,915.08	\$ 6,612.17	\$ 88,261.21
2048	\$ 65,550.72	\$ 16,098.32	\$ 6,744.41	\$ 88,393.45
2049	\$ 68,493.94	\$ 13,155.10	\$ 6,879.30	\$ 88,528.34
2050	\$ 71,569.32	\$ 10,079.72	\$ 7,016.88	\$ 88,665.93
2051	\$ 74,782.79	\$ 6,866.26	\$ 7,157.22	\$ 88,806.26
2052	\$ 78,140.53	\$ 3,508.51	\$ 7,300.37	\$ 88,949.41
Total	\$ 1,286,109.59	\$ 1,175,229.30	\$ 166,772.36	\$ 2,628,111.25

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE COMMERCIAL (PER ACRE)

BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

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CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE COMMERCIAL (PER ACRE) PRINCIPAL ASSESSMENT: \$109,418.89

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

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DATE:

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.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE COMMERCIAL (PER ACRE)

Annual Installment Due 1/31	Principal	Interest ¹	Annual Collection Costs	Total Annual Installment ²
2023	\$ 1,130.38	\$ 6,018.04	\$ 349.75	\$ 7,498.17
2024	\$ 1,192.56	\$ 5,955.87	\$ 356.74	\$ 7,505.16
2025	\$ 1,258.15	\$ 5,890.28	\$ 363.88	\$ 7,512.30
2026	\$ 1,327.34	\$ 5,821.08	\$ 371.15	\$ 7,519.58
2027	\$ 1,400.35	\$ 5,748.08	\$ 378.58	\$ 7,527.00
2028	\$ 2,316.85	\$ 4,629.64	\$ 386.15	\$ 7,332.64
2029	\$ 2,420.87	\$ 4,525.62	\$ 393.87	\$ 7,340.36
2030	\$ 2,529.57	\$ 4,416.92	\$ 401.75	\$ 7,348.24
2031	\$ 2,643.15	\$ 4,303.34	\$ 409.78	\$ 7,356.27
2032	\$ 2,761.82	\$ 4,184.67	\$ 417.98	\$ 7,364.47
2033	\$ 2,885.83	\$ 4,060.66	\$ 426.34	\$ 7,372.83
2034	\$ 3,015.40	\$ 3,931.09	\$ 434.87	\$ 7,381.36
2035	\$ 3,150.80	\$ 3,795.69	\$ 443.56	\$ 7,390.05
2036	\$ 3,292.27	\$ 3,654.22	\$ 452.43	\$ 7,398.92
2037	\$ 3,440.09	\$ 3,506.40	\$ 461.48	\$ 7,407.97
2038	\$ 3,594.55	\$ 3,351.94	\$ 470.71	\$ 7,417.20
2039	\$ 3,755.94	\$ 3,190.55	\$ 480.13	\$ 7,426.62
2040	\$ 3,924.59	\$ 3,021.90	\$ 489.73	\$ 7,436.22
2041	\$ 4,100.80	\$ 2,845.69	\$ 499.52	\$ 7,446.01
2042	\$ 4,284.93	\$ 2,661.56	\$ 509.52	\$ 7,456.01
2043	\$ 4,477.32	\$ 2,469.17	\$ 519.71	\$ 7,466.20
2044	\$ 4,678.35	\$ 2,268.14	\$ 530.10	\$ 7,476.59
2045	\$ 4,888.41	\$ 2,058.08	\$ 540.70	\$ 7,487.19
2046	\$ 5,107.90	\$ 1,838.59	\$ 551.52	\$ 7,498.01
2047	\$ 5,337.24	\$ 1,609.25	\$ 562.55	\$ 7,509.04
2048	\$ 5,576.89	\$ 1,369.60	\$ 573.80	\$ 7,520.29
2049	\$ 5,827.29	\$ 1,119.20	\$ 585.27	\$ 7,531.76
2050	\$ 6,088.93	\$ 857.56	\$ 596.98	\$ 7,543.47
2051	\$ 6,362.33	\$ 584.16	\$ 608.92	\$ 7,555.41
2052	\$ 6,647.99	\$ 298.49	\$ 621.10	\$ 7,567.59
Total	\$ 109,418.89	\$ 99,985.48	\$ 14,188.56	\$ 223,592.93

Notes:

1) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – SINGLE FAMILY TRACT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

SINGLE FAMILY TRACT PRINCIPAL ASSESSMENT: \$2,450,753.27

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

[The undersigned 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - SINGLE FAMILY TRACT

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2023	\$ 25,318.23	\$ 134,791.43	\$ 7,833.60	\$ 167,943.26
2024	\$ 26,710.74	\$ 133,398.93	\$ 7,990.27	\$ 168,099.93
2025	\$ 28,179.83	\$ 131,929.84	\$ 8,150.07	\$ 168,259.74
2026	\$ 29,729.72	\$ 130,379.95	\$ 8,313.08	\$ 168,422.74
2027	\$ 31,364.85	\$ 128,744.81	\$ 8,479.34	\$ 168,589.00
2028	\$ 51,892.49	\$ 103,694.30	\$ 8,648.92	\$ 164,235.71
2029	\$ 54,222.46	\$ 101,364.33	\$ 8,821.90	\$ 164,408.69
2030	\$ 56,657.05	\$ 98,929.74	\$ 8,998.34	\$ 164,585.13
2031	\$ 59,200.95	\$ 96,385.84	\$ 9,178.31	\$ 164,765.09
2032	\$ 61,859.07	\$ 93,727.72	\$ 9,361.87	\$ 164,948.66
2033	\$ 64,636.54	\$ 90,950.24	\$ 9,549.11	\$ 165,135.90
2034	\$ 67,538.73	\$ 88,048.06	\$ 9,740.09	\$ 165,326.88
2035	\$ 70,571.21	\$ 85,015.57	\$ 9,934.90	\$ 165,521.68
2036	\$ 73,739.86	\$ 81,846.93	\$ 10,133.59	\$ 165,720.38
2037	\$ 77,050.78	\$ 78,536.01	\$ 10,336.27	\$ 165,923.05
2038	\$ 80,510.36	\$ 75,076.43	\$ 10,542.99	\$ 166,129.78
2039	\$ 84,125.28	\$ 71,461.51	\$ 10,753.85	\$ 166,340.64
2040	\$ 87,902.50	\$ 67,684.29	\$ 10,968.93	\$ 166,555.71
2041	\$ 91,849.32	\$ 63,737.46	\$ 11,188.31	\$ 166,775.09
2042	\$ 95,973.36	\$ 59,613.43	\$ 11,412.07	\$ 166,998.86
2043	\$ 100,282.56	\$ 55,304.23	\$ 11,640.31	\$ 167,227.10
2044	\$ 104,785.25	\$ 50,801.54	\$ 11,873.12	\$ 167,459.91
2045	\$ 109,490.11	\$ 46,096.68	\$ 12,110.58	\$ 167,697.37
2046	\$ 114,406.21	\$ 41,180.57	\$ 12,352.79	\$ 167,939.58
2047	\$ 119,543.05	\$ 36,043.74	\$ 12,599.85	\$ 168,186.64
2048	\$ 124,910.53	\$ 30,676.25	\$ 12,851.85	\$ 168,438.63
2049	\$ 130,519.02	\$ 25,067.77	\$ 13,108.88	\$ 168,695.67
2050	\$ 136,379.32	\$ 19,207.47	\$ 13,371.06	\$ 168,957.85
2051	\$ 142,502.75	\$ 13,084.03	\$ 13,638.48	\$ 169,225.27
2052	\$ 148,901.13	\$ 6,685.66	\$ 13,911.25	\$ 169,498.04
Total	\$ 2,450,753.27	\$ 2,239,464.73	\$ 317,793.99	\$ 5,008,011.99

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE SINGLE FAMILY BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE SINGLE FAMILY PRINCIPAL ASSESSMENT: \$12,503.84

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

[The undersigned 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE SINGLE FAMILY

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2023	\$ 129.17	\$ 687.71	\$ 39.97	\$ 856.85
2024	\$ 136.28	\$ 680.61	\$ 40.77	\$ 857.65
2025	\$ 143.77	\$ 673.11	\$ 41.58	\$ 858.47
2026	\$ 151.68	\$ 665.20	\$ 42.41	\$ 859.30
2027	\$ 160.02	\$ 656.86	\$ 43.26	\$ 860.15
2028	\$ 264.76	\$ 529.05	\$ 44.13	\$ 837.94
2029	\$ 276.65	\$ 517.16	\$ 45.01	\$ 838.82
2030	\$ 289.07	\$ 504.74	\$ 45.91	\$ 839.72
2031	\$ 302.05	\$ 491.76	\$ 46.83	\$ 840.64
2032	\$ 315.61	\$ 478.20	\$ 47.76	\$ 841.57
2033	\$ 329.78	\$ 464.03	\$ 48.72	\$ 842.53
2034	\$ 344.59	\$ 449.22	\$ 49.69	\$ 843.50
2035	\$ 360.06	\$ 433.75	\$ 50.69	\$ 844.50
2036	\$ 376.22	\$ 417.59	\$ 51.70	\$ 845.51
2037	\$ 393.12	\$ 400.69	\$ 52.74	\$ 846.55
2038	\$ 410.77	\$ 383.04	\$ 53.79	\$ 847.60
2039	\$ 429.21	\$ 364.60	\$ 54.87	\$ 848.68
2040	\$ 448.48	\$ 345.33	\$ 55.96	\$ 849.77
2041	\$ 468.62	\$ 325.19	\$ 57.08	\$ 850.89
2042	\$ 489.66	\$ 304.15	\$ 58.22	\$ 852.03
2043	\$ 511.65	\$ 282.16	\$ 59.39	\$ 853.20
2044	\$ 534.62	\$ 259.19	\$ 60.58	\$ 854.39
2045	\$ 558.62	\$ 235.19	\$ 61.79	\$ 855.60
2046	\$ 583.71	\$ 210.10	\$ 63.02	\$ 856.83
2047	\$ 609.91	\$ 183.90	\$ 64.28	\$ 858.10
2048	\$ 637.30	\$ 156.51	\$ 65.57	\$ 859.38
2049	\$ 665.91	\$ 127.90	\$ 66.88	\$ 860.69
2050	\$ 695.81	\$ 98.00	\$ 68.22	\$ 862.03
2051	\$ 727.05	\$ 66.76	\$ 69.58	\$ 863.39
2052	\$ 759.70	\$ 34.11	\$ 70.98	\$ 864.79
Total	\$ 12,503.84	\$ 11,425.84	\$ 1,621.40	\$ 25,551.08

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

**BELTMILL PUBLIC IMPROVEMENT DISTRICT – MULTIFAMILY TRACT (LOT 1, BLOCK
B) BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

MULTIFAMILY TRACT (LOT 1, BLOCK B) PRINCIPAL ASSESSMENT: \$790,153.55

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

[The undersigned 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - MULTIFAMILY TRACT

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2023	\$ 8,162.92	\$ 43,458.45	\$ 2,525.65	\$ 54,147.01
2024	\$ 8,611.88	\$ 43,009.48	\$ 2,576.16	\$ 54,197.52
2025	\$ 9,085.53	\$ 42,535.83	\$ 2,627.69	\$ 54,249.05
2026	\$ 9,585.23	\$ 42,036.13	\$ 2,680.24	\$ 54,301.60
2027	\$ 10,112.42	\$ 41,508.94	\$ 2,733.84	\$ 54,355.21
2028	\$ 16,730.79	\$ 33,432.34	\$ 2,788.52	\$ 52,951.65
2029	\$ 17,482.00	\$ 32,681.13	\$ 2,844.29	\$ 53,007.42
2030	\$ 18,266.94	\$ 31,896.19	\$ 2,901.18	\$ 53,064.31
2031	\$ 19,087.13	\$ 31,076.00	\$ 2,959.20	\$ 53,122.33
2032	\$ 19,944.14	\$ 30,218.99	\$ 3,018.39	\$ 53,181.51
2033	\$ 20,839.63	\$ 29,323.50	\$ 3,078.75	\$ 53,241.88
2034	\$ 21,775.33	\$ 28,387.80	\$ 3,140.33	\$ 53,303.46
2035	\$ 22,753.04	\$ 27,410.09	\$ 3,203.13	\$ 53,366.26
2036	\$ 23,774.65	\$ 26,388.47	\$ 3,267.20	\$ 53,430.33
2037	\$ 24,842.14	\$ 25,320.99	\$ 3,332.54	\$ 53,495.67
2038	\$ 25,957.55	\$ 24,205.58	\$ 3,399.19	\$ 53,562.32
2039	\$ 27,123.04	\$ 23,040.09	\$ 3,467.18	\$ 53,630.30
2040	\$ 28,340.87	\$ 21,822.26	\$ 3,536.52	\$ 53,699.65
2041	\$ 29,613.37	\$ 20,549.76	\$ 3,607.25	\$ 53,770.38
2042	\$ 30,943.01	\$ 19,220.12	\$ 3,679.39	\$ 53,842.52
2043	\$ 32,332.35	\$ 17,830.77	\$ 3,752.98	\$ 53,916.11
2044	\$ 33,784.08	\$ 16,379.05	\$ 3,828.04	\$ 53,991.17
2045	\$ 35,300.98	\$ 14,862.15	\$ 3,904.60	\$ 54,067.73
2046	\$ 36,886.00	\$ 13,277.13	\$ 3,982.70	\$ 54,145.82
2047	\$ 38,542.18	\$ 11,620.95	\$ 4,062.35	\$ 54,225.48
2048	\$ 40,272.72	\$ 9,890.41	\$ 4,143.60	\$ 54,306.73
2049	\$ 42,080.97	\$ 8,082.16	\$ 4,226.47	\$ 54,389.60
2050	\$ 43,970.40	\$ 6,192.73	\$ 4,311.00	\$ 54,474.13
2051	\$ 45,944.67	\$ 4,218.46	\$ 4,397.22	\$ 54,560.35
2052	\$ 48,007.59	\$ 2,155.54	\$ 4,485.16	\$ 54,648.29
Total	\$ 790,153.55	\$ 722,031.48	\$ 102,460.76	\$ 1,614,645.79

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

**BELTMILL PUBLIC IMPROVEMENT DISTRICT – REMAINDER MULTIFAMILY TRACTS
(33.661 ACRES) BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**REMAINDER MULTIFAMILY TRACTS (33.661 ACRES) PRINCIPAL ASSESSMENT:
\$2,702,983.60**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltmill 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

[The undersigned 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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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.

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - REMAINDER MULTIFAMILY TRACTS (33.661 ACRES)

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2023	\$ 27,923.98	\$ 148,664.10	\$ 8,639.83	\$ 185,227.90
2024	\$ 29,459.79	\$ 147,128.28	\$ 8,812.62	\$ 185,400.70
2025	\$ 31,080.08	\$ 145,507.99	\$ 8,988.88	\$ 185,576.95
2026	\$ 32,789.49	\$ 143,798.59	\$ 9,168.65	\$ 185,756.73
2027	\$ 34,592.91	\$ 141,995.16	\$ 9,352.03	\$ 185,940.10
2028	\$ 57,233.24	\$ 114,366.47	\$ 9,539.07	\$ 181,138.77
2029	\$ 59,803.01	\$ 111,796.69	\$ 9,729.85	\$ 181,329.55
2030	\$ 62,488.16	\$ 109,111.54	\$ 9,924.45	\$ 181,524.15
2031	\$ 65,293.88	\$ 106,305.82	\$ 10,122.93	\$ 181,722.64
2032	\$ 68,225.58	\$ 103,374.13	\$ 10,325.39	\$ 181,925.10
2033	\$ 71,288.91	\$ 100,310.80	\$ 10,531.90	\$ 182,131.60
2034	\$ 74,489.78	\$ 97,109.93	\$ 10,742.54	\$ 182,342.24
2035	\$ 77,834.37	\$ 93,765.33	\$ 10,957.39	\$ 182,557.09
2036	\$ 81,329.13	\$ 90,270.57	\$ 11,176.54	\$ 182,776.24
2037	\$ 84,980.81	\$ 86,618.89	\$ 11,400.07	\$ 182,999.77
2038	\$ 88,796.45	\$ 82,803.26	\$ 11,628.07	\$ 183,227.77
2039	\$ 92,783.41	\$ 78,816.29	\$ 11,860.63	\$ 183,460.33
2040	\$ 96,949.38	\$ 74,650.32	\$ 12,097.84	\$ 183,697.55
2041	\$ 101,302.41	\$ 70,297.29	\$ 12,339.80	\$ 183,939.50
2042	\$ 105,850.89	\$ 65,748.81	\$ 12,586.60	\$ 184,186.30
2043	\$ 110,603.59	\$ 60,996.11	\$ 12,838.33	\$ 184,438.03
2044	\$ 115,569.70	\$ 56,030.01	\$ 13,095.10	\$ 184,694.80
2045	\$ 120,758.78	\$ 50,840.93	\$ 13,357.00	\$ 184,956.70
2046	\$ 126,180.84	\$ 45,418.86	\$ 13,624.14	\$ 185,223.84
2047	\$ 131,846.36	\$ 39,753.34	\$ 13,896.62	\$ 185,496.32
2048	\$ 137,766.27	\$ 33,833.44	\$ 14,174.55	\$ 185,774.26
2049	\$ 143,951.97	\$ 27,647.73	\$ 14,458.04	\$ 186,057.75
2050	\$ 150,415.41	\$ 21,184.29	\$ 14,747.20	\$ 186,346.91
2051	\$ 157,169.07	\$ 14,430.64	\$ 15,042.15	\$ 186,641.85
2052	\$ 164,225.96	\$ 7,373.75	\$ 15,342.99	\$ 186,942.69
Total	\$ 2,702,983.60	\$ 2,469,949.35	\$ 350,501.20	\$ 5,523,434.14

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTIFAMILY (PER ACRES) BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE MULTIFAMILY (PER ACRE) PRINCIPAL ASSESSMENT: \$80,300.16

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

[The undersigned 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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE MULTIFAMILY (PER ACRE)

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2023	\$ 829.56	\$ 4,416.51	\$ 256.67	\$ 5,502.75
2024	\$ 875.19	\$ 4,370.88	\$ 261.81	\$ 5,507.88
2025	\$ 923.33	\$ 4,322.75	\$ 267.04	\$ 5,513.11
2026	\$ 974.11	\$ 4,271.96	\$ 272.38	\$ 5,518.46
2027	\$ 1,027.69	\$ 4,218.39	\$ 277.83	\$ 5,523.90
2028	\$ 1,700.28	\$ 3,397.60	\$ 283.39	\$ 5,381.27
2029	\$ 1,776.63	\$ 3,321.25	\$ 289.05	\$ 5,386.93
2030	\$ 1,856.40	\$ 3,241.48	\$ 294.84	\$ 5,392.71
2031	\$ 1,939.75	\$ 3,158.13	\$ 300.73	\$ 5,398.61
2032	\$ 2,026.84	\$ 3,071.04	\$ 306.75	\$ 5,404.63
2033	\$ 2,117.85	\$ 2,980.03	\$ 312.88	\$ 5,410.76
2034	\$ 2,212.94	\$ 2,884.94	\$ 319.14	\$ 5,417.02
2035	\$ 2,312.30	\$ 2,785.58	\$ 325.52	\$ 5,423.40
2036	\$ 2,416.12	\$ 2,681.76	\$ 332.03	\$ 5,429.91
2037	\$ 2,524.61	\$ 2,573.27	\$ 338.67	\$ 5,436.55
2038	\$ 2,637.96	\$ 2,459.92	\$ 345.45	\$ 5,443.33
2039	\$ 2,756.41	\$ 2,341.47	\$ 352.36	\$ 5,450.23
2040	\$ 2,880.17	\$ 2,217.71	\$ 359.40	\$ 5,457.28
2041	\$ 3,009.49	\$ 2,088.39	\$ 366.59	\$ 5,464.47
2042	\$ 3,144.62	\$ 1,953.26	\$ 373.92	\$ 5,471.80
2043	\$ 3,285.81	\$ 1,812.07	\$ 381.40	\$ 5,479.28
2044	\$ 3,433.34	\$ 1,664.54	\$ 389.03	\$ 5,486.91
2045	\$ 3,587.50	\$ 1,510.38	\$ 396.81	\$ 5,494.69
2046	\$ 3,748.58	\$ 1,349.30	\$ 404.75	\$ 5,502.62
2047	\$ 3,916.89	\$ 1,180.99	\$ 412.84	\$ 5,510.72
2048	\$ 4,092.76	\$ 1,005.12	\$ 421.10	\$ 5,518.98
2049	\$ 4,276.52	\$ 821.36	\$ 429.52	\$ 5,527.40
2050	\$ 4,468.54	\$ 629.34	\$ 438.11	\$ 5,535.99
2051	\$ 4,669.17	\$ 428.70	\$ 446.87	\$ 5,544.75
2052	\$ 4,878.82	\$ 219.06	\$ 455.81	\$ 5,553.69
Total	\$ 80,300.16	\$ 73,377.18	\$ 10,412.68	\$ 164,090.02

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.