

EXHIBIT A



GREYSTONE
PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 27, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the “SAP”), used for the benefit of the property in the District.

The District was created pursuant to the PID Act, by Resolution No. 20200609-008 of the City Council on June 9, 2020, to finance certain public improvement projects for the benefit of the property in the District.

On January 25, 2022, the City Council adopted and approved the Service and Assessment Plan for the District by Ordinance No. 20220125-022, including an Assessment Roll, and levied Assessments on property by Ordinance No. 20220125-024 within the District to finance the Authorized Improvements for the benefit of such property.

On August 22, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 20230822-015 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2023 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2023 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2023 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

The Final Replat for Greystone Subdivision was filed and recorded with the County on August 25, 2021, and consists of 111 Residential Lots and 3 Lots of Non-Benefited Property.

See the completed Lot Type classification summary within the District below:

District	
Lot Type	Number of Lots
Lot Type Residential	111
Total	111

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Per the Owner as of March 31, 2024, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type Residential: 0 Lots
- Homebuilder Owned:
 - Lot Type Residential: 77 Lots
- End-User Owner:
 - Lot Type Residential: 34 Lots

See **Exhibit D** for the homebuyer disclosures.

AUTHORIZED IMPROVEMENTS

The Owner has completed the Authorized Improvements listed in the SAP and they were dedicated to the City.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$1,727,468.88.

ANNUAL INSTALLMENT DUE 1/31/2025

- **Principal and Interest** – Pursuant to the PID Reimbursement Agreement, the Annual Installment shall include interest on the unpaid principal amount of the Assessment at a rate of 3.99% per annum, simple interest. The total principal and interest required for the Annual Installment is \$103,608.11.

- **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 for the District is \$13,392.60.

District	
Annual Collection Costs	
Administration	\$ 10,187.60
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	205.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$ 13,392.60

Due January 31, 2025	
Principal	\$ 34,599.60
Interest	\$ 69,008.51
Annual Collection Costs	\$ 13,392.60
Total Annual Installment	\$ 117,000.71

Please contact P3Works for the pay period for the District. See **Exhibit B** for the reimbursement schedule for the District.

PREPAYMENT OF ASSESSMENT IN FULL

The following is a list of all Parcels or Lots that made a Prepayment in full within the District.

District				
Property ID	Address	Lot Type	Prepayment Date	Prepayment Amount
700095	632 Greystone	1	7/12/2023	\$ 16,303.14
700053	14 Gemstone	1	11/30/2023	\$ 15,832.26
700091	616 Greystone	1	12/4/2023	\$ 15,946.23

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayment of Assessments have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID 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.

District						
Annual Installments		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 34,599.60	\$ 35,981.78	\$ 37,419.17	\$ 38,913.98	\$ 40,468.51
Interest		\$ 69,008.51	\$ 67,626.33	\$ 66,188.94	\$ 64,694.13	\$ 63,139.60
	(1)	\$ 103,608.11	\$ 103,608.11	\$ 103,608.11	\$ 103,608.11	\$ 103,608.11
Annual Collection Costs	(2)	\$ 13,392.60	\$ 13,660.45	\$ 13,933.66	\$ 14,212.33	\$ 14,496.58
Total Annual Installment	(3) = (1) + (2)	\$ 117,000.71	\$ 117,268.57	\$ 117,541.77	\$ 117,820.45	\$ 118,104.69

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 2024 Annual Installments which will be delinquent if not paid by January 31, 2025. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment ^[b]	District			
					Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/25 ^{[a],[c]}
700008	601 Greystone Lane	BLK 1 LOT 1	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700009	603 Greystone Lane	BLK 1 LOT 2	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700010	605 Greystone Lane	BLK 1 LOT 3	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700011	607 Greystone Lane	BLK 1 LOT 4	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700012	609 Greystone Lane	BLK 1 LOT 5	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700013	611 Greystone Lane	BLK 1 LOT 6	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700014	613 Greystone Lane	BLK 1 LOT 7	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700015	615 Greystone Lane	BLK 1 LOT 8	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700016	617 Greystone Lane	BLK 1 LOT 9	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700017	619 Greystone Lane	BLK 1 LOT 10	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700018	621 Greystone Lane	BLK 1 LOT 11	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700019	623 Greystone Lane	BLK 1 LOT 12	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700020	625 Greystone Lane	BLK 1 LOT 13	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700021	627 Greystone Lane	BLK 1 LOT 14	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700022	1 Greystone Court	BLK 1 LOT 15	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700023	2 Greystone Court	BLK 1 LOT 16	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700024	3 Greystone Court	BLK 1 LOT 17	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700025	4 Greystone Court	BLK 1 LOT 18	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700026	5 Greystone Court	BLK 1 LOT 19	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700027	6 Greystone Court	BLK 1 LOT 20	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700028	7 Greystone Court	BLK 1 LOT 21	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700029	8 Greystone Court	BLK 1 LOT 22	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700030	9 Greystone Court	BLK 1 LOT 23	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700031	10 Greystone Court	BLK 1 LOT 24	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700032	11 Greystone Court	BLK 1 LOT 25	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700033	12 Greystone Court	BLK 1 LOT 26	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700034	13 Greystone Court	BLK 1 LOT 27	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700035	14 Greystone Court	BLK 1 LOT 28	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700036	15 Greystone Court	BLK 1 LOT 29	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700037	16 Greystone Court	BLK 1 LOT 30	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700038	17 Greystone Court	BLK 1 LOT 31	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700039	18 Greystone Court	BLK 1 LOT 32	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700040	1 Gemstone Court	BLK 1 LOT 33	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700041	2 Gemstone Court	BLK 1 LOT 34	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700042	3 Gemstone Court	BLK 1 LOT 35	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700043	4 Gemstone Court	BLK 1 LOT 36	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700044	5 Gemstone Court	BLK 1 LOT 37	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700045	6 Gemstone Court	BLK 1 LOT 38	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700046	7 Gemstone Court	BLK 1 LOT 39	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700047	8 Gemstone Court	BLK 1 LOT 40	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34

Footnotes:

- [a] Totals may not match the Total Outstanding Assessment and Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Installment covers the period January 1, 2024 to December 31, 2024, and is due by January 31, 2025.
- [d] Parcel IDs 70053,70091 and 70095 prepaid in full.

Property ID	Property Address	Legal		Outstanding Assessment ^[b]	District			
		Description	Lot Type		Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/25 ^{[a],[c]}
700048	9 Gemstone Court	BLK 1 LOT 41	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700049	10 Gemstone Court	BLK 1 LOT 42	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700050	11 Gemstone Court	BLK 1 LOT 43	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700051	12 Gemstone Court	BLK 1 LOT 44	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700052	13 Gemstone Court	BLK 1 LOT 45	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700053	14 Gemstone Court	BLK 1 LOT 46	Residential	\$ -	\$ -	\$ -	\$ -	\$ -
700054	15 Gemstone Court	BLK 1 LOT 47	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700055	16 Gemstone Court	BLK 1 LOT 48	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700056	17 Gemstone Court	BLK 1 LOT 49	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700057	18 Gemstone Court	BLK 1 LOT 50	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700058	1 Keystone Court	BLK 1 LOT 51	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700059	2 Keystone Court	BLK 1 LOT 52	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700060	3 Keystone Court	BLK 1 LOT 53	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700061	4 Keystone Court	BLK 1 LOT 54	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700062	5 Keystone Court	BLK 1 LOT 55	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700063	6 Keystone Court	BLK 1 LOT 56	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700064	7 Keystone Court	BLK 1 LOT 57	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700065	8 Keystone Court	BLK 1 LOT 58	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700066	9 Keystone Court	BLK 1 LOT 59	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700067	10 Keystone Court	BLK 1 LOT 60	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700068	11 Keystone Court	BLK 1 LOT 61	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700069	12 Keystone Court	BLK 1 LOT 62	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700070	13 Keystone Court	BLK 1 LOT 63	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700071	14 Keystone Court	BLK 1 LOT 64	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700072	15 Keystone Court	BLK 1 LOT 65	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700073	16 Keystone Court	BLK 1 LOT 66	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700074	17 Keystone Court	BLK 1 LOT 67	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700075	18 Keystone Court	BLK 1 LOT 68	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700076	801 Greystone Lane	BLK 1 LOT 69	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700077	805 Greystone Lane	BLK 1 LOT 70	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700078	809 Greystone Lane	BLK 1 LOT 71	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700079	813 Greystone Lane	BLK 1 LOT 72	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700080	817 Greystone Lane	BLK 1 LOT 73	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700081	821 Greystone Lane	BLK 1 LOT 74	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700082	825 Greystone Lane	BLK 1 LOT 75	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700083	829 Greystone Lane	BLK 1 LOT 76	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700084	833 Greystone Lane	BLK 1 LOT 77	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700085	837 Greystone Lane	BLK1 LOT 78	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700086	841 Greystone Lane	BLK 1 LOT 79	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700087	600 Greystone Lane	BLK 2 LOT 1	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34

Footnotes:

- [a] Totals may not match the Total Outstanding Assessment and Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Installment covers the period January 1, 2024 to December 31, 2024, and is due by January 31, 2025.
- [d] Parcel IDs 70053,70091 and 70095 prepaid in full.

Property ID	Property Address	Legal Description	Lot Type	District				
				Outstanding Assessment ^[b]	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/25 ^{[a],[c]}
700088	604 Greystone Lane	BLK 2 LOT 2	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700089	608 Greystone Lane	BLK 2 LOT 3	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700090	612 Greystone Lane	BLK 2 LOT 4	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700091	616 Greystone Lane	BLK 2 LOT 5	Residential	[d] \$ -	\$ -	\$ -	\$ -	\$ -
700092	620 Greystone Lane	BLK 2 LOT 6	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700093	624 Greystone Lane	BLK 2 LOT 7	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700094	628 Greystone Lane	BLK 2 LOT 8	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700095	632 Greystone Lane	BLK 2 LOT 9	Residential	[d] \$ -	\$ -	\$ -	\$ -	\$ -
700096	636 Greystone Lane	BLK 2 LOT 10	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700097	640 Greystone Lane	BLK 2 LOT 11	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700098	644 Greystone Lane	BLK 2 LOT 12	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700099	648 Greystone Lane	BLK 2 LOT 13	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700100	700 Greystone Lane	BLK 2 LOT 14	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700101	704 Greystone Lane	BLK 2 LOT 15	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700102	708 Greystone Lane	BLK 2 LOT 16	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700103	712 Greystone Lane	BLK 2 LOT 17	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700104	716 Greystone Lane	BLK 2 LOT 18	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700105	720 Greystone lane	BLK 2 LOT 19	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700106	724 Greystone Lane	BLK 2 LOT 20	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700107	728 Greystone Lane	BLK 2 LOT 21	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700108	732 Greystone Lane	BLK 2 LOT 22	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700109	736 Greystone Lane	BLK 2 LOT 23	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700110	800 Greystone Lane	BLK 2 LOT 24	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700111	804 Greystone Lane	BLK 2 LOT 25	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700112	808 Greystone Lane	BLK 2 LOT 26	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700113	812 Greystone Lane	BLK 2 LOT 27	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700114	816 Greystone Lane	BLK 2 LOT 28	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700115	820 Greystone Lane	BLK 2 LOT 29	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700116	824 Greystone Lane	BLK 2 LOT 30	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700117	828 Greystone Lane	BLK 2 LOT 31	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700118	832 Greystone Lane	BLK 2 LOT 32	Residential	\$ 15,995.08	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
700006	Greystone 15' Drainage	RESERVE LOT	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -
700007	Greystone 20' Drainage	RESERVE LOT	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -
700005	Greystone Park/Drainage/Detention	RESERVE LOT	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -
Total				\$ 1,727,468.64	\$34,599.60	\$69,008.51	\$ 13,392.60	\$ 117,000.72

Footnotes:

- [a] Totals may not match the Total Outstanding Assessment and Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Installment covers the period January 1, 2024 to December 31, 2024, and is due by January 31, 2025.
- [d] Parcel IDs 70053,70091 and 70095 prepaid in full.

EXHIBIT B – PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2025	\$ 34,599.60	\$ 69,008.51	\$ 13,392.60	\$ 117,000.71
2026	\$ 35,981.78	\$ 67,626.33	\$ 13,660.45	\$ 117,268.57
2027	\$ 37,419.17	\$ 66,188.94	\$ 13,933.66	\$ 117,541.77
2028	\$ 38,913.98	\$ 64,694.13	\$ 14,212.33	\$ 117,820.45
2029	\$ 40,468.51	\$ 63,139.60	\$ 14,496.58	\$ 118,104.69
2030	\$ 42,085.13	\$ 61,522.98	\$ 14,786.51	\$ 118,394.63
2031	\$ 43,766.34	\$ 59,841.77	\$ 15,082.24	\$ 118,690.36
2032	\$ 45,514.71	\$ 58,093.40	\$ 15,383.89	\$ 118,992.00
2033	\$ 47,332.92	\$ 56,275.19	\$ 15,691.57	\$ 119,299.68
2034	\$ 49,223.76	\$ 54,384.35	\$ 16,005.40	\$ 119,613.51
2035	\$ 51,190.14	\$ 52,417.97	\$ 16,325.50	\$ 119,933.62
2036	\$ 53,235.07	\$ 50,373.04	\$ 16,652.01	\$ 120,260.13
2037	\$ 55,361.70	\$ 48,246.42	\$ 16,985.06	\$ 120,593.17
2038	\$ 57,573.27	\$ 46,034.84	\$ 17,324.76	\$ 120,932.87
2039	\$ 59,873.20	\$ 43,734.92	\$ 17,671.25	\$ 121,279.36
2040	\$ 62,265.00	\$ 41,343.12	\$ 18,024.68	\$ 121,632.79
2041	\$ 64,752.34	\$ 38,855.77	\$ 18,385.17	\$ 121,993.28
2042	\$ 67,339.05	\$ 36,269.06	\$ 18,752.87	\$ 122,360.99
2043	\$ 70,029.10	\$ 33,579.02	\$ 19,127.93	\$ 122,736.04
2044	\$ 72,826.60	\$ 30,781.51	\$ 19,510.49	\$ 123,118.60
2045	\$ 75,735.86	\$ 27,872.25	\$ 19,900.70	\$ 123,508.81
2046	\$ 78,761.34	\$ 24,846.77	\$ 20,298.71	\$ 123,906.83
2047	\$ 81,907.68	\$ 21,700.43	\$ 20,704.69	\$ 124,312.80
2048	\$ 85,179.71	\$ 18,428.41	\$ 21,118.78	\$ 124,726.89
2049	\$ 88,582.45	\$ 15,025.67	\$ 21,541.16	\$ 125,149.27
2050	\$ 92,121.12	\$ 11,487.00	\$ 21,971.98	\$ 125,580.09
2051	\$ 95,801.15	\$ 7,806.96	\$ 22,411.42	\$ 126,019.53
2052	\$ 99,628.19	\$ 3,979.92	\$ 22,859.65	\$ 126,467.76
Total	\$1,727,468.88	\$1,173,558.30	\$ 496,212.04	\$3,397,239.22

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) Interest is calculated at a rate of 3.99%.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

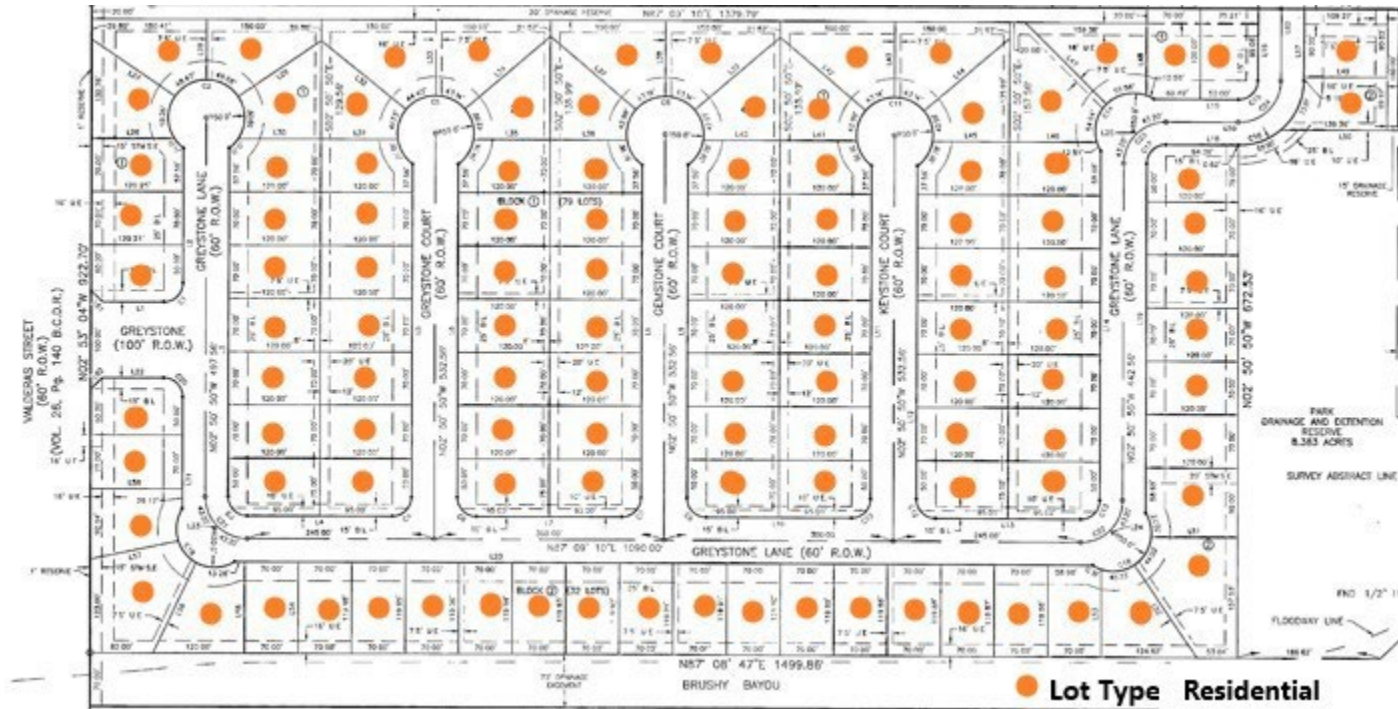


EXHIBIT D – BUYER DISCLOSURES

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

- Residential Lot

[Remainder of page intentionally left blank.]

GREYSTONE PUBLIC IMPROVEMENT DISTRICT - RESIDENTIAL LOT HOMEBUYER 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 ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE RESIDENTIAL LOT PRINCIPAL ASSESSMENT: \$15,995.08

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

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

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

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 Brazoria 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 Brazoria 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 Brazoria County.

ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Annual Installments Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2025	\$ 320.37	\$ 638.97	\$ 124.01	\$ 1,083.34
2026	\$ 333.16	\$ 626.17	\$ 126.49	\$ 1,085.82
2027	\$ 346.47	\$ 612.86	\$ 129.02	\$ 1,088.35
2028	\$ 360.31	\$ 599.02	\$ 131.60	\$ 1,090.93
2029	\$ 374.71	\$ 584.63	\$ 134.23	\$ 1,093.56
2030	\$ 389.68	\$ 569.66	\$ 136.91	\$ 1,096.25
2031	\$ 405.24	\$ 554.09	\$ 139.65	\$ 1,098.98
2032	\$ 421.43	\$ 537.90	\$ 142.44	\$ 1,101.78
2033	\$ 438.27	\$ 521.07	\$ 145.29	\$ 1,104.63
2034	\$ 455.78	\$ 503.56	\$ 148.20	\$ 1,107.53
2035	\$ 473.98	\$ 485.35	\$ 151.16	\$ 1,110.50
2036	\$ 492.92	\$ 466.42	\$ 154.19	\$ 1,113.52
2037	\$ 512.61	\$ 446.73	\$ 157.27	\$ 1,116.60
2038	\$ 533.09	\$ 426.25	\$ 160.41	\$ 1,119.75
2039	\$ 554.38	\$ 404.95	\$ 163.62	\$ 1,122.96
2040	\$ 576.53	\$ 382.81	\$ 166.90	\$ 1,126.23
2041	\$ 599.56	\$ 359.78	\$ 170.23	\$ 1,129.57
2042	\$ 623.51	\$ 335.82	\$ 173.64	\$ 1,132.97
2043	\$ 648.42	\$ 310.92	\$ 177.11	\$ 1,136.44
2044	\$ 674.32	\$ 285.01	\$ 180.65	\$ 1,139.99
2045	\$ 701.26	\$ 258.08	\$ 184.27	\$ 1,143.60
2046	\$ 729.27	\$ 230.06	\$ 187.95	\$ 1,147.29
2047	\$ 758.40	\$ 200.93	\$ 191.71	\$ 1,151.04
2048	\$ 788.70	\$ 170.63	\$ 195.54	\$ 1,154.88
2049	\$ 820.21	\$ 139.13	\$ 199.46	\$ 1,158.79
2050	\$ 852.97	\$ 106.36	\$ 203.44	\$ 1,162.78
2051	\$ 887.05	\$ 72.29	\$ 207.51	\$ 1,166.85
2052	\$ 922.48	\$ 36.85	\$ 211.66	\$ 1,171.00
Total	\$ 15,995.08	\$ 10,866.28	\$ 4,594.56	\$ 31,455.92

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) Interest is calculated at a rate of 3.99%.