



RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT 2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 26, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings given to them in the 2021 Service and Assessment Plan (the “2021 SAP”) or unless the context in which a term is used clearly requires a different meaning.

On November 12, 2019, the City passed and approved Resolution 20191112-011 authorizing the creation of the District in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

On December 8, 2020, the City passed and approved Ordinance 20201208-108 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on September 14, 2021. The Service and Assessment Plan approved on September 14, 2021 by Ordinance 20211012-013 replaced in its entirety the previously approved plan approved by Ordinance 20201208-108. Ordinance 20211012-013 also levied assessments against benefited properties within the District and established a lien on such properties.

On August 23, 2022, the City approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 20220823-12 which updated the Assessment Roll for 2022.

On September 12, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 20230912-018 which updated the Assessment Roll for 2023.

On September 10, 2024, the City approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 20240910-015 which updated the Assessment Roll for 2024.

The 2021 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 2021 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

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 2021 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

- The final plat of Riverwood Ranch Section 1 was filed and recorded within the County on March 11, 2021, and consists of 96 residential Lots and 3 Lots of Non-Benefited Property.
- The final plat of Riverwood Ranch Section 2 was filed and recorded with the County on May 2, 2022, and consists of 109 residential Lots and 4 Lots of Non-Benefited Property.

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

District	
Lot Type	Number of Lots
Lot Type 1	148
Lot Type 2	30
Lot Type 3	27
Total	205

LOT AND HOME SALES

Per the Owner as of March 31, 2025, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 18 Lots
 - Lot Type 2: 1 Lots
 - Lot Type 3: 2 Lots
- End-User Owner:
 - Lot Type 1: 130 Lots
 - Lot Type 2: 29 Lots
 - Lot Type 3: 25 Lots

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

AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the 2021 SAP and they were dedicated to the City on June 22, 2021, and April 26, 2022.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$4,596,574.36.

ANNUAL INSTALLMENT DUE 1/31/2026

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$287,967.52.
- **TIRZ No. 2 Annual Credit Amount** – The total TIRZ No. 2 Annual Credit Amount, credited against the principal and interest required for the Annual Installment, is \$47,649.86.
- **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 \$6,490.26. A breakdown of the Annual Collection Costs is shown below.

District	
Annual Collection Costs	
Administration	\$ 9,792.00
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	200.00
Draw Request Review	1,000.00
Collection Cost Maintenance Balance	3,500.00
Less CCMB Credit from Prior Years	(10,001.74)
Total Annual Collection Costs	\$ 6,490.26

District	
Due January 31, 2026	
Principal	\$ 104,104.55
Interest	\$ 183,862.97
TIRZ No. Annual Credit Amount	\$ (47,649.86)
Annual Collection Costs	\$ 6,490.26
Total Annual Installment	\$ 246,807.92

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

PREPAYMENT OF ASSESSMENTS IN FULL

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

District			
Property ID	Property Address	Lot Type	Date of Prepayment
700148	102 Kelly St	1	12/27/2024

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within the District.

TIRZ NO. 2 ANNUAL CREDIT

The City Council, in accordance with the Facilities and Creation Costs Reimbursement Agreement approved July 14, 2020, TIRZ funds will be used to reduce the annual PID assessment levied on properties within the District. The TIRZ Revenues generated to reduce the District Annual Installment for all District Assessed Property so that the District Annual Installment minus the TIRZ No. 2 Annual Credit Amount for each Lot Type does not produce an equivalent tax rate which exceeds the competitive composite ad valorem equivalent tax rate taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the District Annual Installments. The resulting Maximum TIRZ No. 2 Annual Credit Amount for each Lot Type is shown below.

Lot Type	Units	TIRZ Maximum Annual Credit Amount	
		Amount	Per Unit
1	148	\$ 0.1709	\$ 406.77
2	30	\$ 0.1709	\$ 443.58
3	27	\$ 0.1709	\$ 482.20
Total	205		\$ 1,332.55

The TIRZ No. 2 Revenues available to be applied to the District Annual Installment due January 31, 2026 is \$47,649.86.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the 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				
Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 104,104.55	\$ 108,268.73	\$ 112,599.47	\$ 117,103.46	\$ 121,787.60
Interest		\$ 183,862.97	\$ 179,698.79	\$ 175,368.04	\$ 170,864.06	\$ 166,179.93
TIRZ No. 2 Annual Credit Amount ¹		\$ (47,649.86)	\$ -	\$ -	\$ -	\$ -
	(1)	\$ 240,317.66	\$ 287,967.52	\$ 287,967.52	\$ 287,967.52	\$ 287,967.52
Annual Collection Cost	(2)	\$ 6,490.26	\$ 13,251.84	\$ 13,516.88	\$ 13,787.21	\$ 14,062.96
Total Installment	(3) = (1) + (2)	\$ 246,807.92	\$ 301,219.36	\$ 301,484.39	\$ 301,754.74	\$ 302,030.48

Footnotes:

1) The TIRZ No. 2 Revenue generated by the Improvement Area #1 Assessed Property for the previous Tax Year shall be applied on a parcel by parcel basis to reduce principal required for the Improvement Area #1 Annual Installment due January 31, 2026. The TIRZ No. 2 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 2 Revenue is generated.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. 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 ^[a]	Lot Type	Note	District						
			Outstanding Assessment ^[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026 ^{[b],[c]}
700123	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (124.28)	\$ 1,269.38
700124	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (151.14)	\$ 1,242.52
700125	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (138.45)	\$ 1,255.21
700126	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (140.19)	\$ 1,253.47
700127	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (135.02)	\$ 1,374.50
700128	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ -	\$ 1,640.92
700129	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (390.27)	\$ 1,250.65
700130	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (163.72)	\$ 1,477.20
700131	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (46.49)	\$ 1,594.43
700132	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (140.60)	\$ 1,368.92
700133	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (123.04)	\$ 1,270.62
700134	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (109.68)	\$ 1,283.98
700135	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (109.19)	\$ 1,284.47
700136	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (117.47)	\$ 1,276.19
700137	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (373.13)	\$ 1,020.53
700138	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (332.47)	\$ 1,177.05
700139	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (262.30)	\$ 1,131.36
700140	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (205.32)	\$ 1,188.34
700141	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (270.04)	\$ 1,123.62
700142	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (292.07)	\$ 1,101.59
700143	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (231.02)	\$ 1,162.64
700144	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (339.87)	\$ 1,053.79
700145	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (260.39)	\$ 1,133.27
700146	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (369.38)	\$ 1,024.28
700147	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (275.27)	\$ 1,118.39
700148	1	[d]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
700149	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (372.28)	\$ 1,021.38
700150	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (311.94)	\$ 1,081.72
700151	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (263.68)	\$ 1,129.98
700152	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (350.33)	\$ 1,043.33
700153	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (372.63)	\$ 1,021.03
700154	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (299.31)	\$ 1,094.35
700155	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (300.29)	\$ 1,093.37
700156	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (302.96)	\$ 1,206.56
700157	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (326.12)	\$ 1,314.80
700158	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (282.04)	\$ 1,358.88
700159	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (390.17)	\$ 1,250.75
700160	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (326.27)	\$ 1,183.25
700161	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (307.68)	\$ 1,085.98
700162	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (279.31)	\$ 1,114.35

Property ID ^[a]	Lot Type	Note	District						Annual Installment Due 1/31/2026 ^{[b],[c]}
			Outstanding Assessment ^[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	
700163	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (266.92)	\$ 1,126.74
700164	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (285.03)	\$ 1,108.63
700165	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (289.97)	\$ 1,103.69
700166	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
700170	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (342.53)	\$ 1,051.13
700171	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
700172	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (372.63)	\$ 1,021.03
700173	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (300.67)	\$ 1,092.99
700174	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (134.68)	\$ 1,258.98
700175	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (235.85)	\$ 1,157.81
700176	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (384.69)	\$ 1,008.97
700177	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (263.68)	\$ 1,129.98
700178	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (290.52)	\$ 1,103.14
700179	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (344.56)	\$ 1,049.10
700180	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (99.97)	\$ 1,293.69
700181	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (303.94)	\$ 1,336.98
700182	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (334.84)	\$ 1,306.08
700183	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (280.62)	\$ 1,228.90
700184	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (291.88)	\$ 1,101.78
700185	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (250.47)	\$ 1,143.19
700186	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (256.84)	\$ 1,136.82
700187	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (241.21)	\$ 1,152.45
700188	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (325.81)	\$ 1,067.85
700189	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (216.70)	\$ 1,176.96
700190	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (260.03)	\$ 1,133.63
700191	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (339.40)	\$ 1,301.52
700192	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (305.98)	\$ 1,334.94
700193	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (289.10)	\$ 1,220.42
700194	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (269.69)	\$ 1,371.23
700195	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (294.42)	\$ 1,215.10
700196	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (258.29)	\$ 1,135.37
700197	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (199.06)	\$ 1,310.46
700198	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (292.14)	\$ 1,101.52
700199	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (276.77)	\$ 1,116.89
700200	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (308.79)	\$ 1,084.87
700201	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (198.59)	\$ 1,195.07
700203	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (327.62)	\$ 1,066.04
700204	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (287.68)	\$ 1,105.98
700205	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (286.27)	\$ 1,107.39
700206	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (319.86)	\$ 1,073.80

			District						
Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Principal	Interest	Annual Collection	Annual Installment	TIRZ #2	Annual
						Costs	before TIRZ	Annual Credit Amount	Installment Due 1/31/2026 ^{[b],[c]}
700207	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (278.59)	\$ 1,230.93
700208	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (288.55)	\$ 1,220.97
700209	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (328.45)	\$ 1,065.21
700210	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (277.29)	\$ 1,116.37
700211	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (292.36)	\$ 1,101.30
700212	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (313.45)	\$ 1,080.21
700213	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (276.33)	\$ 1,117.33
700214	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (266.15)	\$ 1,127.51
700215	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (325.34)	\$ 1,068.32
700216	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (276.40)	\$ 1,117.26
700217	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (252.43)	\$ 1,257.09
700218	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (132.10)	\$ 1,377.42
700219	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (52.06)	\$ 1,341.60
700220	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (335.40)	\$ 1,058.26
700221	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (267.79)	\$ 1,125.87
700222	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (284.94)	\$ 1,108.72
700120	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
700121	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
700122	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706579	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706580	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706581	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706582	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706583	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (264.62)	\$ 1,129.04
706584	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (276.40)	\$ 1,117.26
706585	1	[e]	\$ 21,710.44	\$ 245.85	\$ 434.21	\$ 15.36	\$ 695.42	\$ (98.23)	\$ 598.60
717110	1	[e]	\$ 21,710.44	\$ 245.85	\$ 434.21	\$ 15.36	\$ 695.42	\$ (128.26)	\$ 568.57
706586	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (183.62)	\$ 1,210.04
706587	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (249.97)	\$ 1,143.69
706588	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (295.44)	\$ 1,098.22
706589	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (256.35)	\$ 1,137.31
706590	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (234.10)	\$ 1,159.56
706591	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (307.70)	\$ 1,085.96
706592	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (196.09)	\$ 1,197.57
706593	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (276.40)	\$ 1,117.26
706594	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (310.05)	\$ 1,199.47
706595	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (282.59)	\$ 1,226.93
706596	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (279.91)	\$ 1,361.01
706597	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (220.67)	\$ 1,420.25
706598	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (307.17)	\$ 1,333.75
706599	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (184.45)	\$ 1,209.21

			District						
Property ID ^[a]	Lot Type	Note	Outstanding			Annual	Annual	TIRZ #2	Annual
			Assessment ^[b]	Principal	Interest	Collection Costs	Installment before TIRZ	Annual Credit Amount	Installment Due 1/31/2026 ^{[b],[c]}
706600	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (326.20)	\$ 1,067.46
706601	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (331.58)	\$ 1,062.08
706602	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (218.50)	\$ 1,175.16
706603	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (261.28)	\$ 1,379.64
706604	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (307.57)	\$ 1,333.35
706605	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (321.62)	\$ 1,319.30
706606	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (262.43)	\$ 1,131.23
706607	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (280.56)	\$ 1,113.10
706608	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (258.27)	\$ 1,135.39
706609	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (307.31)	\$ 1,086.35
706610	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (262.45)	\$ 1,131.21
706611	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (297.14)	\$ 1,096.52
706612	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (160.49)	\$ 1,233.17
706613	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (353.36)	\$ 1,040.30
706614	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (313.45)	\$ 1,080.21
706615	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (307.31)	\$ 1,086.35
706616	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (353.36)	\$ 1,040.30
706617	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (9.58)	\$ 1,384.08
706618	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (307.31)	\$ 1,086.35
706619	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (302.96)	\$ 1,090.70
706620	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (261.40)	\$ 1,132.26
706621	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (289.23)	\$ 1,104.43
706622	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (162.27)	\$ 1,231.39
706623	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (262.27)	\$ 1,131.39
706624	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (284.73)	\$ 1,108.93
706625	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (294.31)	\$ 1,099.35
706626	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (145.20)	\$ 1,248.46
706627	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (296.48)	\$ 1,213.04
706628	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (225.79)	\$ 1,415.13
706629	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (151.79)	\$ 1,489.13
706630	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (143.20)	\$ 1,250.46
706631	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706632	1	[f]	\$ 21,710.44	\$ 245.85	\$ 434.21	\$ 15.36	\$ 695.42	\$ (80.63)	\$ 616.20
716545	1	[f]	\$ 21,710.44	\$ 245.85	\$ 434.21	\$ 15.36	\$ 695.42	\$ (110.66)	\$ 586.17
706633	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (352.02)	\$ 1,041.64
706634	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706635	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706636	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (53.35)	\$ 1,340.31
706637	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (53.35)	\$ 1,340.31
706638	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706639	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (94.82)	\$ 1,298.84

Property ID ^[a]	Lot Type	Note	District						Annual Installment Due 1/31/2026 ^{[b],[c]}
			Outstanding Assessment ^[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	
706640	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706641	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706642	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706643	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (51.85)	\$ 1,341.81
706644	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (53.86)	\$ 1,587.06
706645	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (57.81)	\$ 1,583.11
706646	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (53.64)	\$ 1,455.88
706647	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (52.19)	\$ 1,341.47
706648	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (52.20)	\$ 1,341.46
706649	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (53.64)	\$ 1,340.02
706650	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (256.35)	\$ 1,253.17
706651	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (233.05)	\$ 1,160.61
706652	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (295.81)	\$ 1,097.85
706653	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (299.02)	\$ 1,210.50
706654	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (276.77)	\$ 1,116.89
706655	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (352.06)	\$ 1,041.60
706656	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (297.02)	\$ 1,096.64
706657	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (285.33)	\$ 1,108.33
706658	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (332.10)	\$ 1,177.42
706659	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (299.27)	\$ 1,210.25
706660	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (191.34)	\$ 1,318.18
706661	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (201.90)	\$ 1,307.62
706662	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (310.58)	\$ 1,198.94
706663	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (276.29)	\$ 1,233.23
706664	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (343.02)	\$ 1,166.50
706665	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (262.54)	\$ 1,246.98
706666	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (283.11)	\$ 1,110.55
706667	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (218.87)	\$ 1,174.79
706668	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (300.17)	\$ 1,093.49
706669	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (171.18)	\$ 1,222.48
706670	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (322.81)	\$ 1,186.71
706671	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (268.71)	\$ 1,124.95
706672	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (207.94)	\$ 1,185.72
706673	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (280.86)	\$ 1,228.66
706674	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (252.27)	\$ 1,141.39
706675	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (262.47)	\$ 1,131.19
706676	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (271.02)	\$ 1,369.90
706677	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (249.66)	\$ 1,391.26
706678	2		\$ 23,675.40	\$ 536.21	\$ 947.02	\$ 33.27	\$ 1,516.50	\$ (289.80)	\$ 1,219.72
706679	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (53.35)	\$ 1,340.31

			District						
Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2026 ^{[b],[c]}
706680	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ -	\$ 1,393.66
706681	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706682	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706683	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (269.15)	\$ 1,124.51
706684	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (164.46)	\$ 1,476.46
706685	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (49.47)	\$ 1,344.19
706686	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (54.38)	\$ 1,586.54
706687	3		\$ 25,736.22	\$ 582.88	\$ 1,029.45	\$ 36.17	\$ 1,648.50	\$ (271.93)	\$ 1,368.99
706688	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (52.43)	\$ 1,341.23
706689	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (50.66)	\$ 1,343.00
706690	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (189.48)	\$ 1,204.18
706691	1		\$ 21,710.44	\$ 491.70	\$ 868.42	\$ 30.72	\$ 1,390.84	\$ (53.35)	\$ 1,340.31
District Total			\$ 4,596,574.36	\$ 104,104.55	\$ 183,862.97	\$ 6,490.26	\$ 294,457.78	\$ (47,649.86)	\$ 246,807.92

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Totals may not match the Outstanding Assessment and Annual Installment due to rounding.

[c] Cumulative of TIRZ No. 2 Annual Credit Amount.

[d] Property ID has prepaid their Assessment in full.

[e] Undivided interest of parent Property ID 717109 located at 208 Bennett Loop, billed 50% to Property ID 706585 and 50% to Property ID 717110.

[f] Undivided interest of parent Property ID 716544 located at 308 Bennett St, billed 50% to Property ID 706632 and 50% to Property ID 716545.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENTS

Installment Due January 31,	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 104,104.55	\$ 183,862.97	\$ -	6,490.26	294,457.78
2027	\$ 108,268.73	\$ 179,698.79	-	13,251.84	301,219.36
2028	\$ 112,599.47	\$ 175,368.04	-	13,516.88	301,484.39
2029	\$ 117,103.46	\$ 170,864.06	-	13,787.21	301,754.74
2030	\$ 121,787.60	\$ 166,179.93	-	14,062.96	302,030.48
2031	\$ 126,659.10	\$ 161,308.42	-	14,344.22	302,311.74
2032	\$ 131,725.46	\$ 156,242.06	-	14,631.10	302,598.62
2033	\$ 136,994.48	\$ 150,973.04	-	14,923.72	302,891.24
2034	\$ 142,474.26	\$ 145,493.26	-	15,222.20	303,189.72
2035	\$ 148,173.23	\$ 139,794.29	-	15,526.64	303,494.16
2036	\$ 154,100.16	\$ 133,867.36	-	15,837.18	303,804.69
2037	\$ 160,264.16	\$ 127,703.35	-	16,153.92	304,121.44
2038	\$ 166,674.74	\$ 121,292.79	-	16,477.00	304,444.52
2039	\$ 173,341.73	\$ 114,625.80	-	16,806.54	304,774.06
2040	\$ 180,275.39	\$ 107,692.13	-	17,142.67	305,110.19
2041	\$ 187,486.41	\$ 100,481.11	-	17,485.52	305,453.04
2042	\$ 194,985.87	\$ 92,981.66	-	17,835.23	305,802.76
2043	\$ 202,785.30	\$ 85,182.22	-	18,191.94	306,159.46
2044	\$ 210,896.71	\$ 77,070.81	-	18,555.78	306,523.29
2045	\$ 219,332.57	\$ 68,634.94	-	18,926.89	306,894.41
2046	\$ 228,105.89	\$ 59,861.64	-	19,305.43	307,272.95
2047	\$ 237,230.12	\$ 50,737.40	-	19,691.54	307,659.06
2048	\$ 246,719.32	\$ 41,248.20	-	20,085.37	308,052.89
2049	\$ 256,588.09	\$ 31,379.43	-	20,487.08	308,454.59
2050	\$ 266,851.61	\$ 21,115.90	-	20,896.82	308,864.33
2051	\$ 261,045.97	\$ 10,441.84	-	21,314.75	292,802.57
Total	\$ 4,596,574.36	\$ 2,874,101.47	\$ -	430,950.67	7,901,626.49

Footnotes:

[a] Interest is calculated at an average rate of 4.00%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C – LOT CLASSIFICATION MAP

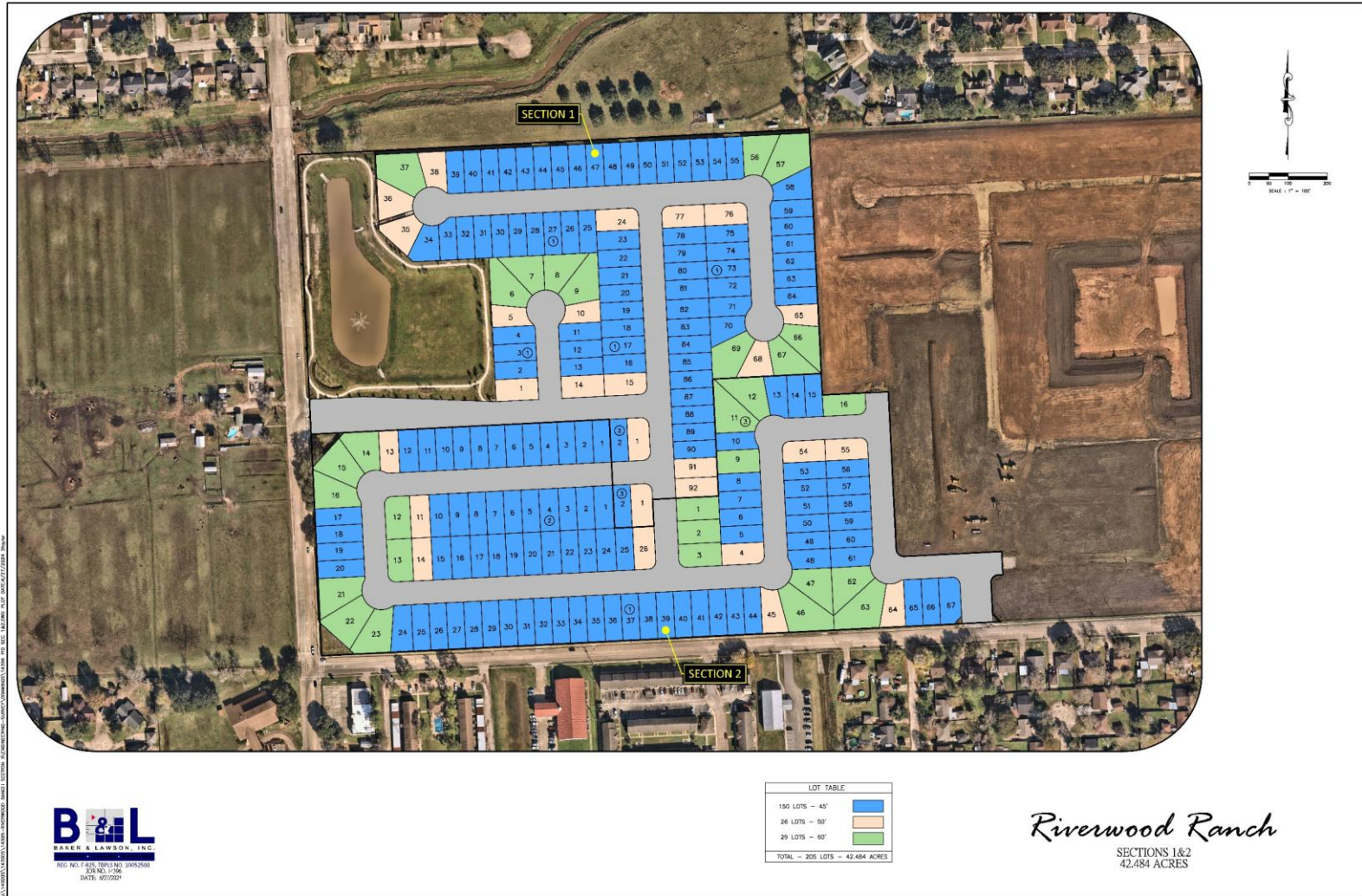


EXHIBIT D – BUYER DISCLOSURES

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

- Lot Type 1 (45')
- Lot Type 2 (50')
- Lot Type 3 (60')

RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 1 - 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 ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$21,710.44

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Riverwood Ranch 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 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 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 - LOT TYPE 1

Installment Due January 31,	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^{[b],[c]}
2026	491.70	868.42	30.72	1,393.66
2027	511.37	848.75	62.72	1,425.66
2028	531.83	828.29	63.97	1,426.91
2029	553.10	807.02	65.25	1,428.19
2030	575.22	784.90	66.56	1,429.50
2031	598.23	761.89	67.89	1,430.83
2032	622.16	737.96	69.25	1,432.19
2033	647.05	713.07	70.63	1,433.57
2034	672.93	687.19	72.05	1,434.98
2035	699.85	660.27	73.49	1,436.42
2036	727.84	632.28	74.96	1,437.89
2037	756.96	603.17	76.46	1,439.39
2038	787.23	572.89	77.98	1,440.92
2039	818.72	541.40	79.54	1,442.48
2040	851.47	508.65	81.14	1,444.07
2041	885.53	474.59	82.76	1,445.70
2042	920.95	439.17	84.41	1,447.35
2043	957.79	402.33	86.10	1,449.04
2044	996.10	364.02	87.82	1,450.76
2045	1,035.95	324.18	89.58	1,452.52
2046	1,077.38	282.74	91.37	1,454.31
2047	1,120.48	239.64	93.20	1,456.14
2048	1,165.30	194.82	95.06	1,458.00
2049	1,211.91	148.21	96.96	1,459.90
2050	1,260.39	99.73	98.90	1,461.84
2051	1,232.97	49.32	100.88	1,385.82
Total	\$ 21,710.44	\$ 13,574.89	\$ 2,039.67	\$ 37,398.03

Footnotes:

[a] Interest is calculated at an average rate of 4.00%.

[b] The Figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] The project Annual Installment does not include the Maximum TIRZ No. 2 Annual Credit Amount of \$406.77 for Lot Type 1. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 2 Annual Credit Amount applicable to each lot.

RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 2 - 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 ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$23,675.40

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Riverwood Ranch 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 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 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 - LOT TYPE 2

Installment Due January 31,	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^{[b],[c]}
2026	536.21	947.02	33.27	1,509.52
2027	557.66	925.57	67.93	1,544.19
2028	579.96	903.26	69.29	1,545.54
2029	603.16	880.06	70.68	1,546.93
2030	627.29	855.94	72.09	1,548.34
2031	652.38	830.85	73.53	1,549.79
2032	678.47	804.75	75.01	1,551.26
2033	705.61	777.61	76.51	1,552.76
2034	733.84	749.39	78.04	1,554.29
2035	763.19	720.03	79.60	1,555.85
2036	793.72	689.51	81.19	1,557.44
2037	825.47	657.76	82.81	1,559.06
2038	858.49	624.74	84.47	1,560.72
2039	892.82	590.40	86.16	1,562.41
2040	928.54	554.69	87.88	1,564.13
2041	965.68	517.54	89.64	1,565.89
2042	1,004.31	478.92	91.43	1,567.68
2043	1,044.48	438.74	93.26	1,569.51
2044	1,086.26	396.97	95.13	1,571.38
2045	1,129.71	353.52	97.03	1,573.28
2046	1,174.90	308.33	98.97	1,575.22
2047	1,221.89	261.33	100.95	1,577.20
2048	1,270.77	212.46	102.97	1,579.22
2049	1,321.60	161.62	105.03	1,581.28
2050	1,374.46	108.76	107.13	1,583.38
2051	1,344.56	53.78	109.27	1,501.04
Total	\$ 23,675.40	\$ 14,803.53	\$ 2,209.25	\$ 40,507.28

Footnotes:

[a] Interest is calculated at an average rate of 4.00%.

[b] The Figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] The project Annual Installment does not include the Maximum TIRZ No. 2 Annual Credit Amount of \$443.58 for Lot Type 2. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 2 Annual Credit Amount applicable to each lot.

RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 3 - 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 ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$25,736.22

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Riverwood Ranch 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 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 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 - LOT TYPE 3

Installment Due January 31,	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^{[b],[c]}
2026	582.88	1,029.45	36.17	1,640.92
2027	606.20	1,006.13	73.85	1,678.60
2028	630.44	981.89	75.33	1,680.08
2029	655.66	956.67	76.83	1,681.58
2030	681.89	930.44	78.37	1,683.12
2031	709.16	903.17	79.94	1,684.69
2032	737.53	874.80	81.53	1,686.28
2033	767.03	845.30	83.17	1,687.92
2034	797.71	814.62	84.83	1,689.58
2035	829.62	782.71	86.52	1,691.28
2036	862.81	749.52	88.26	1,693.01
2037	897.32	715.01	90.02	1,694.77
2038	933.21	679.12	91.82	1,696.57
2039	970.54	641.79	93.66	1,698.41
2040	1,009.36	602.97	95.53	1,700.28
2041	1,049.74	562.59	97.44	1,702.19
2042	1,091.73	520.60	99.39	1,704.14
2043	1,135.39	476.94	101.38	1,706.13
2044	1,180.81	431.52	103.41	1,708.16
2045	1,228.04	384.29	105.47	1,710.22
2046	1,277.16	335.17	107.58	1,712.33
2047	1,328.25	284.08	109.73	1,714.48
2048	1,381.38	230.95	111.93	1,716.68
2049	1,436.64	175.69	114.17	1,718.92
2050	1,494.10	118.23	116.45	1,721.20
2051	1,461.60	58.46	118.78	1,631.69
Total	\$ 25,736.22	\$ 16,092.09	\$ 2,401.55	\$ 44,033.22

Footnotes:

[a] Interest is calculated at an average rate of 4.00%.

[b] The Figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] The project Annual Installment does not include the Maximum TIRZ No. 2 Annual Credit Amount of \$482.20 for Lot Type 3. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 2 Annual Credit Amount applicable to each lot.