



KIBER RESERVE
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 set forth in the original 2021 Service and Assessment Plan (the “2021 SAP”).

The District was created pursuant to the PID Act, by Resolution No. 20201110-007 of the City Council on November 10, 2020, to finance certain public improvement projects for the benefit of the property in the District.

On October 12, 2021, the City Council approved the 2021 SAP for the District by adopting Ordinance No. 20211012-015, which included the revised Assessment Roll.

On August 23, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 20220823-13, which updated the Assessment Roll for 2022.

On August 22, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 20230822-16 which updated the Assessment Roll for 2023.

On August 27, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 20240827-011 which updated the Assessment Roll for 2024.

The 2021 SAP identified the Authorized Improvements to be provided by 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 Assessment for 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 Kiber Reserve Phase 1 was filed and recorded with the County on October 22, 2021, and consists of 48 Residential Lots and 1 Lot classified as Non-Benefited Property.

The Final Plat of Kiber Reserve Phase II was filed and recorded with the County on October 5, 2022, and consists of 45 Residential Lots and 2 Lots classified as Non-Benefited Property.

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:

- Developer Owned:
 - Lot Type Residential: 0 Lots
- Homebuilder Owned:
 - Lot Type Residential: 34 Lots
- End-User Owner:
 - Lot Type Residential: 59 Lots

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

AUTHORIZED IMPROVEMENTS

The Owner has completed the Authorized Improvements listed in the 2021 SAP and they were dedicated to the City on October 5, 2022.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$1,681,549.29.

ANNUAL INSTALLMENT DUE 1/31/2026

- **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 4.04% per annum, simple interest. The total principal and interest required for the Annual Installment is \$103,438.10.

- **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 \$19,200.00.

District	
Annual Collection Costs Breakdown	
Administration	\$ 15,000.00
Auditor	1,000.00
Filing Fees	1,000.00
County Collection	200.00
Draw Request Review	1,000.00
Past Due P3Works, LLC Invoices	1,000.00
Collection Cost Maintenance Balance	-
Total Annual Collection Costs	\$ 19,200.00

District	
Due January 31, 2026	
Principal	35,503.51
Interest	67,934.59
Annual Collection Costs	19,200.00
Total Annual Installment	\$ 122,638.10

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

PREPAYMENT OF ASSESSMENT IN FULL

No full Prepayments have occurred within the District.

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.

Annual Installments		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 35,503.51	\$ 36,937.85	\$ 38,430.14	\$ 39,982.72	\$ 41,598.02
Interest		\$ 67,934.59	\$ 66,500.25	\$ 65,007.96	\$ 63,455.38	\$ 61,840.08
	(1)	\$103,438.10	\$103,438.10	\$ 103,438.10	\$103,438.10	\$103,438.10
Annual Collection Costs	(2)	\$ 19,200.00	\$ 19,584.00	\$ 19,975.68	\$ 20,375.19	\$ 20,782.70
Total Annual Installment	(3) = (1) + (2)	\$122,638.10	\$123,022.10	\$ 123,413.78	\$123,813.29	\$124,220.80

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 Rolls 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	Legal Description	Lot Type	Outstanding Assessment ^{(a),(b)}	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26 ^(b)
702067	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 11	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702068	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 12	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702069	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 13	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702070	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 14	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702071	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 15	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702072	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 16	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702091	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 14	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702092	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 15	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702093	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 16	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702094	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 17	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702095	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 18	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702096	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 19	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702097	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 20	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702098	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 21	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702099	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 22	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702078	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 1	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702079	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 2	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702080	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 3	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702081	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 4	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702082	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 5	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702083	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 6	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702084	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 7	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702085	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 8	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702086	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 9	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702087	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 10	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702088	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 11	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702089	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 12	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702090	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 13	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702057	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 1	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702058	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 2	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702059	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 3	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702060	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 4	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702061	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 5, Undivided Interest 50.000000000000%	Residential	[c] 9,040.59	\$ 190.88	\$ 365.24	\$ 103.23	\$ 659.35
709555	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 5, Undivided Interest 50.000000000000%	Residential	[c] 9,040.59	\$ 190.88	\$ 365.24	\$ 103.23	\$ 659.35
702062	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 6	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702063	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 7	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702064	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 8	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702065	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 9	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702066	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 10	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702073	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 17	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702074	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 18	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Undivided Interest of parent Property ID 709554 located at 216 Bryan Way, billed 50% to Property ID 702061 and 50% to Property ID 709555.

Property ID	Legal Description	Lot Type	Outstanding Assessment ^{(a),(b)}	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26 ^(a)
702075	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 19	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702076	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 20	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702077	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 1 LOT 21	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702100	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 23	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702101	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 24	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702102	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 25	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702103	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 26	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702104	KIBER RESERVE PHASE I (A0375) (ANGLETON) BLK 2 LOT 27	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
702056	KIBER RESERVE PHASE I (A0375) (ANGLETON) LOT PARK / DRAINAGE / DETENTION ACRES 4.08	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
709131	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 1	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709132	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 2	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709133	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 3	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709134	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 4	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709135	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 5	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709136	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 6	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709137	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 7	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709138	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 8	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709139	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 9	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709140	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 10	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709141	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 1 LOT 11	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709142	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 1	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709143	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 2	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709144	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 3	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709145	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 4	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709146	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 5	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709147	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 6	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709148	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 7	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709149	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 8	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709150	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 9	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709151	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 10	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709152	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 11	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709153	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 12	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709154	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 13	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709155	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 14	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709156	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 15	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709157	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 16	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709158	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 17	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709159	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 18	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709160	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 19	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709161	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 20	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Undivided Interest of parent Property ID 709554 located at 216 Bryan Way, billed 50% to Property ID 702061 and 50% to Property ID 709555.

Property ID	Legal Description	Lot Type	Outstanding Assessment ^{(b),(c)}	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/26 ^(a)
709162	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 21	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709163	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 2 LOT 22	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709164	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 1	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709165	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 2	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709166	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 3	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709167	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 4	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709168	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 5	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709169	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 6	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709170	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 7	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709171	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 8	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709172	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 9	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709173	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 10	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709174	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 11	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709175	KIBER RESERVE PHASE II (A0375) (ANGLETON) BLK 3 LOT 12	Residential	\$ 18,081.18	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
709129	KIBER RESERVE PHASE II (A0375) (ANGLETON) LOT RESERVE A (LANDSCAPE) ACRES 0.11	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -
709130	KIBER RESERVE PHASE II (A0375) (ANGLETON) LOT RESERVE B (LANDSCAPE) ACRES 0.003	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -
Total			\$ 1,681,549.74	\$ 35,503.51	\$ 67,934.59	\$ 19,200.00	\$ 122,638.17

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Undivided Interest of parent Property ID 709554 located at 216 Bryan Way, billed 50% to Property ID 702061 and 50% to Property ID 709555.

EXHIBIT B - DISTRICT ANNUAL INSTALLMENTS SCHEDULE

Installment Due 1/31	Principal	Interest ^[b]	Annual Collection Costs	Annual Installment ^[a]
2026	\$ 35,503.51	\$ 67,934.59	\$ 19,200.00	\$ 122,638.10
2027	\$ 36,937.85	\$ 66,500.25	\$ 19,584.00	\$ 123,022.10
2028	\$ 38,430.14	\$ 65,007.96	\$ 19,975.68	\$ 123,413.78
2029	\$ 39,982.72	\$ 63,455.38	\$ 20,375.19	\$ 123,813.29
2030	\$ 41,598.02	\$ 61,840.08	\$ 20,782.70	\$ 124,220.80
2031	\$ 43,278.58	\$ 60,159.52	\$ 21,198.35	\$ 124,636.45
2032	\$ 45,027.03	\$ 58,411.07	\$ 21,622.32	\$ 125,060.42
2033	\$ 46,846.12	\$ 56,591.97	\$ 22,054.76	\$ 125,492.86
2034	\$ 48,738.71	\$ 54,699.39	\$ 22,495.86	\$ 125,933.96
2035	\$ 50,707.75	\$ 52,730.35	\$ 22,945.78	\$ 126,383.88
2036	\$ 52,756.34	\$ 50,681.75	\$ 23,404.69	\$ 126,842.79
2037	\$ 54,887.70	\$ 48,550.40	\$ 23,872.79	\$ 127,310.88
2038	\$ 57,105.16	\$ 46,332.94	\$ 24,350.24	\$ 127,788.34
2039	\$ 59,412.21	\$ 44,025.89	\$ 24,837.25	\$ 128,275.35
2040	\$ 61,812.46	\$ 41,625.63	\$ 25,333.99	\$ 128,772.09
2041	\$ 64,309.69	\$ 39,128.41	\$ 25,840.67	\$ 129,278.77
2042	\$ 66,907.80	\$ 36,530.30	\$ 26,357.49	\$ 129,795.58
2043	\$ 69,610.87	\$ 33,827.22	\$ 26,884.64	\$ 130,322.73
2044	\$ 72,423.15	\$ 31,014.94	\$ 27,422.33	\$ 130,860.43
2045	\$ 75,349.05	\$ 28,089.05	\$ 27,970.77	\$ 131,408.87
2046	\$ 78,393.15	\$ 25,044.95	\$ 28,530.19	\$ 131,968.29
2047	\$ 81,560.23	\$ 21,877.86	\$ 29,100.79	\$ 132,538.89
2048	\$ 84,855.27	\$ 18,582.83	\$ 29,682.81	\$ 133,120.91
2049	\$ 88,283.42	\$ 15,154.68	\$ 30,276.47	\$ 133,714.56
2050	\$ 91,850.07	\$ 11,588.03	\$ 30,882.00	\$ 134,320.09
2051	\$ 95,560.81	\$ 7,877.28	\$ 31,499.64	\$ 134,937.73
2052	\$ 99,421.47	\$ 4,016.63	\$ 32,129.63	\$ 135,567.73
Total	\$1,681,549.29	\$1,111,279.36	\$ 678,611.02	\$3,471,439.66

Footnotes:

[a] 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.

[b] The interest rate on the Reimbursement Obligation is estimated at a 4.04% rate.

EXHIBIT C – LOT CLASSIFICATION MAP

Kiber Reserve Public Improvement District Lot Summary

- Section 1
- 48 Residential Lots
- Section 2
- 45 Residential Lots



EXHIBIT D – HOMEBUYER DISCLOSURES

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

- Residential Lot

[Remainder of page intentionally left blank.]

KIBER RESERVE PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE RESIDENTIAL LOT

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: \$18,081.18

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 ***Kiber Reserve 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

Installments Due 1/31	Principal	Interest ^[b]	Annual Collection Costs	Annual Installment ^[a]
2026	\$ 381.76	\$ 730.48	\$ 206.45	\$ 1,318.69
2027	\$ 397.18	\$ 715.06	\$ 210.58	\$ 1,322.82
2028	\$ 413.23	\$ 699.01	\$ 214.79	\$ 1,327.03
2029	\$ 429.92	\$ 682.32	\$ 219.09	\$ 1,331.33
2030	\$ 447.29	\$ 664.95	\$ 223.47	\$ 1,335.71
2031	\$ 465.36	\$ 646.88	\$ 227.94	\$ 1,340.18
2032	\$ 484.16	\$ 628.08	\$ 232.50	\$ 1,344.74
2033	\$ 503.72	\$ 608.52	\$ 237.15	\$ 1,349.39
2034	\$ 524.07	\$ 588.17	\$ 241.89	\$ 1,354.13
2035	\$ 545.24	\$ 566.99	\$ 246.73	\$ 1,358.97
2036	\$ 567.27	\$ 544.97	\$ 251.66	\$ 1,363.90
2037	\$ 590.19	\$ 522.05	\$ 256.70	\$ 1,368.93
2038	\$ 614.03	\$ 498.20	\$ 261.83	\$ 1,374.07
2039	\$ 638.84	\$ 473.40	\$ 267.07	\$ 1,379.30
2040	\$ 664.65	\$ 447.59	\$ 272.41	\$ 1,384.65
2041	\$ 691.50	\$ 420.74	\$ 277.86	\$ 1,390.09
2042	\$ 719.44	\$ 392.80	\$ 283.41	\$ 1,395.65
2043	\$ 748.50	\$ 363.73	\$ 289.08	\$ 1,401.32
2044	\$ 778.74	\$ 333.49	\$ 294.86	\$ 1,407.10
2045	\$ 810.20	\$ 302.03	\$ 300.76	\$ 1,413.00
2046	\$ 842.94	\$ 269.30	\$ 306.78	\$ 1,419.01
2047	\$ 876.99	\$ 235.25	\$ 312.91	\$ 1,425.15
2048	\$ 912.42	\$ 199.82	\$ 319.17	\$ 1,431.41
2049	\$ 949.28	\$ 162.95	\$ 325.55	\$ 1,437.79
2050	\$ 987.64	\$ 124.60	\$ 332.06	\$ 1,444.30
2051	\$ 1,027.54	\$ 84.70	\$ 338.71	\$ 1,450.94
2052	\$ 1,069.05	\$ 43.19	\$ 345.48	\$ 1,457.72
Total	\$ 18,081.18	\$ 11,949.24	\$ 7,296.89	\$ 37,327.31

Footnotes:

[a] 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.

[b] The interest rate on the Reimbursement Obligation is estimated at a 4.04% rate.