

**NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
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July 29, 2025**

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Exhibit A
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
Summary
July 29, 2025

Values	
Estimated Bond Sale Valuation	\$ 66,493,275
Value to Lien - Estimated Appraised Value	11.08
Total Value - 2:1 Value to Lien	\$ 12,000,000
Additional Value Needed for 2:1	\$ 54,493,275
Number of Homes Needed for Holdback Funds	27
Assessments	
Assessment Levy Date	10/1/2025
Bond Issuance Date	10/1/2026
PID Term (Years)	30
Interest Rate	6.00%
Gross Bond Proceeds	\$ 6,000,000
Reserve Fund	\$ (436,380)
Administrative Expenses	\$ (45,000)
Capitalized Interest + Stub Period Interest	\$ -
Underwriter's Discount (3.00%)	\$ (180,000)
Cost of Issuance (7.00%)	\$ (420,000)
Net Bond Proceeds	\$ 4,918,620
SFR Assessment/Unit	\$ 42,281
Commercial Assessment/SF	\$ 29
Costs	
Authorized Improvements	\$ 5,419,729
Bond Issuance Costs	\$ 1,081,380
Less: Bond Proceeds	\$ (6,000,000)
Owner Contribution	\$ 501,109
Average Annual Installments	
First Annual Installment Due	1/31/2027
Total Average Annual Installment	\$ 517,557
SFR Annual Installment/Unit	\$ 3,647
Commercial Annual Installment/SF	\$ 2.52
Equivalent Tax Rates	
PID Equivalent Tax Rate / \$100 AV	\$ 0.7005
Total Tax Rate with PID / \$100 AV	\$ 3.0563
380 Agreement	
Years Until Full Payout	11
Total 380 Contribution	\$ 2,887,496

Exhibit C
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
AV and Assessment Spread
July 29, 2025

Lot Type [a]	Units/SF [a]	Improved Land Value per Unit/SF [c]	Total Improved Land Value	Assessed Value per Unit/SF [b]	Total Assessed Value	Total Assessment	Average Annual Installment	Assessment Per Unit	Annual Installment Per Unit	PID Equivalent Tax Rate
SFR	117	\$ 84,000	\$ 9,828,000	\$ 520,625	\$ 60,913,125	\$ 4,946,829	\$ 426,711	\$ 42,281	\$ 3,647	\$ 0.70
Commercial	36,023	\$ 36	\$ 1,296,829	\$ 360	\$ 12,968,291	\$ 1,053,171	\$ 90,846	\$ 29.24	\$ 2.52	\$ 0.70
Total	36,140		\$ 11,124,829		\$ 73,881,416	\$ 6,000,000	\$ 517,557			\$ 0.70

Footnotes:

[a] Per NP Homes Revised Grid Site Plan, dated 12/6/22. Assumes 25% FAR.

[b] Per client correspondence on 12/14/22.

[c] Assumes improved value is 10% of projected AV per Commercial SF. Residential improved value is per builder contracts, dated January 2024.

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Exhibit B
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
Authorized Improvements
July 29, 2025

Authorized Improvements [a]	Cost
Mobilization, TPDES, Testing	\$ 108,060
Earthwork	\$ 30,360
Embankment	\$ 100,705
Street Sections	\$ 1,125,087
TxDOT Turn Lane	\$ 100,418
Asphalt Paving	\$ 414,858
Storm Drains [b]	\$ 424,918
Storm Drain Detention	\$ 434,412
Sanitary Sewer	\$ 996,151
Water	\$ 919,330
District Formation	\$ 300,000
Contingency (10%)	\$ 465,430
Total Authorized Improvements	\$ 5,419,729

Footnotes:

[a] Cost estimates per All-Pro Paving cost schedule, dated 6/30/2025.

[b] Inclusive of costs associated with Storm Drains A, B, and D.

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Exhibit D
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
Value to Lien Analysis
July 29, 2025

Bond Summary		
Gross Bond Amount	[1]	\$ 6,000,000
<i>Bond Issuance Costs</i>		
Reserve Fund		\$ 436,380
Administrative Expenses		\$ 45,000
Capitalized Interest + Stub Period Interest		\$ -
Underwriter's Discount (3.00%)		\$ 180,000
Cost of Issuance (7.00%)		\$ 420,000
	[2]	\$ 1,081,380
Net Bond Proceeds	[3] = [1] - [2]	<u>\$ 4,918,620</u>
Total Improved Land Value	[4]	\$ 11,124,829
Less: Appraisal Discount (10%)	[5]	\$ (1,112,483)
Estimated Bond Sale Valuation	[6] = [4] + [5]	\$ 10,012,346
Total Assessment	[1]	\$ 6,000,000
Value to Lien	[7] = [6] ÷ [1]	<u>1.67</u>
Total Assessed Value	[8]	\$ 73,881,416
Less: Appraisal Discount (10%)	[9]	\$ (7,388,142)
Estimated Bond Sale Valuation	[10] = [8] + [9]	\$ 66,493,275
Total Assessment	[1]	\$ 6,000,000
Value to Lien - Estimated Appraised Value	[11] = [10] ÷ [1]	<u>11.08</u>
Value to Lien - 2:1	[12]	2.00
Total Assessment	[1]	\$ 6,000,000
Total Value for 2:1 VTL	[13] = [1] - [12]	<u>\$ 12,000,000</u>
Additional Value Needed for 2:1	[14] = [10] - [13]	\$ 54,493,275
Weighted Average Home Value	[15]	\$ 520,625
Weighted Average Lot Value	[16]	\$ 84,000
Home Value Net of Lot Value	[17] = [15] - [16]	<u>\$ 436,625</u>
Number of Homes Needed for Holdback Funds	[18] = [14] ÷ [17]	27

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Exhibit E
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
Sources and Uses
July 29, 2025

Sources of Funds		
Total Assessment	\$	6,000,000
Owner Contribution [a]	\$	501,109
Total Sources	\$	6,501,109

Uses of Funds		
Authorized Improvements	\$	5,419,729
<i>Bond Issuance Costs</i>		
Reserve Fund	\$	436,380
Administrative Expenses	\$	45,000
Capitalized Interest + Stub Period Interest	\$	-
Underwriter's Discount (3.00%)	\$	180,000
Cost of Issuance (7.00%)	\$	420,000
	\$	1,081,380
Total Uses	\$	6,501,109

Footnotes:

[a] Owner will fund all costs not covered by Assessments.

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Exhibit F
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
Ad Valorem Tax Revenues
July 29, 2025

Tax Entity	Ad Valorem Tax Rate [a]	Estimated Annual Ad Valorem Revenues [b]
Medina County ESD #1	\$ 0.0900	\$ 66,493
Medina County	\$ 0.3526	\$ 260,506
Medina County Hospital	\$ 0.0898	\$ 66,346
Medina County Groundwater	\$ 0.0079	\$ 5,839
County FM Road	\$ 0.0830	\$ 61,322
Medina County Precinct #2 Special Road	\$ 0.0400	\$ 29,553
Medina Valley ISD	\$ 1.1692	\$ 863,822
City of Castroville	\$ 0.5233	\$ 386,621
Subtotal	\$ 2.3558	\$ 1,740,501
Heights of Castroville PID	\$ 0.7005	
Total Equivalent Tax Rate	\$ 3.0563	

Footnotes:

[a] Tax Rates shown are for Tax Year 2023 per Medina County.

[b] Assumes an Estimated Buildout Value of \$73,881,416.

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Exhibit G
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
Competitive Communities Tax Rates
July 29, 2025

Competitive Tax Rate Rankings [a]	
Heights of Castroville	3.0563
The Woodlands	2.5425
Alsatian Oaks	2.3558
Legacy Hills	2.2425
Potranco Ranch	2.0125
Market Average	2.2883

Heights of Castroville	
Medina County ESD #1	0.0900
Medina County	0.3526
Medina County Hospital	0.0898
Medina County Groundwater	0.0079
County FM Road	0.0830
Medina County Precinct #2 Special Road	0.0400
Medina Valley ISD	1.1692
City of Castroville	0.5233
	<u>2.3558</u>
Heights of Castroville PID	0.7005
Total	3.0563

The Woodlands	
Medina County	0.3526
Medina County ESD #1	0.0900
Medina County Hospital	0.0898
Medina County Groundwater	0.0079
County FM Road	0.0830
Medina Valley ISD	1.1692
	<u>1.7925</u>
The Woodlands PID	0.7500
Total	2.5425

Alsatian Oaks	
Medina County ESD #1	0.0900
Medina County	0.3526
Medina County Hospital	0.0898
Medina County Groundwater	0.0079
County FM Road	0.0830
Medina County Precinct #2 Special Road	0.0400
Medina Valley ISD	1.1692
City of Castroville	0.5233
	<u>2.3558</u>
Total	2.3558

Legacy Hills	
Medina County	0.3526
Medina County ESD #1	0.0900
Medina County Groundwater	0.0079
County FM Road	0.0830
Medina Valley ISD	1.1692
Medina County Hospital	0.0898
Legacy Hills PID	0.4500
Total	2.2425

Potranco Ranch	
Medina County	0.3526
Medina County ESD #1	0.0900
Medina County Groundwater	0.0079
County FM Road	0.0830
Medina Valley ISD	1.1692
Medina County Precinct #2 Special Road	0.0400
Medina County Hospital	0.0898
Potranco Ranch PID	0.1800
Total	2.0125

Footnotes:

[a] Tax Rates shown are for Tax Year 2023.



Exhibit H
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
Bond Sizing Analysis
July 29, 2025

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Sources:

Gross Bond Amount (6.00% Interest Rate) \$ 6,000,000

Uses:

Reserve Fund (Maximum Annual Debt Service) 436,380
Administrative Expenses 45,000
Capitalized Interest (0 months) + Stub Period Interest -
Underwriter Discount/Underwriter's Counsel Fee (3%) 180,000
Cost of Issuance (7.00%) 420,000
Net Bond Proceeds \$ 4,918,620

PID Equivalent Tax Rate \$ 0.7005
Average Installment \$ 517,557
Minimum Debt Service Coverage 1.00

Assessment Levy Date: October 1 2025

Annual Installment Due 1/31	Principal	Interest Rate	Annual Interest Due	Principal + Interest	Administrative Expenses [a]	Additional Interest Reserve b]	P & I + Admin + Reserves	Capitalized Interest [c]	Reserve Fund Releases	PID Annual Installment
2027	\$ 76,000	6.00%	\$ 360,000	\$ 436,000	\$ 45,900	\$ 30,000	\$ 511,900	\$ -	\$ -	\$ 511,900
2028	80,000	6.00%	355,440	435,440	46,818	29,620	511,878	-	-	511,878
2029	85,000	6.00%	350,640	435,640	47,754	29,220	512,614	-	-	512,614
2030	90,000	6.00%	345,540	435,540	48,709	28,795	513,044	-	-	513,044
2031	96,000	6.00%	340,140	436,140	49,684	28,345	514,169	-	-	514,169
2032	102,000	6.00%	334,380	436,380	50,677	27,865	514,922	-	-	514,922
2033	108,000	6.00%	328,260	436,260	51,691	27,355	515,306	-	-	515,306
2034	114,000	6.00%	321,780	435,780	52,725	26,815	515,320	-	-	515,320
2035	121,000	6.00%	314,940	435,940	53,779	26,245	515,964	-	-	515,964
2036	128,000	6.00%	307,680	435,680	54,855	25,640	516,175	-	-	516,175
2037	136,000	6.00%	300,000	436,000	55,952	25,000	516,952	-	-	516,952
2038	144,000	6.00%	291,840	435,840	57,071	24,320	517,231	-	-	517,231
2039	153,000	6.00%	283,200	436,200	58,212	23,600	518,012	-	-	518,012
2040	162,000	6.00%	274,020	436,020	59,377	22,835	518,232	-	-	518,232
2041	172,000	6.00%	264,300	436,300	60,564	22,025	518,889	-	-	518,889
2042	182,000	6.00%	253,980	435,980	61,775	21,165	518,920	-	-	518,920
2043	193,000	6.00%	243,060	436,060	63,011	20,255	519,326	-	-	519,326
2044	204,000	6.00%	231,480	435,480	64,271	19,290	519,041	-	-	519,041
2045	217,000	6.00%	219,240	436,240	65,557	18,270	520,067	-	-	520,067
2046	230,000	6.00%	206,220	436,220	66,868	17,185	520,273	-	-	520,273
2047	243,000	6.00%	192,420	435,420	68,205	16,035	519,660	-	-	519,660
2048	258,000	6.00%	177,840	435,840	69,569	14,820	520,229	-	-	520,229
2049	273,000	6.00%	162,360	435,360	70,960	13,530	519,850	-	-	519,850
2050	290,000	6.00%	145,980	435,980	72,380	12,165	520,525	-	-	520,525
2051	307,000	6.00%	128,580	435,580	73,827	10,715	520,122	-	-	520,122
2052	326,000	6.00%	110,160	436,160	75,304	9,180	520,644	-	-	520,644
2053	345,000	6.00%	90,600	435,600	76,810	7,550	519,960	-	-	519,960
2054	366,000	6.00%	69,900	435,900	78,346	5,825	520,071	-	-	520,071
2055	388,000	6.00%	47,940	435,940	79,913	3,995	519,848	-	-	519,848
2056	411,000	6.00%	24,660	435,660	81,511	2,055	519,226	-	519,226	-
Totals	\$ 6,000,000	6.00%	\$ 7,076,580	\$ 13,076,580	\$ 1,862,075	\$ 589,715	\$ 15,528,370	\$ -	\$ 519,226	\$ 15,009,144

Footnotes:

[a] Preliminary estimate. Assumes Administrative Expenses escalate at 2.00% per year.

[b] Preliminary estimate. Assumes the interest rate used to calculate the assessments is 0.50% higher than the actual interest rate on the bonds to fund interest related to delinquencies and the prepayment of assessments. Unused funds will be applied to the final year's debt service payment and/or credited back to the landowners.

[c] Assumes 0 months capitalized interest and 0 month of stub period interest.

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Exhibit I
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
380 Analyses - Tiered O&M Contribution Rate
July 29, 2025

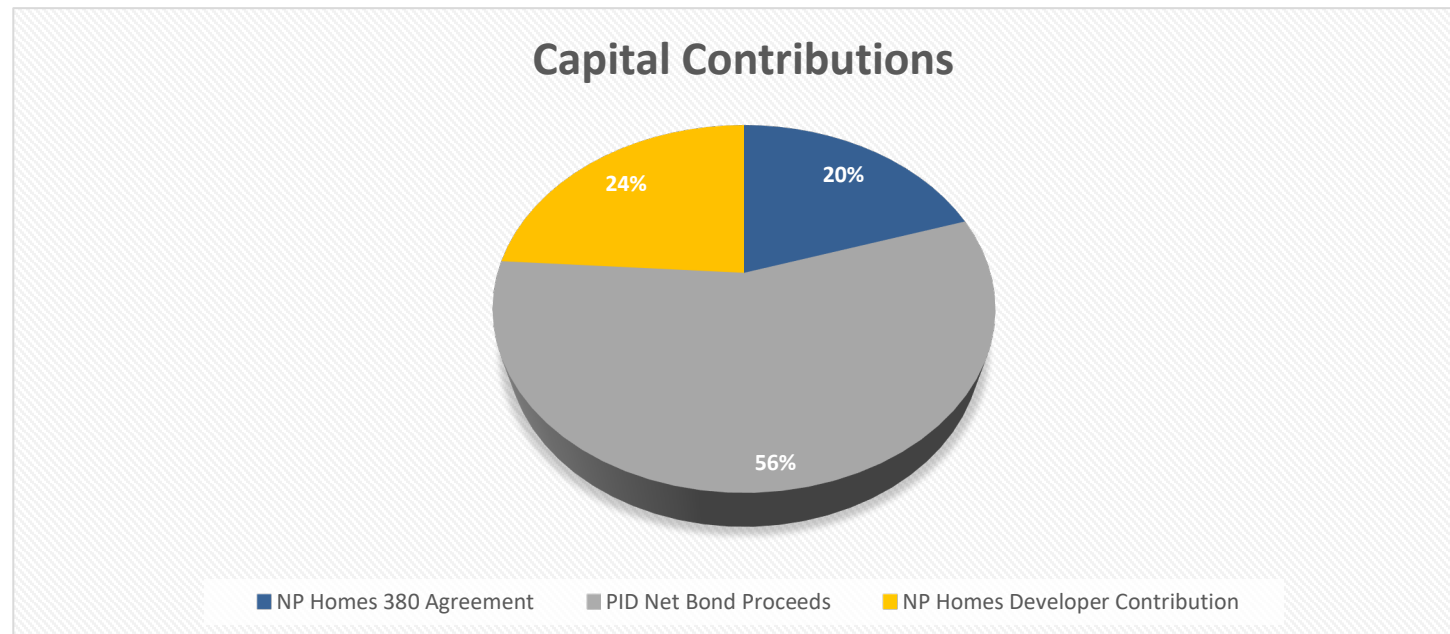
Year	Projected Market Value	City O&M Ad Valorem Revenues [a]	Beginning Balance	Contribution Rate	380 Contribution	Accrued Interest [b]	Ending Balance
2027	\$ 73,881,416	\$ 271,884	\$ 1,757,115	60%	\$ 163,130	\$ 111,579	\$ 1,705,564
2028	\$ 68,340,310	\$ 251,492	\$ 1,705,564	60%	\$ 150,895	\$ 108,827	\$ 1,663,495
2029	\$ 70,187,345	\$ 258,289	\$ 1,663,495	60%	\$ 154,974	\$ 105,596	\$ 1,614,118
2030	\$ 72,034,381	\$ 265,087	\$ 1,614,118	60%	\$ 159,052	\$ 101,855	\$ 1,556,920
2031	\$ 73,881,416	\$ 271,884	\$ 1,556,920	60%	\$ 163,130	\$ 97,565	\$ 1,491,356
2032	\$ 75,359,044	\$ 277,321	\$ 1,491,356	60%	\$ 166,393	\$ 92,747	\$ 1,417,710
2033	\$ 76,866,225	\$ 282,868	\$ 1,417,710	60%	\$ 169,721	\$ 87,359	\$ 1,335,349
2034	\$ 78,403,550	\$ 288,525	\$ 1,335,349	60%	\$ 173,115	\$ 81,356	\$ 1,243,590
2035	\$ 79,971,621	\$ 294,296	\$ 1,243,590	60%	\$ 176,577	\$ 74,691	\$ 1,141,704
2036	\$ 81,571,053	\$ 300,181	\$ 1,141,704	60%	\$ 180,109	\$ 67,312	\$ 1,028,907
2037	\$ 83,202,474	\$ 306,185	\$ 1,028,907	60%	\$ 183,711	\$ 59,164	\$ 904,359
2038	\$ 84,866,524	\$ 312,309	\$ 904,359	60%	\$ 187,385	\$ 50,188	\$ 767,162
2039	\$ 86,563,854	\$ 318,555	\$ 767,162	60%	\$ 191,133	\$ 40,322	\$ 616,351
2040	\$ 88,295,131	\$ 324,926	\$ 616,351	60%	\$ 194,956	\$ 29,498	\$ 450,893
2041	\$ 90,061,034	\$ 331,425	\$ 450,893	60%	\$ 198,855	\$ 17,643	\$ 269,681
2042	\$ 91,862,255	\$ 338,053	\$ 269,681	60%	\$ 202,832	\$ 4,679	\$ 71,529
2043	\$ 93,699,500	\$ 344,814	\$ 71,529	60%	\$ 71,529	\$ -	\$ -
2044	\$ 95,573,490	\$ 351,710	\$ -	60%	\$ -	\$ -	\$ -
2045	\$ 97,484,960	\$ 358,745	\$ -	60%	\$ -	\$ -	\$ -
Totals					\$ 2,887,496		

Footnotes:

- [a] Assumes City O&M Rate of \$0.3680.
[b] Assumes accrued interest rate of 7%.

Exhibit J
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
Capital Contributions
7/29/2025

Entity	Funding Source	Improvements	Capital Contributions
NP Homes	380 Agreement	Offsite Improvements	\$ 1,757,115
PID	Net Bond Proceeds	Streets, Drainage, Water, Misc.	\$ 4,918,620
NP Homes	Developer Contribution	Streets, Drainage, Water, Gas & Electrical	\$ 2,101,109



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Exhibit K
NP Homes LLC
The Heights of Castroville PID
Reimbursement Bond
Assumptions
July 29, 2025

Project Specifics	Assumption	Source
Average Home SF	2,450	Client
Average Home Value per SF	\$ 213	Client
Gross Commercial Acreage	3.3079	Client
Lot to Commercial Value	10%	DPFG
FAR	25%	DPFG
Annual Inflation	2%	DPFG
Soft Costs	20%	DPFG
Contingency	10%	DPFG

PID Bond	Assumptions	Source
PID Term	30	Market
Assessment Levy Date	10/1/2025	Client
Bond Issuance Date	10/1/2026	DPFG
Bonds Deferred (Years)	1	DPFG
Interest Rate	6.00%	DPFG
Capitalized Interest (Months)	-	Client
Costs of Issuance	7.00%	Market
Underwriter's Discount	3.00%	Underwriter
Reserve Fund Earnings	0.00%	Market
Debt Service Escalator	0.00%	Market
Additional Interest Reserve	0.50%	Market
Appraisal Discount	10%	Underwriter
Administrative Expenses Escalator	2.00%	Market
Administrative Expenses	\$ 45,000	Market

380 Agreement	Assumptions	Source
City O&M Rate	\$ 0.3680	City
Offsite Improvements Funded	\$ 1,757,115	Client
Interest Rate	7.0%	Client