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ANNUAL SERVICE AND ASSESSMENT PLAN (SAP) UPDATE (2025)

CITY OF CARROLLTON

CASTLE HILLS

PUBLIC IMPROVEMENT DISTRICT #2

Report Date: June 24, 2025

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CITY OF CARROLLTON



CARROLLTON
T E X A S

ANNUAL SERVICE AND ASSESSMENT PLAN (SAP) UPDATE (2025)

CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT #2

City of Carrollton

1945 East Jackson Road

Carrollton, TX 75006

Attention: Melissa Everett, Finance Director

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I INTRODUCTION

The Carrollton Castle Hills Public Improvement District No. 2 (the "PID") was created on February 28, 2017, by City of Carrollton (the "City") Resolution No. 4043 in accordance with the Public Improvement District Act, being Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the costs of certain public improvements (the "Public Improvement Project") for the benefit of the property in the PID. A Service and Assessment Plan (the "Service and Assessment Plan" or "SAP") was subsequently prepared at the direction of the City identifying the Public Improvement Project and its estimated costs, the manner of assessing the property in the PID for the costs of the Public Improvement Project, and any indebtedness to be incurred. Following a public hearing held on April 4, 2017, the City accepted and approved the Service and Assessment Plan and levied assessments (the "Assessments") with the adoption of City of Carrollton Ordinance No. 3803 (the "Assessment Ordinance").

Pursuant to Sections 372.013 and 372.014 of the PID Act, the Service and Assessment Plan is to be reviewed and updated annually and is to include an Assessment Plan. This Annual Service Plan Update to the Service and Assessment Plan (the "Annual Service Plan Update") for 2025 is comprised of the following four parts:

- Introduction;
- Annual Service Plan Update;
- Annual Assessment Plan Update;
- Buyer Disclosure Form; and
- Assessment Roll.

II ANNUAL SERVICE PLAN UPDATE

Section 372.013 of the PID Act requires that the Annual Service Plan Update (i) define the annual indebtedness and the projected costs of the Projects and (ii) cover a period of at least 5 years. Please refer the following tables for the aforementioned information.

A Estimated Costs of Public Improvements

The estimated costs of the Public Improvement Project are summarized in Table II-1.

Table II-1: Public Improvement Project Cost Summary

Description	Total	Public Improvements	Private Improvements
Hard Costs			
Storm Drainage Facilities	\$1,208,038	\$1,208,038	\$0
Sanitary Sewer Facilities	\$3,072,014	\$3,072,014	\$0
Water Facilities	\$1,957,754	\$1,957,754	\$0
Road Improvements	\$2,940,480	\$2,940,480	\$0
Earthwork/Grading and Retaining Walls	\$6,637,616	\$6,637,616	\$0
Utilities	\$930,000	\$0	\$930,000
Landscaping/Parks	\$1,147,826	\$1,147,826	\$0
Contingency	\$2,502,446	\$2,372,385	\$130,061
Subtotal - Neighborhood Improvements	\$20,396,174	\$19,336,113	\$1,060,061
Soft Costs			
Engineering, Design, and City Fees	\$1,468,356	\$1,468,356	\$0
Property and Roll Taxes and HOA	\$300,000	\$0	\$300,000
Construction Period Interest	\$825,000	\$0	\$825,000
Development/Management Fees	\$805,740	\$0	\$805,740
Development Financing Expenses	\$366,100	\$0	\$366,100
Subtotal - Soft Costs	\$3,765,196	\$1,468,356	\$2,296,840
Grand Total	\$24,161,370	\$20,804,469	\$3,356,901
PID Principal Assessed	\$8,446,180	\$8,446,180	\$0
Interest on Principal Assessed	\$8,751,012	\$8,751,012	\$0
PID Funded Principal and Interest	\$17,197,192	\$17,197,192	\$0

*Note: May not sum due to rounding.

B Five Year PID Cash Flow Projections

Projected annual assessment installment revenue, PID expenditures, and indebtedness, in the form of the obligation to reimburse the Developer, CH PH 12, LLC and its successors and assigns, are shown in Table II-2 below. The District is not anticipated to incur any bonded indebtedness.

Table II-2: 5-Year Cash Flow Projections (Tax Years 2025-2029)

Description	Total	2025	2026	2027	2028	2029
Revenues						
Assessments Installments	\$3,099,624	\$619,925	\$619,925	\$619,925	\$619,925	\$619,925
Total Revenues	\$3,099,624	\$619,925	\$619,925	\$619,925	\$619,925	\$619,925
Expenditures						
Reimbursement Interest	\$1,727,959	\$384,419	\$366,489	\$347,133	\$326,237	\$303,681
Reimbursement Principal	\$1,313,634	\$224,129	\$241,946	\$261,187	\$281,966	\$304,406
Collection Expenses	\$58,031	\$11,377	\$11,489	\$11,605	\$11,722	\$11,838
Total Expenditures	\$3,099,624	\$619,925	\$619,925	\$619,925	\$619,925	\$619,925

Notes: May not sum due to rounding. Revenues and Expenditures have been reduced from original amounts following prepayments of principal.

C Description of Public Improvement Project

A description of the Public Improvement Projects follows below.

- Storm drainage improvements, including but not limited to, storm drains, junction boxes, curb inlets, and headwalls;
- Sanitary sewer facilities, including but not limited to, on and off-site sewer mains and laterals, including force mains, manholes, a lift station, and all other works, and equipment for the collection and transportation of wastewater;
- Water facilities, including but not limited to, on and off-site water mains and laterals, valves, fittings, and fire hydrants;
- Road improvements, including but not limited to, on-site street base and paving, ramps, sidewalks, and brick pavers/median noses and off-site subgrade, base and paving, ramps, and sidewalks associated with new turn lanes;
- Earthwork/grading and retaining walls; and
- City, professional, and other fees, including but not limited to, engineering, materials/soils testing, plan check and inspection fees, construction staking, and construction management.

III ANNUAL ASSESSMENT PLAN UPDATE

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned on the basis of the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefitted. Furthermore, Section 372.015 of the PID Act provides that the Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements.

The Assessment Plan describes the special benefit received by each classification of property from the Public Improvement Project. It also provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the Council apportions costs in a manner that results in equal shares allocated to parcels similarly benefitted. The determination by the Council of the assessment methodology set forth herein is the result of the discretionary exercise by the Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners of assessed parcels. This PID is created to provide for reimbursement or payment of improvement costs for the PID; no alternate financing is approved through the approval of this SAP. The City shall not be liable for payment of any costs from general funds or other municipal revenues. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any portion or phase of the development projects within the PID.

A Allocation of Cost of the Public Improvement Projects to PID

All costs of the Public Improvement Projects are allocated to the residential lots within the PID (the "Assessment Parcels"). The Public Improvement Project is comprised of local public improvements that are a condition for developing and designed specifically to serve the residential lots within the PID. Therefore, the Assessment Parcels will receive a direct and special benefit from the Public Improvement Projects, and this benefit will be equal to or greater than the amount of the Assessment.

B Assessment Methodology

The Council has determined to allocate the costs of the Public Improvement Project to the residential lots within the PID in proportion to estimated average build-out value (i.e., estimated completed home values), and that creating assessment classifications based on the five (5) anticipated lot types will result in imposing equal shares of cost on properties similarly benefitted. Average build-out values for each lot type are shown in **Table III-1**, and the allocation of the cost of the Public Improvement Project, the portion of such

allocated costs to be funded by the PID, and the estimate total Installment Payment applicable to each lot type is shown in Table III-2.

Table III-1: Average Build-Out Values

Lot Classification	Minimum Lot Width	Average Build-Out Value	Lots	Dwelling Units	Total Build-Out Value	Percent (%) of Total
1	Multi-Family	\$150,000	N/A	430	\$64,500,000	29.17%
2	41 Feet	\$426,000	84	84	\$35,784,000	16.18%
3	50 Feet	\$520,000	114	114	\$59,280,000	26.81%
4	65 Feet	\$675,000	57	57	\$38,475,000	17.40%
5	80 Feet	\$825,000	28	28	\$23,100,000	10.45%
Total			283	713	\$221,139,000	100.00%

*Note: May not sum due to rounding.

Table III-2: Cost Allocation, Assessments, and Average Installments

Lot Classification	Percent (%) of Total	Allocated Costs	PID Principal	Assessment per Lot/Unit	Average Installment Payment
1	29.17%	\$7,047,189	\$2,463,512	\$5,729.10	\$594.45
2	16.18%	\$3,909,715	\$1,366,734	\$16,270.64	\$1,688.24
3	26.81%	\$6,476,859	\$2,264,140	\$19,860.87	\$2,060.76
4	17.40%	\$4,203,730	\$1,469,514	\$25,780.94	\$2,675.03
5	10.45%	\$2,523,877	\$882,281	\$31,510.04	\$3,269.48
Total	100.00%	\$24,161,370	\$8,446,180		

*Note: May not sum due to rounding.

C Terms of the Assessments

A lien has been established against the property assessed effective as of the date of the Assessment Ordinance, privileged above all other liens, except for liens for State, county, school district or municipality ad valorem taxes, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. The Assessments shall be imposed and may be collected in annual installments from real property within the PID through the application of the procedures described below. The Assessments shall terminate on the date the Assessments are paid in full, including unpaid assessment installment payments, if any.

C.1 Assessment Roll

The Assessment for each Assessment Parcel within the District shall be shown on the Assessment Roll attached hereto as **Appendix B**. Note, no plats were recorded as of January 1, 2018.

No Assessment shall be charged hereafter except pursuant to the provisions

provided for herein or as permitted under the PID Act. The Assessment Roll shall be updated following the payment of any Assessment in lump sum and each year to reflect any subdivision and/or consolidation of Assessment Parcels within the District.

The Administrator shall prepare for Council approval updates to the Assessment Roll each year to reflect (i) the identification of each Assessment Parcel by Tax Parcel number, if available, (ii) the Assessments and/or any supplemental Assessments pursuant to Section 372.019 of the PID Act, including any adjustments as provided in this Annual Service Plan Update, (iii) the Collection Expenses allocable to each parcel, and (iv) any other changes permitted by law.

C.2 Apportionment of Assessment Upon Subdivision

Upon the subdivision of an Assessment Parcel, including a replat, the Assessment for each of the resulting Tax Parcels shall be equal to the Assessment corresponding to the lot classification for such Tax Parcel as determined by reference to the Preliminary Castle Hills Phase 10 Plat for the single-family property or Technical Site Plan for the multi-family property. However, the Assessment for any Tax Parcel that is not located in a recorded final residential plat shall be equal to the sum of the Assessments for the anticipated number and classification of lots as determined by reference to the Preliminary Castle Hills Phase 10 Concept Plan or the Preliminary Castle Hills Phase 10 Plat, as applicable.

C.3 Apportionment of Assessment Upon Consolidation

Upon the consolidation of one or more Assessment Parcels, the Assessment for the resulting new Assessment Parcel shall be equal to the sum of the Assessments for the Assessment Parcels which were consolidated.

C.4 Payment and Collection of Assessments

The PID Act provides that an Assessment may be paid in full at any time, without penalty, which amount includes the remaining unpaid principal balance along with interest that has accrued on the Assessment to the date of prepayment. If the Assessments are not paid in full, the PID Act authorizes the District to collect interest and Collection Expenses on the outstanding Assessments. An Assessment that is not paid in full will be collected in annual installments each year in the amounts shown on the Assessment Roll, which include interest on the outstanding balance of such Assessment and Collection Expenses.

C.4.i Payment in Annual Installments

The Public Improvement Project will be financed from the payment of the Assessments in periodic installments (the "Installment Payments") which, pursuant to Sections 372.017 and 372.018 of the PID Act, may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the Council and will (i) be in amounts necessary to meet the annual costs for the improvements and (ii) continue for the period approved by the Council for the payment of the installments. The Council has determined that the Assessments shall be payable as shown in the Assessment Roll in twenty (20) annual installments commencing with the 2018 Installment Payments payable no later than January 31, 2019, at an interest rate of 8.00%.

The City or County Tax Assessor/Collector will invoice each owner of an Assessment Parcel for the Installment Payment at the same time as the County's annual property tax bill, and the installments shall be due and payable in the same manner as provided for the County's property taxes. Thereafter, subsequent installments shall be due in the same manner in each succeeding calendar year until the assessment together with interest and Collection Expenses as provided herein has been paid in full. Failure of an owner to receive an Installment Payment on the property tax bill shall not relieve the owner of the responsibility for the Assessment or the Installment Payment. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Project, the City has no financial obligations under the Reimbursement Agreement other than the enforcement of the collection of the Assessments.

The Assessments are personal obligations of the person owning an Assessment Parcel in the year an Installment Payment becomes due. Any sale of property for nonpayment of the Installment Payments shall be subject to the lien established for the remaining unpaid Installment Payments against such Assessment Parcel, and such Assessment Parcel may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Installment Payments against such Assessment Parcel as they become due and payable.

A schedule of the Installment Payments for each Assessment Parcel is included in **Appendix B**.

C.4.ii Collection Expenses

Collection expenses for the District are estimated at \$15,000 initially and may escalate annually, as set forth in **Appendix B**, and are allocated in proportion to the Assessments.

C.4.iii Delinquencies and Penalties

Pursuant to 372.018(f) of the Act, delinquent installments of the assessment shall incur interest, penalties, and attorney's fees in the same manner as delinquent ad valorem taxes.

C.4.iv Payment in Full

The Assessment for any Assessment Parcel may be paid in full, without penalty, by paying to the City the remaining unpaid principal balance along with interest that has accrued on the assessment to the date of prepayment. Unpaid but billed Installment Payments shall remain due and payable notwithstanding any Assessment payoff; any such amounts shall be refunded following their receipt by the fiscal agent and/or trustee.

C.4.v Payment in Part

The Assessment for any Assessment Parcel may be paid in part by paying to the City a portion of the remaining unpaid principal balance along with interest that has accrued on such unpaid principal balance to the date of prepayment.

C.4.vi Application of Assessment Payoff Amount

The Assessment payoff amount calculated above shall be paid to the City and applied toward the payment or reimbursement of costs of the Public Improvement Project in accordance with the Reimbursement Agreement. Upon the payment of the Assessment either in full or in part to the City, the Assessment Roll shall be amended accordingly and in the event the Assessment has been paid in full the appropriate party shall cause an Assessment lien release for the applicable Assessment Parcel to be recorded.

C.4.vii Reduction of Assessments from Excess Improvement Funds

If the actual cost of the Public Improvement Project is less than the cost used to calculate the Assessments, then the Assessment for each Assessment Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments for all Assessment Parcels equals the actual costs of the Public Improvement Project.

APPENDIX A

City of Carrollton
Annual Service and Assessment Plan (SAP) Update (2025)
Castle Hills Public Improvement District #2



**BUYER DISCLOSURE
FORM**

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

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;
- 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 or from a government entity; or,
- 8) Of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to the 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 purchases, subject to certain exception, is entitled to terminate the contract.

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

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CARROLLTON, TEXAS
CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 2

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Carrollton, 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 **Castle Hills Public Improvement District No. 2** (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 Carrollton. The exact amount of each annual installment will be approved each year by Carrollton 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 Carrollton.

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.

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

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.

Buyer (Print Name)	Signature	Date
--------------------	-----------	------

Buyer (Print Name)	Signature	
--------------------	-----------	--

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.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CARROLLTON, TEXAS
CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 2

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Carrollton, 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 **Castle Hills Public Improvement District No. 2** (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 Carrollton. The exact amount of each annual installment will be approved each year by Carrollton 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 Carrollton.

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.

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

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.

Buyer (Print Name)	Signature	Date
--------------------	-----------	------

Buyer (Print Name)	Signature	
--------------------	-----------	--

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

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

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.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	
---------------------	-----------	--

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

APPENDIX B

City of Carrollton
Annual Service and Assessment Plan (SAP) Update (2025)
Castle Hills Public Improvement District #2



ASSESSMENT ROLL

41' Lot Type

Table B-1: Assessment Roll of 41' Lot Type

Parcel ID					
965796	965797	965798	965799	965800	965801
965802	965803	965804	965806	965807	965808
965809	965810	965811	965812	965839	965840
965841	965842	965843	965844	965845	965846
965847	965848	965849	965850	965851	965852
965853	965854	965855	965856	965857	965858
965859	965860	965861	965862	965863	965864
965865	965866	965867	965868	965872	965873
965874	965875	965876	965877	965878	965879
965880	965881	965882	965883	965884	965885
965886	965889	965890	965891	965892	965893
965894	965895	965896	965897	965898	965899
965900	965901	965903	965904	965905	965906
965907	965908	965909	965910	965911	

Appendix B
Annual Installments by Parcel ID

Lot Classification: 41

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2025	\$1,046.89	\$610.37	\$30.98	\$1,688.24	\$13,086.09
2026	\$998.06	\$658.89	\$31.29	\$1,688.24	\$12,475.72
2027	\$945.35	\$711.29	\$31.60	\$1,688.24	\$11,816.83
2028	\$888.44	\$767.88	\$31.92	\$1,688.24	\$11,105.54
2029	\$827.01	\$828.99	\$32.24	\$1,688.24	\$10,337.66
2030	\$760.69	\$894.98	\$32.57	\$1,688.24	\$9,508.67
2031	\$689.10	\$966.26	\$32.88	\$1,688.24	\$8,613.69
2032	\$611.79	\$1,043.23	\$33.22	\$1,688.24	\$7,647.43
2033	\$528.34	\$1,126.35	\$33.55	\$1,688.24	\$6,604.20
2034	\$438.23	\$1,216.13	\$33.88	\$1,688.24	\$5,477.85
2035	\$340.94	\$1,313.08	\$34.22	\$1,688.24	\$4,261.72
2036	\$235.89	\$1,417.78	\$34.57	\$1,688.24	\$2,948.64
2037	\$122.47	\$1,530.86	\$34.91	\$1,688.24	\$1,530.86
Total	\$8,433.20	\$13,086.09	\$427.83	\$21,947.12	

(a) Tax Year 2025 corresponds to Bond Year 2026. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

50' Lot Type

Table B-2: Assessment Roll of 50' Lot Type

Parcel ID					
965814	965815	965816	965817	965818	965819
965820	965821	965822	965823	965824	965825
965827	965828	965829	965830	965831	965832
965833	965834	965835	965836	965837	965838
965944	965945	965946	965947	965948	965949
965950	965951	965952	965953	965954	965955
965956	965991	965992	965993	965994	965995
965996	965997	965998	965999	966000	966001
966002	966003	966004	966005	966006	966007
966008	966009	966010	966034	966035	966036
966037	966038	966039	966040	966041	966042
966043	966044	966045	966046	966047	966048
966049	966050	966051	966052	966053	966054
966055	966056	966057	966058	966059	966060
966061	966062	966063	966064	966065	966066
966067	966068	966069	966073	966074	966075
966076	966077	966078	966079	966080	966081
966082	966083	966084	966085	966086	966087
966088	966089	966090	966091	966092	966093
966094	966095				

Appendix B
Annual Installments by Parcel ID

Lot Classification: 50

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2025	\$1,277.89	\$745.05	\$37.82	\$2,060.76	\$15,973.62
2026	\$1,218.29	\$804.28	\$38.19	\$2,060.76	\$15,228.57
2027	\$1,153.94	\$868.24	\$38.58	\$2,060.76	\$14,424.29
2028	\$1,084.48	\$937.31	\$38.97	\$2,060.76	\$13,556.05
2029	\$1,009.50	\$1,011.91	\$39.35	\$2,060.76	\$12,618.74
2030	\$928.55	\$1,092.47	\$39.74	\$2,060.76	\$11,606.83
2031	\$841.15	\$1,179.47	\$40.14	\$2,060.76	\$10,514.36
2032	\$746.79	\$1,273.42	\$40.55	\$2,060.76	\$9,334.89
2033	\$644.92	\$1,374.89	\$40.95	\$2,060.76	\$8,061.47
2034	\$534.93	\$1,484.47	\$41.36	\$2,060.76	\$6,686.58
2035	\$416.17	\$1,602.82	\$41.77	\$2,060.76	\$5,202.11
2036	\$287.94	\$1,730.63	\$42.19	\$2,060.76	\$3,599.29
2037	\$149.49	\$1,868.66	\$42.61	\$2,060.76	\$1,868.66
Total	\$10,294.04	\$15,973.62	\$522.22	\$26,789.88	

(a) Tax Year 2025 corresponds to Bond Year 2026. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

65' Lot Type

Table B-3: Assessment Roll of 65' Lot Type

Parcel ID					
965957	965958	965959	965960	965961	965962
965963	965964	965965	965966	965967	965968
965969	965970	965971	965972	965973	965974
965975	965976	965978	965979	965980	965981
965982	965983	965984	965985	965986	965987
965988	965989	965990	966011	966012	966013
966014	966015	966016	966017	966018	966019
966020	966021	966023	966024	966025	966026
966027	966028	966029	966030	966031	966032
966033	966070	966071			

Appendix B
Annual Installments by Parcel ID

Lot Classification: 65

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2025	\$1,658.80	\$967.14	\$49.09	\$2,675.03	\$20,735.01
2026	\$1,581.43	\$1,044.02	\$49.58	\$2,675.03	\$19,767.87
2027	\$1,497.91	\$1,127.04	\$50.08	\$2,675.03	\$18,723.85
2028	\$1,407.74	\$1,216.71	\$50.58	\$2,675.03	\$17,596.81
2029	\$1,310.41	\$1,313.54	\$51.08	\$2,675.03	\$16,380.10
2030	\$1,205.32	\$1,418.11	\$51.60	\$2,675.03	\$15,066.56
2031	\$1,091.88	\$1,531.04	\$52.11	\$2,675.03	\$13,648.45
2032	\$969.39	\$1,653.00	\$52.64	\$2,675.03	\$12,117.41
2033	\$837.15	\$1,784.72	\$53.16	\$2,675.03	\$10,464.41
2034	\$694.38	\$1,926.96	\$53.69	\$2,675.03	\$8,679.69
2035	\$540.22	\$2,080.58	\$54.23	\$2,675.03	\$6,752.73
2036	\$373.77	\$2,246.49	\$54.77	\$2,675.03	\$4,672.15
2037	\$194.05	\$2,425.66	\$55.32	\$2,675.03	\$2,425.66
Total	\$13,362.45	\$20,735.01	\$677.93	\$34,775.39	

(a) Tax Year 2025 corresponds to Bond Year 2026. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

80' Lot Type

Table B-4: Assessment Roll of 80' Lot Type

Parcel ID					
965914	965915	965916	965917	965918	965920
965921	965922	965923	965925	965926	965927
965928	965929	965930	965931	965932	965933
965934	965935	965936	965937	965939	965940
965941	965942	965943	965919		

Appendix B
Annual Installments by Parcel ID

Lot Classification: 80

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2025	\$2,027.42	\$1,182.06	\$60.00	\$3,269.48	\$25,342.77
2026	\$1,932.86	\$1,276.02	\$60.60	\$3,269.48	\$24,160.71
2027	\$1,830.78	\$1,377.50	\$61.20	\$3,269.48	\$22,884.69
2028	\$1,720.58	\$1,487.08	\$61.82	\$3,269.48	\$21,507.19
2029	\$1,601.61	\$1,605.43	\$62.44	\$3,269.48	\$20,020.11
2030	\$1,473.17	\$1,733.24	\$63.07	\$3,269.48	\$18,414.68
2031	\$1,334.52	\$1,871.27	\$63.69	\$3,269.48	\$16,681.44
2032	\$1,184.81	\$2,020.34	\$64.33	\$3,269.48	\$14,810.17
2033	\$1,023.19	\$2,181.32	\$64.97	\$3,269.48	\$12,789.83
2034	\$848.68	\$2,355.18	\$65.62	\$3,269.48	\$10,608.51
2035	\$660.27	\$2,542.93	\$66.28	\$3,269.48	\$8,253.33
2036	\$456.83	\$2,745.71	\$66.94	\$3,269.48	\$5,710.40
2037	\$237.18	\$2,964.69	\$67.61	\$3,269.48	\$2,964.69
Total	\$16,331.90	\$25,342.77	\$828.57	\$42,503.24	

(a) Tax Year 2025 corresponds to Bond Year 2026. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

APPENDIX C

City of Carrollton

Annual Service and Assessment Plan (SAP) Update (2025)

Castle Hills Public Improvement District #2



**TOTAL ASSESSMENT
ROLL**

Appendix B
Annual Installments by Parcel ID

Lot Classification: Total

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2025	\$316,846.94	\$543,444.88	\$16,082.03	\$876,373.86	\$4,377,717.08
2026	\$342,033.88	\$518,097.13	\$16,242.85	\$876,373.86	\$3,834,272.20
2027	\$369,234.16	\$490,734.42	\$16,405.28	\$876,373.86	\$3,316,175.07
2028	\$398,608.84	\$461,195.68	\$16,569.33	\$876,373.86	\$2,825,440.65
2029	\$430,331.86	\$429,306.98	\$16,735.03	\$876,373.86	\$2,364,244.97
2030	\$464,591.05	\$394,880.43	\$16,902.38	\$876,373.86	\$1,934,937.99
2031	\$501,589.31	\$357,713.14	\$17,071.40	\$876,373.86	\$1,540,057.56
2032	\$541,545.74	\$317,586.00	\$17,242.11	\$876,373.86	\$1,182,344.42
2033	\$584,696.98	\$274,262.34	\$17,414.53	\$876,373.86	\$864,758.42
2034	\$631,298.60	\$227,486.58	\$17,588.68	\$876,373.86	\$590,496.08
2035	\$681,626.60	\$176,982.69	\$17,764.57	\$876,373.86	\$363,009.50
2036	\$735,979.08	\$122,452.57	\$17,942.21	\$876,373.86	\$186,026.81
2037	\$794,677.98	\$63,574.24	\$18,121.63	\$876,373.86	\$63,574.24
Total	\$6,793,061.02	\$4,377,717.08	\$222,082.03	\$11,392,860.18	

(a) Tax Year 2025 corresponds to Bond Year 2026. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.



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