

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR PHASE #1 IMPROVEMENTS AND PHASES #2-6 MAJOR IMPROVEMENTS FOR THE POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 (THE “**DISTRICT**”); MAKING AND ADOPTING FINDINGS, ACCEPTING AND APPROVING THE FISCAL YEAR 2020-2021 ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; REQUIRING COMPLIANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, on April 16, 2018, after due notice, the City Council of the City of Mesquite, Texas (the “**City Council**”), held a public hearing in the manner required by law on the advisability of certain public improvements described in a petition filed by BDMR Development, L.L.C., a Texas limited liability company, as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the “**Act**”) and made the findings required by Sec. 372.009(b) of the Act and, by Resolution No. 24-2018 (the “**Original Creation Resolution**”) adopted by a majority of the members of the City Council, authorized the Polo Ridge Public Improvement District No. 2 in accordance with its finding as to the advisability of certain public improvement projects and services; and

**WHEREAS**, subsequent to the passage of the Original Creation Resolution, the City determined that the boundary of the Polo Ridge Public Improvement District No. 2 as approved in the Original Creation Resolution was in error and included land that was not within the corporate limits of the City or within the extraterritorial jurisdiction of the City; and

**WHEREAS**, on March 18, 2019, by Resolution No. 27-2019, the City approved an amended and restated resolution authorizing and creating the Polo Ridge Public Improvement District No. 2 to include approximately 805.79 acres of land generally located South of FM 740, West of FM 2757 and North of Kelly Road in Kaufman County, Texas, and being more particularly described in Resolution No. 27-2019 (the “**Amended Creation Resolution**”) to correct the boundary error and exclude land that is not within the corporate limits of the City or within the extraterritorial jurisdiction of the City; and

**WHEREAS**, all references herein to the “**District**” shall mean the Polo Ridge Public Improvement District No. 2, as authorized, created and described in the Amended Creation Resolution; and

**WHEREAS**, on June 17, 2019, after notice, the City Council convened a public hearing at which all interested persons were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and each proposed Assessment, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Phase #1 Improvements and the Phases #2-6 Major Improvements, the purposes

of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

**WHEREAS**, on June 17, 2019, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, adopted Ordinance No. 4687 (the “**Assessment Ordinance**”) approving a Service and Assessment Plan for the District (the “**Service and Assessment Plan**”) and Assessment Roll and the levy of assessments on property in the District; and

**WHEREAS**, all capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

**WHEREAS**, on June 17, 2019, the City Council authorized the issuance of the City of Mesquite Special Assessment Revenue Bonds, Series 2019 (Polo Ridge Public Improvement District No. 2 Phase #1 Improvement Project) and the City of Mesquite Special Assessment Revenue Bonds, Series 2019 (Polo Ridge Public Improvement District No. 2 Phases #2-6 Major Improvement Project) (together, the “**Bonds**”) secured directly and indirectly, respectively, by the assessments levied pursuant to the Assessment Ordinance; and

**WHEREAS**, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

**WHEREAS**, the annual service plan update for the District’s Fiscal Year 2020-2021 attached hereto as Exhibit A and made a part hereof for all purposes (the “**FY 2020-2021 Annual Service Plan Update**”), and the updated Assessment Roll for Fiscal Year 2020-2021 attached thereto, conform the original Assessment Roll to the principal and interest payment schedule required for the Bonds and update the Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District public improvements that occur during the District’s Fiscal Year 2020-2021, if any; and

**WHEREAS**, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and Service and Assessment Plan and approves and adopts the FY 2020-2021 Annual Service Plan Update and the updated Assessment Roll for Fiscal Year 2020-2021 attached thereto, in conformity with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes and are hereby adopted.

SECTION 2. Annual Service Plan Update. The FY 2020-2021 Annual Service Plan Update with updated Assessment Roll, attached hereto as Exhibit A, is hereby accepted and approved and complies with the Act in all matters as required.

SECTION 3. Cumulative Repealer. This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that ordinance and for that purpose the ordinance shall remain in full force and effect.

SECTION 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. Effective Date. This Ordinance shall take effect, and the provisions and terms of the FY 2020-2021 Annual Service Plan Update and the updated Assessment Roll for Fiscal Year 2020-2021 attached thereto, shall be and become effective upon passage and execution hereof.


DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on this the 3rd day of August 2020.



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Bruce Archer  
Mayor

ATTEST:



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Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:



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David L. Paschall  
City Attorney

**EXHIBIT A**

ANNUAL SERVICE PLAN UPDATE (FY 2020-2021)

City of Mesquite

Polo Ridge Public Improvement District No. 2



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**ANNUAL SERVICE PLAN  
UPDATE (FY 2020-2021)**

**CITY OF MESQUITE**

**POLO RIDGE**

**PUBLIC IMPROVEMENT DISTRICT NO. 2**

Report Date: August 3, 2020

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## CITY OF MESQUITE



## SERVICE AND ASSESSMENT PLAN POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2

Prepared for:

City of Mesquite

757 North Galloway Ave

Mesquite, TX 75149

Attention: Jimmy Martin, Finance Coordinator

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## I INTRODUCTION

The Polo Ridge Public Improvement District No. 2 (the "PID") was created on April 16, 2018, by Resolution No. 24-2018 of the City of Mesquite (the "City") in accordance with the Public Improvement District Assessment Act, being Chapter 372 of the Texas Local Government Code (the "PID Act"), as amended and restated by Resolution No. 27-2019 on March 18, 2019, to finance and/or reimburse the costs of certain public improvements (the "Projects" or "Improvements") 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 Projects and their estimated costs, the manner of assessing the property in the PID for the costs of the Projects, and the indebtedness to be incurred. Following a public hearing held on August 3, 2019, the City accepted and approved the Service and Assessment Plan and levied assessments with the adoption of Ordinance No. 4687. The \$7,040,000 PID Phase #1 Project Special Assessment Revenue Bonds, Series 2019 (the "Series 2019 Phase #1 Bonds") were issued on July 1, 2019, pursuant to Ordinance No. 4688 adopted by the City Council on August 3, 2019. The \$7,500,000 PID Phase #2-6 Major Improvement Project Special Assessment Revenue Bonds, Series 2019 (the "Series 2019 Phase #2-6 Major Improvement Bonds") were issued on July 1, 2019, pursuant to Ordinance No. 4689 also adopted by the City Council on August 3, 2019, (collectively the "Series 2019 Bonds"). Capitalized terms, unless defined herein, shall have the definition as set forth in the SAP.

Additionally, the City intends to use a portion of the TIRZ #10 Revenues to reduce the Annual Installment for all Assessed Property in the PID. TIRZ #10 was created on April 12, 2018, by Ordinance No. 4525. The process for determining and applying TIRZ Credits is further discussed in Section V.B and the Credits to Assessed Property are reflected in Appendix D.

Pursuant to Sections 372.013 and 372.014 of the PID Act and the ordinance approving this Annual Service Plan Update to the Service and Assessment Plan (the "Annual Service Plan Update"), the Service and Assessment Plan is to be reviewed and updated annually by August of each year or as soon thereafter practical and is to include an Assessment Plan.

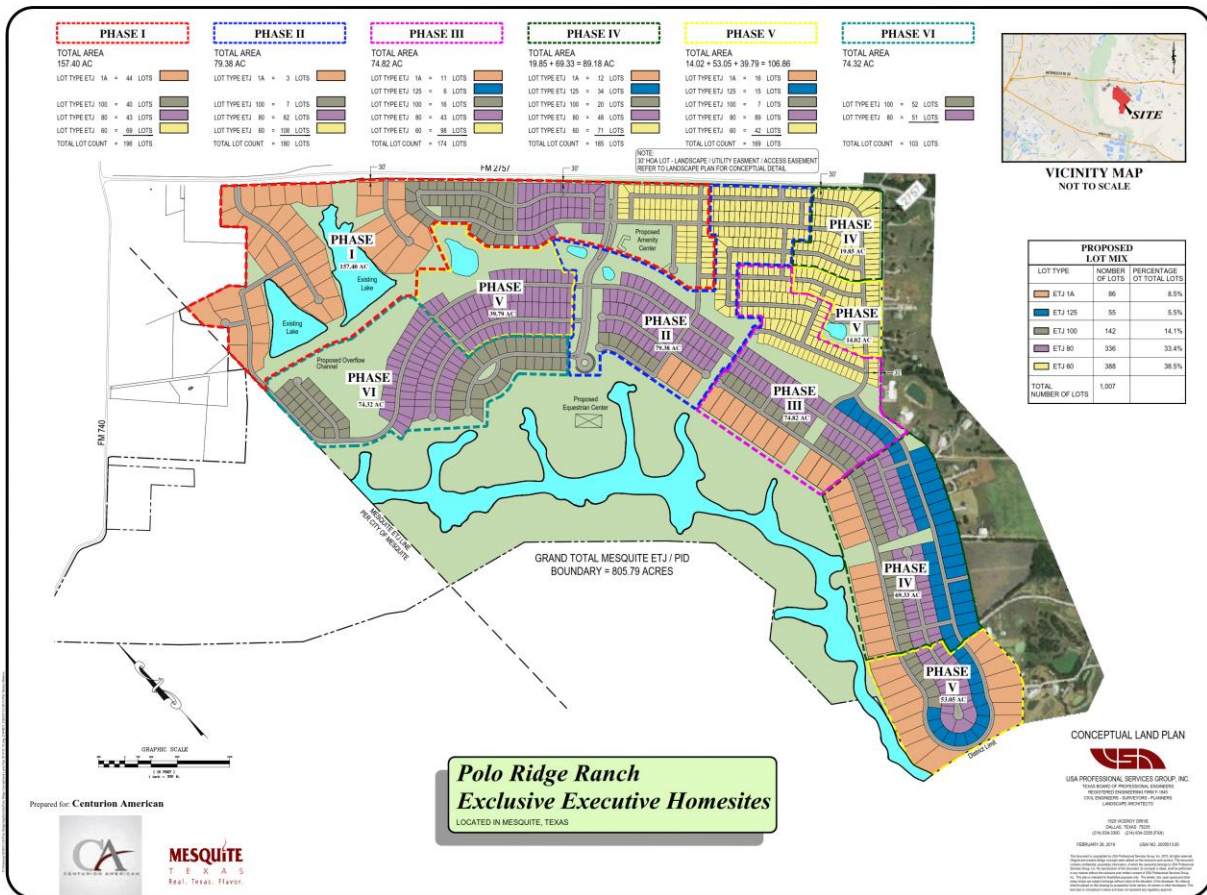


**II PROPERTY INCLUDED IN THE PID**

**A Property Included in the PID**

The PID is located within the City of Mesquite and contains approximately 805.79 total acres of land. A conceptual map of the property within the PID is shown below. At completion, the PID is expected to consist of approximately 1,007 single-family residential units as well as the infrastructure necessary to provide roadways, landscaping, drainage, and utilities to the property within the PID. The estimated number of Lots (1,007) and the classification of each Lot are based upon the proposed development plan.

**Figure II-1: PID Conceptual Map**



### III DESCRIPTION AND COST OF THE AUTHORIZED IMPROVEMENTS

The costs of the Authorized Improvements, shown in Table III-1 and Table III-2, respectively, include the costs of the Major Improvements which benefit all Phases, the Phase #1 Specific Improvements which only benefit Phase #1, and the Phases #2-6 Specific Improvements which only benefit Phases #2-6. These figures are estimates and may be revised in subsequent Annual Service Plan Updates.

The Authorized Improvements are generally described as follows and are constructed in accordance with the Development Agreement, the plans and specifications approved by the City, applicable local ordinances to the extent not modified by the City in writing, applicable state and federal regulations, and good engineering practices.

- **Roadway Improvements** – The roadway improvements are public road improvements including construction, excavations, grading, concrete, reinforcing steel, asphalt, lime, sidewalks, signs, lighting fixtures, street scaping, right of way grading, erosion control, and public walkway widening. The roadway improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- **Water Improvements** – The water improvements include water mains, trench excavation and embedment, dewatering, trench safety, PVC piping, bore, valves, ground storage, pumps, fire hydrants, thrust restraint devices, service connections, and testing. The water improvements will be designed and constructed in accordance with City and Texas Commission on Environmental Quality (“TCEQ”) standards and specifications and will be owned and operated by the City.
- **Sanitary Sewer Improvements** – The sanitary sewer improvements include sewer mains, manholes, trench excavation and embedment, dewatering, trench safety, and PVC piping. The sanitary sewer improvements will be designed and constructed in accordance with City and TCEQ standards and specifications and will be owned and operated by the City.
- **Storm Drainage Improvements** – The drainage improvements include storm sewer mains, inlets, earthen channels, swales, excavation and embedment, dewatering, trench safety, grade inlets, RCP piping and hoses, headways, concrete flumes, rock rip rap, and concrete outfalls. The drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

**A Descriptions and Costs of Phase #1 Specific Improvements**

The Phase #1 Specific Improvements are the Authorized Improvements that are allocable to and benefit only the Assessed Property within Phase #1 of the PID. The costs of the Phase #1 Specific Improvements are shown in Table III-1. These costs are estimates and may be revised in Annual Service Plan Updates. Savings from one line item may be applied to a cost increase in another item, as approved by the City, and these savings may only be applied to increases in costs of the Authorized Improvements permitted by the PID Act and identified within this Service and Assessment Plan Update.

**Table III-1: Phase #1 Specific Improvement Costs**

Description	Total
Roadway Improvements	\$1,994,540.25
Water Improvements	\$315,454.00
Sanitary Sewer Improvements	\$768,653.50
Drainage Improvements	\$686,750.00
Professional and Other Soft Costs	\$943,285.00
Construction Contingency	\$170,000.00
<b>Total Authorized Improvements</b>	<b>\$4,878,682.75</b>

**B Descriptions and Costs of Phases #2-6 Specific Improvements**

The Phases #2-6 Specific Improvements are the Authorized Improvements that are allocable to and benefit only the Assessed Property within Phases #2-6 of the PID. The anticipated costs of the Phases #2-6 Specific Improvements are shown in Table III-2. These costs are estimates and may be revised in Annual Service Plan Updates. The Phases #2-6 Specific Improvements will not be financed with the Phase #1 Bonds or the Phases #2-6 Major Improvement Bonds, and such costs will not be assessed until PID Bonds are issued for the Phases #2-6 Specific Improvements.

**Table III-2: Phases #2-6 Specific Improvement Costs**

Description	Total
Roadway Improvements	\$9,359,838.50
Water Improvements	\$2,075,218.00
Sanitary Sewer Improvements	\$2,033,892.50
Drainage Improvements	\$3,213,700.00
Professional and Other Soft Costs	\$4,895,625.26
Construction Contingency	\$961,000.00
<b>Total Authorized Improvements</b>	<b>\$22,539,274.26</b>

**C Descriptions and Costs of Major Improvements**

Major Improvements are the Authorized Improvements which benefit all Assessed Property within the PID and are identified in Table III-3. The allocation of Major Improvement costs will be based on the estimated assessed value at Build-Out within each Phase as a percentage of the total estimated assessed value at Build-Out within the PID. These Major Improvement costs are estimates and may be revised in Annual Service Plan Updates. The Major Improvements will be financed with both the Phase #1 Bonds and the Phases #2-6 Major Improvement Bonds. Savings from one line item may be applied to a cost increase in another item, as approved by the City, and these savings may only be applied to increases in costs of the Authorized Improvements permitted by the PID Act and identified within this Service and Assessment Plan.

**Table III-3: Major Improvement Costs (All Phases)**

Description	Phase #1 Bonds	Phases #2-6 Major Improvement Bonds	Total
Roadway Improvements	\$267,564.52	\$1,043,413.48	\$1,310,978.00
Water Improvements	\$334,366.97	\$1,303,921.03	\$1,638,288.00
Sanitary Sewer Improvements	\$245,261.90	\$956,440.60	\$1,201,702.50
Drainage Improvements	\$101,466.01	\$395,683.99	\$497,150.00
Professional and Other Soft Costs	\$458,192.75	\$1,786,800.75	\$2,244,993.50
Construction Contingency	\$65,310.51	\$254,689.49	\$320,000.00
<b>Total Major Improvements</b>	<b>\$1,472,162.67</b>	<b>\$5,740,949.33</b>	<b>\$7,213,112.00</b>

#### **IV SERVICE PLAN**

The PID Act requires the service plan to cover a period of at least five (5) years and define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the 5-year period. The costs of construction of the Phase #1 Improvements will be financed with the Phase #1 Bonds and the costs of construction of the Phases #2-6 Major Improvements will be financed with the Phases #2-6 Major Improvement Bonds.

After all or a portion of the Phase #1 Improvements and the Phases #2-6 Major Improvements are constructed, it is anticipated that the construction of the Phases #2-6 Specific Improvements will subsequently take place. The costs of construction of the Phases #2-6 Specific Improvements are expected to be financed with future PID Bonds, and an assessment will not be levied for the Phases #2-6 Specific Improvements until such time.

The sources and uses of funds shown in **Table IV-1** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and changes to Actual Costs. As Phases #2-6 are developed in connection with the issuance of PID Bonds for the Phases #2-6 Specific Improvements, this Annual Service Plan will be updated.

Table IV-1: Sources and Uses of Funds – Major and Specific Improvements

Sources and Uses of Funds	2019 PID Bonds		Series 2019 Total*	Future PID Bonds
	Phase #1	Phases #2-6		Phases #2-6
<b>Sources of Funds</b>				
Bond Par Amount	\$7,040,000	\$7,500,000	\$14,540,000	\$20,460,000
Owner Cash Contribution	\$852,487	\$5,421	\$857,908	TBD
<b>Total Sources of Funds</b>	<b>\$7,892,487</b>	<b>\$7,505,421</b>	<b>\$15,397,908</b>	<b>\$20,460,000</b>
<b>Uses of Funds</b>				
<u>Major Improvements (a)</u>				
Roadway Improvements	\$267,565	\$1,043,413	\$1,310,978	\$0
Water Improvements	\$334,367	\$1,303,921	\$1,638,288	\$0
Sanitary Sewer Improvements	\$245,262	\$956,441	\$1,201,703	\$0
Drainage Improvements	\$101,466	\$395,684	\$497,150	\$0
Professional and Other Soft Costs	\$458,193	\$1,786,801	\$2,244,994	\$0
Construction Contingency	\$65,311	\$254,689	\$320,000	\$0
<b>Subtotal Major Improvements</b>	<b>\$1,472,163</b>	<b>\$5,740,949</b>	<b>\$7,213,112</b>	<b>\$0</b>
<u>Specific Improvements (a)</u>				
Roadway Improvements	\$1,994,540	\$0	\$1,994,540	\$9,359,839
Water Improvements	\$315,454	\$0	\$315,454	\$2,075,218
Sanitary Sewer Improvements	\$768,654	\$0	\$768,654	\$2,033,893
Drainage Improvements	\$686,750	\$0	\$686,750	\$3,213,700
Professional and Other Soft Costs	\$943,285	\$0	\$943,285	\$4,895,625
Construction Contingency	\$170,000	\$0	\$170,000	\$961,000
<b>Subtotal Specific Improvements</b>	<b>\$4,878,683</b>	<b>\$0</b>	<b>\$4,878,683</b>	<b>\$22,539,274</b>
<u>Financing Costs</u>				
Capitalized Interest (b)	\$407,775	\$513,966	\$921,741	TBD
Bond Reserve Fund	\$486,125	\$573,075	\$1,059,200	TBD
Underwriter's Discount	\$211,200	\$225,000	\$436,200	TBD
Costs of Issuance	\$436,541	\$452,431	\$888,972	TBD
<b>Subtotal Financing Costs</b>	<b>\$1,541,641</b>	<b>\$1,764,472</b>	<b>\$3,306,113</b>	<b>TBD</b>
<b>Total Uses</b>	<b>\$7,892,487</b>	<b>\$7,505,421</b>	<b>\$15,397,908</b>	<b>TBD</b>

\*May not sum due to rounding.

The annual projected debt service and Administrative Expenses for the Phase #1 Improvements and the Phases #2-6 Major Improvements are shown in Tables IV-2 and IV-3, respectively. The annual projected debt service and Administrative Expenses portion of the Assessments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any changes expected for each year provided, however, that any Administrative Expenses charged as part of the Annual Installment shall not exceed the amount set forth in the Assessment Roll without compliance with the provisions of Section 372.016 and 372.017 of the PID Act.



**Table IV-2: Phase #1 5-Year Summary (Projected Annual Installments)<sup>1</sup>**

<b>Fiscal Year End</b>	<b>Interest</b>	<b>Principal</b>	<b>Delinquency and Prepayment Reserve</b>	<b>Administrative Expenses</b>	<b>Annual Assessment Installment</b>
2021	\$351,194	\$125,000	\$35,200	\$31,212	\$542,606
2022	\$345,881	\$130,000	\$34,575	\$31,836	\$542,293
2023	\$340,356	\$135,000	\$33,925	\$32,473	\$541,754
2024	\$334,619	\$140,000	\$33,250	\$33,122	\$540,991
2025	\$328,669	\$145,000	\$32,550	\$33,785	\$540,004
<b>TOTAL</b>	<b>\$1,700,719</b>	<b>\$675,000</b>	<b>\$169,500</b>	<b>\$162,429</b>	<b>\$2,707,647</b>

Note:

<sup>1</sup>Numbers may not sum due to rounding.

**Table IV-3: Phases #2-6 Major Improvements 5-Year Summary (Projected Annual Installments)<sup>1</sup>**

<b>Fiscal Year End</b>	<b>Interest</b>	<b>Principal</b>	<b>Delinquency and Prepayment Reserve</b>	<b>Administrative Expenses</b>	<b>Annual Assessment Installment</b>
2021	\$442,650	\$115,000	\$37,500	\$26,010	\$621,160
2022	\$436,756	\$120,000	\$36,925	\$26,530	\$620,211
2023	\$430,606	\$125,000	\$36,325	\$27,061	\$618,992
2024	\$424,200	\$130,000	\$35,700	\$27,602	\$617,502
2025	\$417,538	\$140,000	\$35,050	\$28,154	\$620,742
<b>TOTAL</b>	<b>\$2,151,750</b>	<b>\$630,000</b>	<b>\$181,500</b>	<b>\$135,357</b>	<b>\$3,098,607</b>

Note:

<sup>1</sup>Numbers may not sum due to rounding.

**Table IV-4: Annual Projected Costs and Indebtedness**

<b>Fiscal Year End</b>	<b>Projected Annual Costs of Authorized Improvements</b>	<b>Projected Annual Indebtedness</b>
2021	\$3,254,263	\$1,033,844
2022	\$410,068	\$1,032,638
2023	\$0	\$1,030,963
2024	\$0	\$1,028,819
2025	\$0	\$1,031,206
<b>TOTAL</b>	<b>\$3,664,330</b>	<b>\$5,157,469</b>

As Phases #2-6 are developed, in association with the issuance of PID Bonds for the Phases #2-6 Specific Improvements, tables in this Section IV will be updated, added, or revised to identify the Phases #2-6 Specific Improvements to be financed by the new series of PID Bonds and the projected indebtedness resulting from the new series of PID Bonds.

## V ASSESSMENT PLAN

For purposes of the PID, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

- The Authorized Improvement Costs shall be allocated on the basis of the size of the Lots and their estimated value once Assessed Property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the improvements to Lots similarly benefited.
- The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration: (i) the type of development (i.e., residential, commercial, etc.); (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes; (iii) current and projected home prices provided by the Owner; (iv) the Authorized Improvements to be provided and the estimated costs; and (v) the ability of different property types to utilize and benefit from the improvements.
- The Assessed Property is classified into different Lot Types as detailed in **Tables V-2** and **V-3** based on the type and size of proposed development on each Lot.
- The Major Improvement costs are proportionally allocated to the Assessed Property within Phase #1 and the Assessed Property within Phases #2-6 based on the ratio of total estimated assessed value at Build-Out for the Assessed Property within Phase #1 and the Assessed Property within Phases #2-6. This results in an allocation of 20.41% of the costs of the Major Improvements to Phase #1 and an allocation of 79.59% of the costs of the Major Improvements to Phases #2-6.
- The Phase #1 Improvement costs (which include the Phase #1 Specific Improvements and the Phase #1 Major Improvements) are allocated to each Lot within Phase #1 based on the size of the Lot.

**Table V-1** identifies the allocation of costs for the Major Improvements which benefit all phases.

At this time, Assessed Property will only be assessed for the special benefits conferred upon the property due to the Phase #1 Improvements (which include the Phase #1 Specific Improvements and Phase #1 Major Improvements) and the Phases #2-6 Major Improvements. The Phases #2-6 Specific Improvements will not be assessed until such time as PID Bonds are issued for such Future Phases.



**A Allocation of Costs to Assessed Property**

The Authorized Improvements will provide a special benefit to property within the PID. Accordingly, the estimated Authorized Improvement Costs must be allocated to Assessed Property in the PID in a reasonable manner. **Table V-1** summarizes the allocation of Major Improvements costs. The costs shown in **Table V-1** are estimates and may be revised in Annual Service Plan Updates. The Assessments for the Phase #1 Bonds and Phases #2-6 Major Improvement Bonds, identified in **Tables V-2** and **V-3**, may not, however, be increased without notice and a public hearing as required under the Act. Alternately, if a platting or replatting of property within the PID would increase an Assessment on a Lot from the Assessment set forth herein, the owner of the parcel may be required to pay the difference as set forth in **Section VI.D**.

**Table V-1: Allocation of Major Improvements**

Public Improvements	Total Costs	PHASE #1		PHASE #2 - 6	
		% Allocation	Share of Costs	% Allocation	Share of Costs
Roadway Improvements	\$1,310,978.00	20.41%	\$267,564.52	79.59%	\$1,043,413.48
Water Improvements	\$1,638,288.00	20.41%	\$334,366.97	79.59%	\$1,303,921.03
Sanitary Sewer Improvements	\$1,201,702.50	20.41%	\$245,261.90	79.59%	\$956,440.60
Drainage Improvements	\$497,150.00	20.41%	\$101,466.01	79.59%	\$395,683.99
Professional and Other Soft Costs	\$2,244,993.50	20.41%	\$458,192.75	79.59%	\$1,786,800.75
Construction Contingency	\$320,000.00	20.41%	\$65,310.51	79.59%	\$254,689.49
<b>Total Major Improvements</b>	<b>\$7,213,112.00</b>		<b>\$1,472,162.67</b>		<b>\$5,740,949.33</b>

**A.1 Assessment Methodology for Phase #1 Improvements**

For purpose of this SAP, the City Council has determined that the estimated costs of the Phase #1 Improvements, which include the Phase #1 Specific Improvements and the Phase #1 Major Improvements, shall be allocated to Assessed Property within Phase #1 by spreading the entire Assessment across the Assessed Property within Phase #1 based on the estimated assessed value at Build-Out as calculated and shown in **Table V-2** using the types and number of Lots anticipated to be developed on the Assessed Property within Phase #1. Phase #1 Improvements are to be financed with the Phase #1 Bonds.

**A.2 Assessment Methodology for the Phases #2-6 Major Improvements**

For purpose of this SAP, the City Council has determined that the estimated costs of the Phases #2-6 Major Improvements shall be allocated to Assessed Property within Phases #2-6 by spreading the entire Assessment across the Assessed Property within Phases #2-6 based on the estimated assessed value at Build-Out as calculated and shown in **Table V-3** using the types and number of Lots anticipated to be developed on the Assessed Property within Phases #2-6. Phases #2-6 Major Improvements are to be financed with the Phases #2-6 Major Improvement Bonds.

Table V-2: Phase#1 Bonds Estimated Assessment Per Lot<sup>1</sup>

Lot Type	# of Lots	Estimated Assessed Value Per Home (b)	Estimated Assessed Value at Buildout	Phase #1 Assessment Allocation by Lot Type	Total Assessment Principal (c)	Total Assessment Principal Per Lot	Total Assessment Installments (d)	Total Assessment Installments Per Lot	Average Annual Assessment Installment Per Lot (e)	Tax Rate Equivalent (per \$100)
One-Acre	44	\$475,000.00	\$20,900,000.00	28.25%	\$1,988,996.28	\$45,204.46	\$4,306,084.80	\$97,865.56	\$3,473.23	\$0.7312
100'	40	\$437,500.00	\$17,500,000.00	23.66%	\$1,665,427.51	\$41,635.69	\$3,605,573.39	\$90,139.33	\$3,199.03	\$0.7312
80'	43	\$370,000.00	\$15,910,000.00	21.51%	\$1,514,111.52	\$35,211.90	\$3,277,981.30	\$76,232.12	\$2,705.46	\$0.7312
60'	69	\$285,000.00	\$19,665,000.00	26.58%	\$1,871,464.68	\$27,122.68	\$4,051,634.33	\$58,719.34	\$2,083.94	\$0.7312
<b>Total</b>	<b>196</b>	<b>\$377,423.47</b>	<b>\$73,975,000.00</b>	<b>100.00%</b>	<b>\$7,040,000.00</b>	<b>N/A</b>	<b>\$15,241,273.82</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

Table V-3: Phases #2-6 Major Improvement Bonds Estimated Assessment Per Lot<sup>1</sup>

Lot Type	# of Lots	Estimated Assessed Value Per Home (b)	Estimated Assessed Value at Buildout	Phases #2-6 Assessment Allocation by Lot Type	Total Assessment Principal (c)	Total Assessment Principal Per Lot	Total Assessment Installments (d)	Total Assessment Installments Per Lot	Average Annual Assessment Installment Per Lot	Tax Rate Equivalent (per \$100)
One-Acre	42	\$475,000.00	\$19,950,000.00	6.92%	\$518,670.18	\$12,349.29	\$1,205,829.64	\$28,710.23	\$1,020.19	\$0.2148
125'	55	\$446,875.00	\$24,578,125.00	8.52%	\$638,994.51	\$11,618.08	\$1,485,565.50	\$27,010.28	\$959.78	\$0.2148
100'	102	\$437,500.00	\$44,625,000.00	15.47%	\$1,160,183.29	\$11,374.35	\$2,697,250.51	\$26,443.63	\$939.65	\$0.2148
80'	293	\$370,000.00	\$108,410,000.00	37.58%	\$2,818,497.94	\$9,619.45	\$6,552,581.02	\$22,363.76	\$794.67	\$0.2148
60'	319	\$285,000.00	\$90,915,000.00	31.52%	\$2,363,654.09	\$7,409.57	\$5,495,137.93	\$17,226.14	\$612.11	\$0.2148
<b>Total</b>	<b>811</b>	<b>\$355,706.69</b>	<b>\$288,478,125.00</b>	<b>100.00%</b>	<b>\$7,500,000.00</b>	<b>N/A</b>	<b>\$17,436,364.60</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

## **B TIRZ Annual Credit Amount**

The City Council, in accordance with the TIRZ Ordinance and the Development Agreement, has agreed to use a portion of TIRZ Revenues generated (the "TIRZ Annual Credit Amount") to reduce the Annual Installment for all Assessed Property based on the desire of the City Council to maintain a competitive, composite equivalent ad valorem tax rate taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the Annual Installments of the Assessments based on assumed improvement values.

1. The Annual Installment for a Parcel shall be calculated from the previous tax year's TIRZ Revenues then on deposit in the TIRZ No. 10 Tax Increment Fund, but in no event shall the TIRZ Annual Credit Amount exceed the amounts shown in Paragraph 2 immediately below for each Parcel (i.e., TIRZ Revenues collected in 2020 shall be applied as the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2021). A Parcel will become eligible for the TIRZ Annual Credit Amounts only after a Final Building Inspection has been completed by the City.
2. The TIRZ Annual Credit Amount available to reduce the Annual Installment for a Parcel was calculated based on the TIRZ increment intended to offset a portion of Assessments levied against Residential Property within the PID, as identified in Development Agreement. A portion of the City's collected ad valorem tax increment shall thereby be dedicated to off-set or pay a portion of Assessments levied for the costs of Authorized Improvements, up to the annual amounts specified below and the total amount indicated in the Development Agreement. This is done so that the net total of the Assessment does not produce an equivalent tax rate which exceeds the competitive, composite equivalent ad valorem tax rate taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the Annual Installments of the Assessments based on assumed improvement values at the time of the PID Bonds being approved, and this calculation establishes the Final Maximum TIRZ Annual Credit Amount for all Lot Types.
  - i. TIRZ Annual Credit Amount for One-Acre Lot Type: \$1,392
  - ii. TIRZ Annual Credit Amount for 125' Lot Type: \$1,310
  - iii. TIRZ Annual Credit Amount for 100' Lot Type: \$1,282
  - iv. TIRZ Annual Credit Amount for 80' Lot Type: \$1,084
  - v. TIRZ Annual Credit Amount for 60' Lot Type: \$835
3. If the application of the TIRZ Annual Credit Amount results in excess TIRZ Revenues available from the TIRZ Fund, such excess TIRZ Revenues shall be held in a segregated account by the City and shall be used either (i) to prepay a portion of all Assessments on the Assessed Property, as determined by the City and the Administrator, and to redeem bonds pursuant to the extraordinary redemption provisions of the Indenture, (ii) to optionally redeem the outstanding Bonds pursuant to the provisions of the Indenture, or (iii) to be applied in future years in an effort to maintain a level Annual

Installment schedule.

If the debt service on issued and outstanding Bonds is reduced as the result of an economic refunding of those Bonds or the redemption of Bonds, then there would be a corresponding reduction in the TIRZ Annual Credit Amount, the Annual Installments, and the Assessment lien on each Assessed Property, all of which would be reflected in a subsequent Annual Service Plan Update.

## **VI TERMS OF THE ASSESSMENTS**

### **A Payment of Assessments**

#### **A.1 Payment in Full**

The Assessment for any Assessed Property may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of PID Bonds, the payment amount shall be reduced by the amount, if any, of reserve funds applied to the redemption under the Indenture, net of any other costs applicable to the redemption of Bonds as set forth in the applicable Indenture.

If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

If an Assessment is paid in full: (i) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (ii) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (iii) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (iv) the City shall provide the Owner with a recordable notice that the lien on such Assessed Property has been released by the City. If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

If an Assessment is prepaid in part: (i) the Administrator shall cause the Assessment to be reduced by the amount of such partial prepayment in a manner conforming to the provisions of the Indenture and the Assessment Roll revised accordingly; (ii) the Administrator shall cause the revised Assessment Roll reflecting such partial prepayment to be approved by the City Council as part of the next Annual Service Plan Update; and (iii) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent the partial payment is made.

#### **A.2 Payment in Annual Installments**

The PID Act provides that an Assessment for any Assessed Property may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect principal, interest, Additional Interest, and Administrative Expenses in installments. An Assessment for Assessed Property that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated and provided for herein.

The Assessment Roll sets forth for each year the Annual Installment for each Assessed Property consisting of the (i) annual principal amount due on the

Assessments, (ii) annual interest amount due on the Assessments including the Additional Interest with respect to the Phase #1 Bonds and Phases #2-6 Major Improvement Bonds, and (iii) Administrative Expense portion of the Assessments. The Annual Installments may not exceed the amounts shown on the Assessment Roll in **Appendix A**.

The Annual Installments shown on the Assessment Roll shall be adjusted to equal the Actual Costs of repaying the Phase #1 Bonds and the Phases #2-6 Major Improvement Bonds including Additional Interest and Administrative Expenses. In addition, the City may adopt additional Assessment Roll(s) relating to the Authorized Improvements within the PID and the issuance of future PID Bonds.

The City reserves and shall have the right and option to refund Bonds including the Phase #1 Bonds and Phases #2-6 Major Improvement Bonds in accordance with the PID Act and/or Chapter 1207, Texas Government Code, as amended, or the Indenture related to such Bonds. In the event of issuance of refunding bonds, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the debt service on the refunding bonds when due and payable as required by and established in the ordinance and/or the Indenture authorizing and securing the refunding bonds plus interest generated from the Additional Interest rate, and such refunding bonds shall constitute "PID Bonds" for purposes of the SAP.

**B**    ***Collection of Annual Installments***

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually and each Annual Installment shall be delinquent if not paid prior to February 1 of the following year. The Annual Installments relating to the Phase #1 Bonds and the Phases #2-6 Major Improvement Bonds shall be due when billed and will be delinquent if not paid prior to February 1, 2021.

# **APPENDIX A**

City of Mesquite  
Polo Ridge Public Improvement District No. 2  
Annual Service Plan Update (FY 2020-2021)



## **ASSESSMENT ROLL**

**Appendix A  
Polo Ridge Public Improvement District No. 2  
Assessment Roll**

**Assessment by Parcel ID and Phase**

**Phase #1 Assessment**

<b>Parcel ID</b>	<b>Owner</b>	<b>Total One-Acre Lots</b>	<b>Total 125' Lots</b>	<b>Total 100' Lots</b>	<b>Total 80' Lots</b>	<b>Total 60' Lots</b>	<b>Total Lots</b>	<b>PID Assessment Principal</b>
187225	BDMR DEVELOPMENT LLC	44	0	40	43	69	196	\$7,040,000.00
<b>Totals</b>		44	0	40	43	69	196	\$7,040,000.00

**Phases #2-6 Assessment**

<b>Parcel ID</b>	<b>Owner</b>	<b>Total One-Acre Lots</b>	<b>Total 125' Lots</b>	<b>Total 100' Lots</b>	<b>Total 80' Lots</b>	<b>Total 60' Lots</b>	<b>Total Lots</b>	<b>PID Assessment Principal</b>
187225	BDMR DEVELOPMENT LLC	42	55	102	293	319	811	\$7,500,000.00
<b>Total</b>		42	55	102	293	319	811	\$7,500,000.00



**Phase #1 Assessment**

<b>Parcel ID:</b>	<b>Assessment Principal Amount:</b>	<b>Number of Lots:</b>	<b>1A Lots:</b>	<b>44</b>
			<b>125' Lots:</b>	<b>0</b>
			<b>100' Lots:</b>	<b>40</b>
<b>187225</b>	<b>\$7,040,000.00</b>	<b>196</b>	<b>80' Lots:</b>	<b>43</b>
			<b>60' Lots:</b>	<b>69</b>

Fiscal Year End (a)	Principal	Interest	Capitalized Interest	Delinquency and Prepayment Reserve	Administrative Expenses (b)	Annual Installment (c)	Assessment Balance (d)
2021	\$125,000.00	\$351,193.76	\$0.00	\$35,200.00	\$31,212.00	\$542,605.76	\$7,040,000.00
2022	\$130,000.00	\$345,881.26	\$0.00	\$34,575.00	\$31,836.24	\$542,292.50	\$6,915,000.00
2023	\$135,000.00	\$340,356.26	\$0.00	\$33,925.00	\$32,472.96	\$541,754.22	\$6,785,000.00
2024	\$140,000.00	\$334,618.76	\$0.00	\$33,250.00	\$33,122.42	\$540,991.18	\$6,650,000.00
2025	\$145,000.00	\$328,668.76	\$0.00	\$32,550.00	\$33,784.87	\$540,003.63	\$6,510,000.00
2026	\$150,000.00	\$322,143.76	\$0.00	\$31,825.00	\$34,460.57	\$538,429.33	\$6,365,000.00
2027	\$160,000.00	\$315,393.76	\$0.00	\$31,075.00	\$35,149.78	\$541,618.54	\$6,215,000.00
2028	\$165,000.00	\$308,193.76	\$0.00	\$30,275.00	\$35,852.78	\$539,321.54	\$6,055,000.00
2029	\$175,000.00	\$300,768.76	\$0.00	\$29,450.00	\$36,569.83	\$541,788.59	\$5,890,000.00
2030	\$180,000.00	\$292,893.76	\$0.00	\$28,575.00	\$37,301.23	\$538,769.99	\$5,715,000.00
2031	\$190,000.00	\$283,668.76	\$0.00	\$27,675.00	\$38,047.25	\$539,391.01	\$5,535,000.00
2032	\$200,000.00	\$273,931.26	\$0.00	\$26,725.00	\$38,808.20	\$539,464.46	\$5,345,000.00
2033	\$210,000.00	\$263,681.26	\$0.00	\$25,725.00	\$39,584.36	\$538,990.62	\$5,145,000.00
2034	\$225,000.00	\$252,918.76	\$0.00	\$24,675.00	\$40,376.05	\$542,969.81	\$4,935,000.00
2035	\$235,000.00	\$241,387.50	\$0.00	\$23,550.00	\$41,183.57	\$541,121.07	\$4,710,000.00
2036	\$245,000.00	\$229,343.76	\$0.00	\$22,375.00	\$42,007.24	\$538,726.00	\$4,475,000.00
2037	\$260,000.00	\$216,787.50	\$0.00	\$21,150.00	\$42,847.39	\$540,784.89	\$4,230,000.00
2038	\$275,000.00	\$203,462.50	\$0.00	\$19,850.00	\$43,704.34	\$542,016.84	\$3,970,000.00
2039	\$290,000.00	\$189,368.76	\$0.00	\$18,475.00	\$44,578.42	\$542,422.18	\$3,695,000.00
2040	\$305,000.00	\$174,506.26	\$0.00	\$17,025.00	\$45,469.99	\$542,001.25	\$3,405,000.00
2041	\$320,000.00	\$158,875.00	\$0.00	\$15,500.00	\$46,379.39	\$540,754.39	\$3,100,000.00
2042	\$340,000.00	\$142,475.00	\$0.00	\$13,900.00	\$47,306.98	\$543,681.98	\$2,780,000.00
2043	\$355,000.00	\$125,050.00	\$0.00	\$12,200.00	\$48,253.12	\$540,503.12	\$2,440,000.00
2044	\$375,000.00	\$106,856.26	\$0.00	\$10,425.00	\$49,218.18	\$541,499.44	\$2,085,000.00
2045	\$395,000.00	\$87,637.50	\$0.00	\$8,550.00	\$50,202.54	\$541,390.04	\$1,710,000.00
2046	\$415,000.00	\$67,393.76	\$0.00	\$6,575.00	\$51,206.59	\$540,175.35	\$1,315,000.00
2047	\$440,000.00	\$46,125.00	\$0.00	\$4,500.00	\$52,230.73	\$542,855.73	\$900,000.00
2048	\$460,000.00	\$23,575.00	\$0.00	\$2,300.00	\$53,275.34	\$539,150.34	\$460,000.00
2049	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$7,040,000</b>	<b>\$6,734,931</b>	<b>(\$407,775)</b>	<b>\$657,075</b>	<b>\$1,217,042</b>	<b>\$15,241,274</b>	

- (a) Fiscal Year 2019-2020 Administrative Expenses and a portion of the Delinquency and Prepayment Reserve have been prefunded at Bond closing. Annual Installments will be due by January 31.
- (b) Assumes a 2% annual increase. The administrative charges will be revised in Annual Service Plan Updates based on Actual Costs up to the amounts shown in each year but may not be increased from the amounts shown without compliance with the provisions of Section 372.016 and 372.017 of the PID Act.
- (c) Annual Installments are calculated based on the true interest rate on the Phase #1 Bonds plus an additional 0.50% for purposes of the Delinquency and Prepayment Reserve with respect to the Phase #1 Bonds, plus Administrative Expenses.
- (d) Assumes Annual Installment has not been paid for such Fiscal Year.

**Phases #2-6 Assessment**

<b>Parcel ID:</b>	<b>Assessment Principal Amount:</b>	<b>Number of Lots:</b>	<b>1A Lots:</b>	<b>42</b>
<b>187225</b>	<b>\$7,500,000.00</b>	<b>811</b>	<b>125' Lots:</b>	<b>55</b>
			<b>100' Lots:</b>	<b>102</b>
			<b>80' Lots:</b>	<b>293</b>
			<b>60' Lots:</b>	<b>319</b>

Fiscal Year End (a)	Principal	Interest	Capitalized Interest	Delinquency and Prepayment Reserve	Administrative Expenses (b)	Annual Installment (c)	Assessment Balance (d)
2021	\$115,000.00	\$442,650.00	\$0.00	\$37,500.00	\$26,010.00	\$621,160.00	\$7,500,000.00
2022	\$120,000.00	\$436,756.26	\$0.00	\$36,925.00	\$26,530.20	\$620,211.46	\$7,385,000.00
2023	\$125,000.00	\$430,606.26	\$0.00	\$36,325.00	\$27,060.80	\$618,992.06	\$7,265,000.00
2024	\$130,000.00	\$424,200.00	\$0.00	\$35,700.00	\$27,602.02	\$617,502.02	\$7,140,000.00
2025	\$140,000.00	\$417,537.50	\$0.00	\$35,050.00	\$28,154.06	\$620,741.56	\$7,010,000.00
2026	\$145,000.00	\$410,012.50	\$0.00	\$34,350.00	\$28,717.14	\$618,079.64	\$6,870,000.00
2027	\$155,000.00	\$402,218.76	\$0.00	\$33,625.00	\$29,291.48	\$620,135.24	\$6,725,000.00
2028	\$165,000.00	\$393,887.50	\$0.00	\$32,850.00	\$29,877.31	\$621,614.81	\$6,570,000.00
2029	\$170,000.00	\$385,018.76	\$0.00	\$32,025.00	\$30,474.86	\$617,518.62	\$6,405,000.00
2030	\$180,000.00	\$375,881.26	\$0.00	\$31,175.00	\$31,084.36	\$618,140.62	\$6,235,000.00
2031	\$195,000.00	\$365,306.26	\$0.00	\$30,275.00	\$31,706.04	\$622,287.30	\$6,055,000.00
2032	\$205,000.00	\$353,850.00	\$0.00	\$29,300.00	\$32,340.17	\$620,490.17	\$5,860,000.00
2033	\$215,000.00	\$341,806.26	\$0.00	\$28,275.00	\$32,986.97	\$618,068.23	\$5,655,000.00
2034	\$230,000.00	\$329,175.00	\$0.00	\$27,200.00	\$33,646.71	\$620,021.71	\$5,440,000.00
2035	\$245,000.00	\$315,662.50	\$0.00	\$26,050.00	\$34,319.64	\$621,032.14	\$5,210,000.00
2036	\$260,000.00	\$301,268.76	\$0.00	\$24,825.00	\$35,006.04	\$621,099.80	\$4,965,000.00
2037	\$275,000.00	\$285,993.76	\$0.00	\$23,525.00	\$35,706.16	\$620,224.92	\$4,705,000.00
2038	\$290,000.00	\$269,837.50	\$0.00	\$22,150.00	\$36,420.28	\$618,407.78	\$4,430,000.00
2039	\$310,000.00	\$252,800.00	\$0.00	\$20,700.00	\$37,148.68	\$620,648.68	\$4,140,000.00
2040	\$330,000.00	\$234,587.50	\$0.00	\$19,150.00	\$37,891.66	\$621,629.16	\$3,830,000.00
2041	\$350,000.00	\$214,375.00	\$0.00	\$17,500.00	\$38,649.49	\$620,524.49	\$3,500,000.00
2042	\$370,000.00	\$192,937.50	\$0.00	\$15,750.00	\$39,422.48	\$618,109.98	\$3,150,000.00
2043	\$395,000.00	\$170,275.00	\$0.00	\$13,900.00	\$40,210.93	\$619,385.93	\$2,780,000.00
2044	\$420,000.00	\$146,081.26	\$0.00	\$11,925.00	\$41,015.15	\$619,021.41	\$2,385,000.00
2045	\$445,000.00	\$120,356.26	\$0.00	\$9,825.00	\$41,835.45	\$617,016.71	\$1,965,000.00
2046	\$475,000.00	\$93,100.00	\$0.00	\$7,600.00	\$42,672.16	\$618,372.16	\$1,520,000.00
2047	\$505,000.00	\$64,006.26	\$0.00	\$5,225.00	\$43,523.61	\$617,756.87	\$1,045,000.00
2048	\$540,000.00	\$33,075.00	\$0.00	\$2,700.00	\$44,396.12	\$620,171.12	\$540,000.00
2049	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$7,500,000</b>	<b>\$8,717,228</b>	<b>(\$915,966)</b>	<b>\$718,900</b>	<b>\$1,014,202</b>	<b>\$17,456,565</b>	\$0.00

- (a) Fiscal Year 2019-2020 Administrative Expenses and a portion of the Delinquency and Prepayment Reserve have been prefunded at Bond closing. Annual Installments will be due by January 31.
- (b) Assumes a 2% annual increase. The administrative charges will be revised in Annual Service Plan Updates based on Actual Costs up to the amounts shown in each year but may not be increased from the amounts shown without compliance with the provisions of Section 372.016 and 372.017 of the PID Act.
- (c) Annual Installments are calculated based on the true interest rate on the Phase #1 Bonds plus an additional 0.50% for purposes of the Delinquency and Prepayment Reserve with respect to the Phase #1 Bonds, plus Administrative Expenses.
- (d) Assumes Annual Installment has not been paid for such Fiscal Year.

## **APPENDIX B**

City of Mesquite  
Polo Ridge Public Improvement District No. 2  
Annual Service Plan Update (FY 2020-2021)



**ALL PARCELS, PHASE  
#1 ASSESSMENT**

**Appendix B**

**Annual Installments - Phase #1 Assessment - All Parcels**

Fiscal Year End (a)	Phase #1 Bonds					Administrative Expenses (b)	Annual Installment (c)	Assessment Balance (d)
	Gross Debt Service			Capitalized Interest	Delinquency and Prepayment Reserve			
	Principal	Interest	Total					
2021	\$125,000.00	\$351,193.76	\$476,193.76	\$0.00	\$35,200.00	\$31,212.00	\$542,605.76	\$7,040,000.00
2022	\$130,000.00	\$345,881.26	\$475,881.26	\$0.00	\$34,575.00	\$31,836.24	\$542,292.50	\$6,915,000.00
2023	\$135,000.00	\$340,356.26	\$475,356.26	\$0.00	\$33,925.00	\$32,472.96	\$541,754.22	\$6,785,000.00
2024	\$140,000.00	\$334,618.76	\$474,618.76	\$0.00	\$33,250.00	\$33,122.42	\$540,991.18	\$6,650,000.00
2025	\$145,000.00	\$328,668.76	\$473,668.76	\$0.00	\$32,550.00	\$33,784.87	\$540,003.63	\$6,510,000.00
2026	\$150,000.00	\$322,143.76	\$472,143.76	\$0.00	\$31,825.00	\$34,460.57	\$538,429.33	\$6,365,000.00
2027	\$160,000.00	\$315,393.76	\$475,393.76	\$0.00	\$31,075.00	\$35,149.78	\$541,618.54	\$6,215,000.00
2028	\$165,000.00	\$308,193.76	\$473,193.76	\$0.00	\$30,275.00	\$35,852.78	\$539,321.54	\$6,055,000.00
2029	\$175,000.00	\$300,768.76	\$475,768.76	\$0.00	\$29,450.00	\$36,569.83	\$541,788.59	\$5,890,000.00
2030	\$180,000.00	\$292,893.76	\$472,893.76	\$0.00	\$28,575.00	\$37,301.23	\$538,769.99	\$5,715,000.00
2031	\$190,000.00	\$283,668.76	\$473,668.76	\$0.00	\$27,675.00	\$38,047.25	\$539,391.01	\$5,535,000.00
2032	\$200,000.00	\$273,931.26	\$473,931.26	\$0.00	\$26,725.00	\$38,808.20	\$539,464.46	\$5,345,000.00
2033	\$210,000.00	\$263,681.26	\$473,681.26	\$0.00	\$25,725.00	\$39,584.36	\$538,990.62	\$5,145,000.00
2034	\$225,000.00	\$252,918.76	\$477,918.76	\$0.00	\$24,675.00	\$40,376.05	\$542,969.81	\$4,935,000.00
2035	\$235,000.00	\$241,387.50	\$476,387.50	\$0.00	\$23,550.00	\$41,183.57	\$541,121.07	\$4,710,000.00
2036	\$245,000.00	\$229,343.76	\$474,343.76	\$0.00	\$22,375.00	\$42,007.24	\$538,726.00	\$4,475,000.00
2037	\$260,000.00	\$216,787.50	\$476,787.50	\$0.00	\$21,150.00	\$42,847.39	\$540,784.89	\$4,230,000.00
2038	\$275,000.00	\$203,462.50	\$478,462.50	\$0.00	\$19,850.00	\$43,704.34	\$542,016.84	\$3,970,000.00
2039	\$290,000.00	\$189,368.76	\$479,368.76	\$0.00	\$18,475.00	\$44,578.42	\$542,422.18	\$3,695,000.00
2040	\$305,000.00	\$174,506.26	\$479,506.26	\$0.00	\$17,025.00	\$45,469.99	\$542,001.25	\$3,405,000.00
2041	\$320,000.00	\$158,875.00	\$478,875.00	\$0.00	\$15,500.00	\$46,379.39	\$540,754.39	\$3,100,000.00
2042	\$340,000.00	\$142,475.00	\$482,475.00	\$0.00	\$13,900.00	\$47,306.98	\$543,681.98	\$2,780,000.00
2043	\$355,000.00	\$125,050.00	\$480,050.00	\$0.00	\$12,200.00	\$48,253.12	\$540,503.12	\$2,440,000.00
2044	\$375,000.00	\$106,856.26	\$481,856.26	\$0.00	\$10,425.00	\$49,218.18	\$541,499.44	\$2,085,000.00
2045	\$395,000.00	\$87,637.50	\$482,637.50	\$0.00	\$8,550.00	\$50,202.54	\$541,390.04	\$1,710,000.00
2046	\$415,000.00	\$67,393.76	\$482,393.76	\$0.00	\$6,575.00	\$51,206.59	\$540,175.35	\$1,315,000.00
2047	\$440,000.00	\$46,125.00	\$486,125.00	\$0.00	\$4,500.00	\$52,230.73	\$542,855.73	\$900,000.00
2048	\$460,000.00	\$23,575.00	\$483,575.00	\$0.00	\$2,300.00	\$53,275.34	\$539,150.34	\$460,000.00
2049	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$7,040,000.00</b>	<b>\$6,734,931.42</b>	<b>\$13,774,931.42</b>	<b>(\$407,774.98)</b>	<b>\$657,075.00</b>	<b>\$1,217,042.38</b>	<b>\$15,241,273.82</b>	

(a) Fiscal Year 2019-2020 Administrative Expenses and a portion of the Delinquency and Prepayment Reserve have been prefunded at Bond closing. Annual Installments become due by January 31.


(b) Assumes a 2% annual increase. The administrative charges will be revised in Annual Service Plan Updates based on Actual Costs up to the amounts shown in each year but may not be increased from the amounts shown without compliance with the provisions of Section 372.016 and 372.017 of the PID Act.

(c) Annual Installments are calculated based on the true interest rate on the Phases #2-6 Major Improvement Bonds, plus an additional 0.50% for purposes of the Delinquency and Prepayment Reserve with respect to the Phases #2-6 Major Improvement Bonds, plus Administrative Expenses.

(d) Assumes Annual Installment has not been paid for such Fiscal Year.

## **APPENDIX C**

City of Mesquite  
Polo Ridge Public Improvement District No. 2  
Annual Service Plan Update (FY 2020-2021)



**ALL PARCELS, PHASE  
#2-6 MAJOR  
IMPROVEMENTS  
ASSESSMENT**

**Appendix C**

**Annual Installments - Phases #2-6 Assessment - All Parcels**

Fiscal Year End (a)	Phases #2-6 Major Improvement Bonds					Administrative Expenses (b)	Annual Installment (c)	Assessment Balance (d)
	Gross Debt Service			Capitalized Interest	Delinquency and Prepayment Reserve			
	Principal	Interest	Total					
2021	\$115,000.00	\$442,650.00	\$557,650.00	\$0.00	\$37,500.00	\$26,010.00	\$621,160.00	\$7,500,000.00
2022	\$120,000.00	\$436,756.26	\$556,756.26	\$0.00	\$36,925.00	\$26,530.20	\$620,211.46	\$7,385,000.00
2023	\$125,000.00	\$430,606.26	\$555,606.26	\$0.00	\$36,325.00	\$27,060.80	\$618,992.06	\$7,265,000.00
2024	\$130,000.00	\$424,200.00	\$554,200.00	\$0.00	\$35,700.00	\$27,602.02	\$617,502.02	\$7,140,000.00
2025	\$140,000.00	\$417,537.50	\$557,537.50	\$0.00	\$35,050.00	\$28,154.06	\$620,741.56	\$7,010,000.00
2026	\$145,000.00	\$410,012.50	\$555,012.50	\$0.00	\$34,350.00	\$28,717.14	\$618,079.64	\$6,870,000.00
2027	\$155,000.00	\$402,218.76	\$557,218.76	\$0.00	\$33,625.00	\$29,291.48	\$620,135.24	\$6,725,000.00
2028	\$165,000.00	\$393,887.50	\$558,887.50	\$0.00	\$32,850.00	\$29,877.31	\$621,614.81	\$6,570,000.00
2029	\$170,000.00	\$385,018.76	\$555,018.76	\$0.00	\$32,025.00	\$30,474.86	\$617,518.62	\$6,405,000.00
2030	\$180,000.00	\$375,881.26	\$555,881.26	\$0.00	\$31,175.00	\$31,084.36	\$618,140.62	\$6,235,000.00
2031	\$195,000.00	\$365,306.26	\$560,306.26	\$0.00	\$30,275.00	\$31,706.04	\$622,287.30	\$6,055,000.00
2032	\$205,000.00	\$353,850.00	\$558,850.00	\$0.00	\$29,300.00	\$32,340.17	\$620,490.17	\$5,860,000.00
2033	\$215,000.00	\$341,806.26	\$556,806.26	\$0.00	\$28,275.00	\$32,986.97	\$618,068.23	\$5,655,000.00
2034	\$230,000.00	\$329,175.00	\$559,175.00	\$0.00	\$27,200.00	\$33,646.71	\$620,021.71	\$5,440,000.00
2035	\$245,000.00	\$315,662.50	\$560,662.50	\$0.00	\$26,050.00	\$34,319.64	\$621,032.14	\$5,210,000.00
2036	\$260,000.00	\$301,268.76	\$561,268.76	\$0.00	\$24,825.00	\$35,006.04	\$621,099.80	\$4,965,000.00
2037	\$275,000.00	\$285,993.76	\$560,993.76	\$0.00	\$23,525.00	\$35,706.16	\$620,224.92	\$4,705,000.00
2038	\$290,000.00	\$269,837.50	\$559,837.50	\$0.00	\$22,150.00	\$36,420.28	\$618,407.78	\$4,430,000.00
2039	\$310,000.00	\$252,800.00	\$562,800.00	\$0.00	\$20,700.00	\$37,148.68	\$620,648.68	\$4,140,000.00
2040	\$330,000.00	\$234,587.50	\$564,587.50	\$0.00	\$19,150.00	\$37,891.66	\$621,629.16	\$3,830,000.00
2041	\$350,000.00	\$214,375.00	\$564,375.00	\$0.00	\$17,500.00	\$38,649.49	\$620,524.49	\$3,500,000.00
2042	\$370,000.00	\$192,937.50	\$562,937.50	\$0.00	\$15,750.00	\$39,422.48	\$618,109.98	\$3,150,000.00
2043	\$395,000.00	\$170,275.00	\$565,275.00	\$0.00	\$13,900.00	\$40,210.93	\$619,385.93	\$2,780,000.00
2044	\$420,000.00	\$146,081.26	\$566,081.26	\$0.00	\$11,925.00	\$41,015.15	\$619,021.41	\$2,385,000.00
2045	\$445,000.00	\$120,356.26	\$565,356.26	\$0.00	\$9,825.00	\$41,835.45	\$617,016.71	\$1,965,000.00
2046	\$475,000.00	\$93,100.00	\$568,100.00	\$0.00	\$7,600.00	\$42,672.16	\$618,372.16	\$1,520,000.00
2047	\$505,000.00	\$64,006.26	\$569,006.26	\$0.00	\$5,225.00	\$43,525.61	\$617,756.87	\$1,045,000.00
2048	\$540,000.00	\$33,075.00	\$573,075.00	\$0.00	\$2,700.00	\$44,396.12	\$620,171.12	\$540,000.00
2049	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$7,500,000.00</b>	<b>\$8,717,228.45</b>	<b>\$16,217,228.45</b>	<b>(\$513,965.83)</b>	<b>\$718,900.00</b>	<b>\$1,014,201.98</b>	<b>\$17,436,364.60</b>	

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(b) Assumes a 2% annual increase. The administrative charges will be revised in Annual Service Plan Updates based on Actual Costs up to the amounts shown in each year but may not be increased from the amounts shown without compliance with the provisions of Section 372.016 and 372.017 of the PID Act.

(c) Annual Installments are calculated based on the true interest rate on the Phases #2-6 Major Improvement Bonds, plus an additional 0.50% for purposes of the Delinquency and Prepayment Reserve with respect to the Phases #2-6 Major Improvement Bonds, plus Administrative Expenses.

(d) Assumes Annual Installment has not been paid for such Fiscal Year.

## **APPENDIX D**

City of Mesquite  
Polo Ridge Public Improvement District No. 2  
Annual Service Plan Update (FY 2020-2021)



**TIRZ ANNUAL CREDIT  
HISTORY**

**Appendix D  
TIRZ Annual Credit History (a)**

**All Parcels**

Parcel ID	TIRZ Credits Applied (b)					TIRZ Credits Received to Date
	2020	2021	2022	2023	2024	
187225	\$0.00	\$154.00				\$154.00
<b>Total</b>						

(a) The City Council has agreed to use a portion of TIRZ Revenues generated to reduce the Annual Installment for Assessed Property based on a desire to maintain a competitive, composite equivalent ad valorem tax rate.

(b) The maximum TIRZ Annual Credit Amount shall not exceed the amounts shown in Section V.H of the Service and Assessment Plan.





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