Ryan Stevens, Place 1
Tomas Mendoza, Place 2
Steven Teschke, Place 3

James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor
CITY OF JUSTIN
CITY COUNCIL AGENDA
SEPTEMBER 11, 2025
415 N. COLLEGE AVE.
5:30 PM

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: ***"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"***

B) EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

1. Under Section 551.071, to conduct a private consultation with the City Attorney regarding:

    - Trafford Terrace Developers Agreement
    - Justin Crossing Developers Agreement

2. Under Section 551.087 the City Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the City of Justin has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below

    - Dream Complex Developers Agreement
    - Kemper Sports Agreement

3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property located north of Wilkerson Lane and Boss Range Road, south of Timberbrook Parkway and FM 156, east of Timberbrook Parkway and FM 407, and west of FM 156

4. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to Water Infrastructure

C) TAKE ANY ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION ITEM(S)

D) UPCOMING MEETINGS AND EVENTS

1. The following is a list of upcoming meetings and events:
   - September 16, 2025, Planning & Zoning meeting @ 6:30 p.m.
   - September 18, 2025, Economic/Community Development Corporation meeting @ 5:30 p.m.
   - September 25, 2025, City Council meeting canceled
   - October 7, 2025, National Night Out @ 6:00 p.m.
   - October 9, 2025, City Council meeting @ 5:30 p.m.
   - October 14, 2025, Planning & Zoning meeting @ 6:30 p.m.
   - October 16, 2025, Economic/Community Development Corporation meeting @ 5:30 p.m.
   - October 18, 2025, Clean Up Event 8am-Noon; Volunteer Fire Department Fish Fry 4:30-6:30

E) WORKSHOP ITEM(S) AND REPORT(S)

1. Receive an FY 23-24 Financial Audit Report

2. Receive a Biannual Update from the Library Board

3. Discussion on organizing a regional tour of historic Old Towns to support the development of the Old Town Plan

4. Discuss Animal Control measures and policy updates to ensure Public Safety

F) PROCLAMATION

1. Presentation of a proclamation to United Way

G) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens with the opportunity to speak, the mayor may impose a three-minute time limitation for each citizen to speak with a seasonal limitation on speakers on one topic or item with a maximum of fifteen total minutes on the same topic. The Texas Open Meetings Act prohibits the City Council from discussing issues which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

H) CONSENT AGENDA

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

1. Consider approving City Council minutes dated August 28, 2025; and take appropriate action

2. Consider adopting Ordinance 823-25 on first reading to approve an end-of-the-year budget amendment; and take appropriate action

3. Consider adopting Resolution 783-25, which approves a negotiated settlement between the Atmost Cities Steering Committee and the adoption of Negotiated Settlement Rates, and take appropriate action

4. Consider and act upon a second reading for Ordinance 821-25 of the City Council of the City of

Justin, Texas approving the 2025 Annual Service Plan Update for Timberbrook Public Improvement District No. 2; and take appropriate action

I) ITEMS PULLED FROM CONSENT AGENDA

J) POSSIBLE ACTION ITEMS

1. Consider approving Resolution 781-25 declaring Justin Day on October 4th; and take appropriate action

2. Consider and act upon Resolution 782-25 of the City of Justin, Texas, determining the costs of certain Improvement Area #2 Projects to be financed within Improvement Area #2 of Timberbrook Public Improvement District No. 2; approving a preliminary 2025 amended and restated service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed Improvement Area #2 Assessment Roll with the City Secretary; noticing a public hearing for October 9, 2025 to consider an ordinance levying assessments on property located within Improvement Area #2 of Timberbrook Public Improvement District No.2; and directing City staff to publish and mail notice of such public hearing.

3. Consider approving Resolution 784-25 for a transition and program plan for the inaugural Justin Recreation Program; and take appropriate action.

4. Consider Resolution 785-25 to authorize the City Manager to negotiate and execute a Professional Services Agreement with Kemper Sports to operate the Justin Recreation League at Community Park; and take appropriate action.

5. Consider approval of Resolution 786-25 providing notice for a public hearing for adoption of water, wastewater, and roadway impact fees; and take appropriate action

K) FUTURE AGENDA ITEMS

L) ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 8/29/25 10 a.m., at least 72 hours preceding the scheduled meeting time.

Amy Piukana
Amy Piukana, TRMC, City Secretary

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 1. (WORKSHOP ITEM(S) AND REPORT(S))

Title: Receive an FY 23-24 Financial Audit Report

Department: Administration

Contact: Abbey Reece

Recommendation:

Presentation only.

Background:

The 2023-2024 financial audit report will be presented by Paula Lowe with Pattillo, Brown, and Hill.

City Attorney Review: N/A

Attachments:

1. DRAFT Required Communication with Governance 2024
2. DRAFT Annual Financial Report 2024

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

Honorable Mayor
and Members of City Council
City of Justin, Texas

We have audited the financial statements of City of Justin, Texas as of and for the year ended September 30, 2024, and have issued our report thereon dated September 11, 2025. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated May 1, 2025, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of City of Justin, Texas solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, and, as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

As a part of the engagement, we assisted in preparing the financial statements and related notes to the financial statements of the City of Justin, Texas in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services were not conducted in accordance with *Government Auditing Services.*

In order to reduce threats to our independence caused by these nonattest services to an acceptable level, we applied certain safeguards. These safeguards include a concurring review, which is a review of the financial statements and key audit areas which is performed by an individual who has adequate experience in audits of local governments, but who was not involved in this audit engagement. The concurring reviewer serves as an evaluator of the performance of the engagement team and the nonattest services provided.

In addition, management assumed responsibility for the financial statements and related notes to the financial statements and any other nonaudit services we provided. Management acknowledged in the management representation letter our assistance with the preparation of the financial statements, and related notes to the financial statements and that these items were reviewed and approved prior to their issuance and accepted responsibility for them. Further, the nonaudit services were overseen by an individual within management that has the suitable skill, knowledge, or experience; evaluated the adequacy and results of the services; and accepted responsibility for them.

Significant Risks Considered

We have identified the following significant risks during our audit process, which required special audit consideration:

Significant Risk Considered	Reasoning for Special Audit Consideration
1. Management override of controls	The risk that members of management could circumvent well-designed and effective internal controls.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City of Justin, Texas is included in Note I to the financial statements. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the useful lives of capital assets is based on the expected lifespan of the asset in accordance with standard guidelines. We evaluated the key factors and assumptions used to develop the estimate of useful lives and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion unit.

Management's estimate of the allowance for uncollectible property taxes, utilities and court fines are based on historical collections. We evaluated the key factors and assumptions used to develop the allowance for uncollectible property taxes and determined that it is reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the annual pension expense and pension liability is based on actuarial assumptions which are determined by the demographics of the plan and future projections that the actuarial makes based on historical information of the plan and the investment market. We evaluated the key factors and assumptions used to develop the net pension liability and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to the net pension liability. The disclosures in the financial statements are neutral, consistent, and clear.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures.

None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to City of Justin, Texas' financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the management representation letter dated September 11, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with City of Justin, Texas, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as City of Justin, Texas' auditors.

New Accounting Guidance

Significant new accounting guidance issued by the Governmental Accounting Standards Board (GASB) not yet implemented by the City include the following:

GASB Statement No. 101, *Compensated Absences* - The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement will become effective for reporting periods beginning after December 15, 2024, and the impact has not yet been determined.

GASB Statement No. 102, Certain Risk Disclosures - This Statement requires governments to disclose essential information about risks related to vulnerabilities due to certain concentrations or constraints. Concentrations and constraints may limit a government's ability to acquire resources or control spending. The requirements of Statement No. 102 are effective for fiscal years beginning after June 15, 2024, and the impact has not yet been determined.

GASB Statement No. 103, Financial Reporting Model Improvements – The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability and address certain application issues. The requirements for Statement No. 103 are effective for fiscal years beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* – The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required for capital assets held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

Restrictions on Use

This report is intended solely for the information and use of the City Council and management of City of Justin, Texas and is not intended to be and should not be used by anyone other than these specified parties.

Waco, Texas
September 11, 2025

City of Justin, Texas

Annual Financial Report

For the Year Ended
September 30, 2024

DRAFT

Prepared by:

Finance Department

CITY OF JUSTIN, TEXAS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

TABLE OF CONTENTS

	Page Number
FINANCIAL SECTION	
Independent Auditor's Report	1 – 3
Management Discussion and Analysis	4 – 9
Basic Financial Statements	
Government-Wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11 – 12
Fund Financial Statements:	
Governmental Funds	
Balance Sheet	13 – 14
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	15
Statement of Revenues, Expenditures, and Changes in Fund Balances	16 – 17
Reconciliation of Statement of Revenues, Expenditures and Changes In Fund Balances – Governmental Funds to the Statement of Activities	18
Proprietary Funds	
Statement of Net Position	19
Statement of Revenues, Expenses, and Changes in Fund Net Position	20
Statement of Cash Flows	21
Fiduciary Funds	
Statement of Fiduciary Net Position	22
Statement of Changes in Fiduciary Net Position	23
Notes to the Financial Statements	24 – 39
REQUIRED SUPPLMENTARY INFORMATION	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget (Budget Basis) and Actual – General Fund	40
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget (Budget Basis) and Actual – Justin EDC	41

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Schedule of Revenues, Expenditures, and Changes in
Fund Balance – Budget (Budget Basis) and Actual – Justin CDC 42

Notes to Budgetary Schedules 43

Schedule of Changes in Net Pension Liability and Related Ratios – Texas
Municipal Retirement System ..... 44 - 45

Schedule of Employer Contributions – Texas Municipal Retirement System ..... 46 - 47

COMPLIANCE SECTION

Independent Auditor's Report on Internal Control over Financial
Reporting and on Compliance and Other Matters Based on an
Audit of Financial Statements Performed in Accordance with
Government Auditing Standards ..... 48 - 49

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PATTILLO, BROWN & HILL, L.L.P.
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Waco, Texas 76710
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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor
and Members of City Council
City of Justin, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, and each major fund of the City of Justin, Texas, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Justin, Texas' basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the City of Justin, Texas as of September 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Justin, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Justin, Texas' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

DRAFT

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Justin, Texas' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Justin, Texas' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension information, as listed in the table of contents, to be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 11, 2025, on our consideration of the City of Justin, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Justin, Texas' internal control over financial reporting and compliance.

Waco, Texas
September 11, 2025

DRAFT

MANAGEMENT'S DISCUSSION AND ANALYSIS

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the financial activities of the City of Justin, Texas (the "City") for the year ended September 30, 2024. The analysis is based on currently known facts, decisions, or economic conditions. It presents short and long-term analysis of the City's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the City's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflow of resources of the City of Justin exceeded its liabilities and deferred inflow of resources at the close of the most recent fiscal year by $47,698,375 (net position) compared to $39,945,462 for the prior year. Of this amount, $1,380,911 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.

- The City's governmental activities net position increased by $3,044,927 and the business-type activities net position increased by $4,707,986.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $8,044,990 which is an increase of $2,238,528 from the prior year.

- As of the close of the current fiscal year, unassigned fund balance for the general fund was $2,476,401 which is 21.7% of total general fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

The City's basic financial statements include (1) government-wide financial statements, (2) individual fund financial statements, and (3) notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements. The government-wide statements report information for the City as a whole. These statements include transactions and balances relating to all assets, including infrastructure capital assets. These statements are designed to provide information about cost of services, operating results, and financial position of the City as an economic entity. The Statement of Net Position and the Statement of Activities, which appear first in the City's financial statements, report information on the City's activities that enable the reader to understand the financial condition of the City. These statements are prepared using the accrual basis of accounting, which is similar to the accounting method used by most private-sector companies. All of the current year revenues and expenses are taken into account even if cash has not yet changed hands.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred outflows/inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other nonfinancial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The Statement of Activities presents information showing how the City's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows – the accrual method rather than modified accrual used in the fund level statements.

The Statement of Net Position and the Statement of Activities divide the City's financials into two classes of activities:

1. Governmental Activities – Most of the City's basic services are reported here including general government, public safety, public works, culture and recreation, economic development and community development. Sales tax, property tax, and charges for services finance most of these activities.

DRAFT

2. Business-Type Activities – The City charges a fee to customers to help it cover all or most of the cost of certain services it provides. The City's water and sewer system are reported here.

The government-wide financial statements include not only the City itself (known as the primary government), but also the legally separate Justin Economic Development Corporation (JEDC) and Justin Community Development Corporation (JCDC) (the component units). Financial information for JEDC and JCDC is reported as major governmental funds for the City of Justin. The government-wide financial statements can be found after the Management Discussion & Analysis.

FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the parent corporation, which is the City. They are usually segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. The two categories of City funds are governmental and proprietary.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund and the Street Maintenance fund as well as Justin EDC and Justin CDC, which are considered to be major funds for reporting purposes.

The City adopts an annual appropriated budget for its General Fund. A budgetary comparison schedule has been provided for this fund to demonstrate compliance with budget.

Proprietary Funds. The City maintains one type of proprietary fund, an enterprise fund. The enterprise fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its utility (water and sewer) system.

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information

In addition to basic financial statements, this MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). RSI includes a budgetary comparison schedule for the general fund and major special revenue funds and schedules of changes in net pension and total other postemployment benefits liability and related ratios and the schedule of contributions for the Texas Municipal Retirement System. RSI can be found after the notes to the basic financial statements.

DRAFT

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Statement of Net Position

The following table reflects the condensed Statement of Net Position:

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Current and other assets	$ 9,000,132	$ 6,671,801	$ 9,480,110	$ 16,240,868	$ 18,480,242	$ 22,912,669
Capital assets	14,865,215	14,644,702	34,906,835	25,842,829	49,772,050	40,487,531
Total assets	23,865,347	21,316,503	44,386,945	42,083,697	68,252,292	63,400,200
Deferred outflows of resources	273,209	438,225	81,004	117,872	354,213	556,097
Long-term liabilities	4,777,484	1,659,664	11,642,161	4,419,199	16,419,645	6,078,863
Other liabilities	1,706,355	5,498,624	2,667,417	12,330,822	4,373,772	17,829,446
Total liabilities	6,483,839	7,158,288	14,309,577	16,750,021	20,793,416	23,908,309
Deferred inflows of resources	100,788	87,438	13,926	15,088	114,714	102,526
Net position:						
Net investment in capital assets	10,119,512	10,421,289	27,342,489	16,458,644	37,462,001	26,879,933
Restricted	5,036,864	1,990,155	3,818,599	2,177,304	8,855,463	4,167,459
Unrestricted	2,397,553	2,097,558	(1,016,642)	6,800,512	1,380,911	8,898,070
Total net position	$ 17,553,929	$ 14,509,002	$ 30,144,446	$ 25,436,460	$ 47,698,375	$ 39,945,462

As noted earlier, net position may serve, over time, as a useful indicator of the City's financial position. Assets and deferred outflows of resources exceed liabilities and deferred inflows by $47,296,238 as of year-end. The largest portion of the City's net position, $37,462,001 reflects its investments in capital assets (e.g., land, buildings, improvements, construction in progress, and infrastructure) less any debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

A portion of the primary government's net position, $8,855,463, represents resources that are subject to external restriction on how they may be used. The remaining balance of unrestricted net position $1,380,911, or 2.9%, may be used to meet the government's ongoing obligation to citizens and creditors.

Total assets are $68,252,292, an increase of $4,852,092 compared to prior year. Total assets increased compared to the prior year primarily due to significant spending on capital assets, specifically utility improvements to account for sharp population growth. Total liabilities are $20,793,416, a decrease of $3,114,893 compared to prior year. The decrease is mainly due to the bond payments made during the fiscal year, combined with large payments made to vendors related to prior year's outstanding accounts payable. Total deferred outflows of resources are $354,213, a decrease of $1,884 compared to the prior year. Total deferred inflows of resources are $114,714, an increase of $12,188 compared to the prior year. The changes in deferred outflows and inflows of resources are due to the net differences between projected and actual investment earnings on pension plan assets.

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Statement of Activities

The following table provides a summary of the City's changes in net position:

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program revenues:						
Charges for services	$ 4,038,491	$ 1,133,739	$ 6,427,878	$ 5,545,498	$ 10,466,369	$ 6,679,237
Operating grants and contributions	379,206	461,039	-	-	379,206	461,039
Capital grants and contributions	-	-	2,554,403	-	2,554,403	-
General revenues:						
Property tax	6,037,537	4,784,881	-	-	6,037,537	4,784,881
Sales tax	3,317,790	3,215,926	-	-	3,317,790	3,215,926
Franchise and local taxes	512,554	308,219	-	-	512,554	308,219
Investment earnings	82,392	130,432	345,127	166,230	427,519	296,662
Miscellaneous	237,145	270,678	63,115	6,532,971	300,260	6,803,649
Total revenues	14,605,115	10,304,914	9,390,523	12,244,699	23,995,638	22,549,613
Expenses:						
General government	3,228,773	2,382,609	-	-	3,228,773	2,382,609
Public safety:						
Police	2,481,244	3,389,897	-	-	2,481,244	3,389,897
Fire	1,989,673	1,262,073	-	-	1,989,673	1,262,073
Public works	683,846	898,304	-	-	683,846	898,304
Culture and recreation	1,317,727	1,039,655	-	-	1,317,727	1,039,655
Economic development	175,973	-	-	-	175,973	-
Community development	1,466,098	-	-	-	1,466,098	-
Interest on long-term debt	216,854	157,804	-	-	216,854	157,804
Water and sewer	-	-	4,682,537	4,324,527	4,682,537	4,324,527
Total expenses	11,560,188	9,130,342	4,682,537	4,324,527	16,242,725	13,454,869
Change in net position	3,044,927	1,174,572	4,707,986	7,920,172	7,752,913	9,094,744
Net position, beginning	14,509,002	13,334,430	25,436,460	17,516,288	39,945,462	30,850,718
Net position, ending	$ 17,553,929	$ 14,509,002	$ 30,144,446	$ 25,436,460	$ 47,698,375	$ 39,945,462

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For the year, revenues from governmental activities totaled $14,605,115, an increase of $4,300,201 compared to the prior year. This increase is largely due to an increase in property tax revenues from an increase in the assessed values of properties within the City and an increase in the tax rate, along with an increase in charges for services which relates to increases in building permits and roadway impact fees. Expenses from governmental activities totaled $11,560,188, an increase of $2,429,846 compared to the prior year. This increase was mainly due to an increase in payroll cost from increases in wages and an increase in depreciation expense due to more capital assets being depreciated.

Revenues from business-type activities totaled $9,390,523 a decrease of $2,854,176 compared to the prior year. This decrease was largely related to a decrease in capital grants contributions related to the West Side sewer agreement in the amount of $6.5 million, coupled with an increase in water and sewer fees of $1.5 million due to an increase in customers. Expenses from business-type activities totaled $4,682,537, an increase of $358,010 compared to the prior year. The increase in expenses was largely a result of the increase in noncapital repair and maintenance projects along with the increase in demand of water with the increase in customers.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

Governmental Funds: The focus of the City's governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements; in particular, unreserved fund balance may serve a measure of a government's net resources available for spending at the end of the fiscal year.

The City's governmental funds include the general fund and three special revenue funds. These special revenue funds are used to account for the activities of the City's blended component units; the Justin Economic Development Corporation (EDC) and the Justin Community Development Corporation (CDC) as well as the funds restricted for street maintenance improvements. EDC and CDC are controlled by the City Council of the

City of Justin and their revenues are restricted for economic and community development as described in their by-laws. The City's residents approved via ballot measure to create the street maintenance fund in 2019, and the fund balance is restricted by Texas Statute to be used in accordance with a council-approved capital improvement plan.

The City's governmental fund balance at September 30, 2024 totaled $8,044,990. The fund balance includes funds restricted for economic development ($1,059,546), community development ($988,738), debt service ($1,199,365), child safety ($13,373), building security ($35,764), court technology ($33,437), and street maintenance ($715,244). The unassigned fund balance at September 30, 2024 is $2,476,401.

Proprietary Funds: The City's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted Net Position of the Utility Fund at the end of the year amounted to ($1,418,779) with $3,818,599 restricted for system upgrade/expansion. Net Position increased by a net amount of $4,707,986. The increase was caused by growth in water sales that exceeded increases in expenses.

General Fund Budgetary Highlights Actual revenues collected exceeded management's original estimate of the General Fund's revenues by $768,916, mostly caused by larger than expected grant revenues, tax revenues and licenses and permits. Revenue budget amendments during the year included an increase to fire inspection fee revenue, fire department donations and miscellaneous revenues. Expenditures exceeded appropriations by $296,465 due to reduced personnel and benefits costs due to staff turnovers during the year. Significant budget amendments included increases to public safety vehicle maintenance, increases to general government, public safety, and public works fuel costs, and increases to capital outlay.

CAPITAL ASSETS

The following are the City's investment in capital assets for its governmental and business-type activities as of September 30, 2024:

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Land	$ 3,484,974	$ 3,484,974	$ 258,184	$ 249,184	$ 3,743,158	$ 3,734,158
Construction in progress	668,876	1,039,517	14,832,316	8,401,929	15,501,192	9,441,446
Infrastructure	18,600,567	17,428,978	25,952,502	23,398,165	44,553,069	40,827,143
Buildings and improvements	983,193	1,034,861	-	-	983,193	1,034,861
Equipment and vehicles	3,083,504	2,908,747	1,732,797	1,047,395	4,816,301	3,956,142
Right-to-use leased assets	958,345	594,539	614,528	328,833	1,572,873	923,372
Right-to-use SBITAs	-	185,407	-	13,835	-	199,242
Accumulated depreciation	(12,914,244)	(12,032,321)	(8,483,492)	(7,596,512)	(21,397,736)	(19,628,833)
Total	$ 14,865,215	$ 14,644,702	$ 34,906,835	$ 25,842,829	$ 49,772,050	$ 40,487,531

Additional information on the City of Justin capital assets can be found in the notes to the financial statements.

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LONG-TERM DEBT

At the end of the current fiscal year, the City had long-term debt obligations as follows. This debt is secured by a combination of property taxes and a pledge of water and sewer revenues.

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Bonds payable	$ 4,605,000	$ 5,215,000	$ 12,120,000	$ 12,895,000	$ 16,725,000	$ 18,110,000
Bonds premiums	109,256	123,592	91,062	96,557	200,318	220,149
Leases payable	536,088	363,944	290,890	113,157	826,978	477,101
SBITAs payable	-	109,992	-	11,663	-	121,655
Compensated absences	166,702	170,067	13,290	10,172	179,992	180,239
Total	$ 5,417,046	$ 5,982,595	$ 12,515,242	$ 13,126,549	$ 17,932,288	$ 19,109,144

Additional information on the City of Justin long term-debt can be found in the notes to the basic financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Dallas-Fort Worth metro area is growing more quickly than almost any other metro area in the United States. In addition, Denton County is in one of the fastest growing Counties in the nation. Justin sits in the middle of this growth and has continued to grow rapidly over the past few years. That growth is expected to continue and increase over the next several years.

The City anticipates a steady climb in population over the coming years with the continued development of the many current subdivisions: Timberbrook, The Preserve, Reatta Ridge, Treeline, Oliver Creek Ranch, and the new Cuesta development. The increase in residential homes has continued to spur additional commercial development, including Justin Town Square, Timberbrook Crossing, Glen Coe, and FM 407 Retail developments, which will assist with diversification of the City's tax base into the future.

Fiscal year 2025 general fund budgeted revenues are $9,433,783 and budgeted expenditures are $9,433,782. Total budgeted capital outlays are $1,191,169, primarily for the completion of various infrastructure projects in the City.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City's finances. Questions concerning any of the information provided in this report or requests for additional information may be obtained by contacting the Finance Director at 415 N. College Street, Justin, Texas 76247 or at 940-648-2541.

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BASIC FINANCIAL STATEMENTS

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CITY OF JUSTIN, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and cash equivalents	$ 7,172,025	$ 1,466,379	$ 8,638,404
Receivables, net	980,692	814,697	1,795,389
Internal balances	208,518	(208,518)	-
Restricted assets:			
Cash and cash equivalents	638,897	7,167,920	7,806,817
Capital assets:			
Nondepreciable	4,153,850	15,090,500	19,244,350
Depreciable, net	10,711,365	19,816,335	30,527,700
Total assets	23,865,347	44,147,313	68,012,660
DEFERRED OUTFLOWS OF RESOURCES			
Deferred loss on refunding	-	43,253	43,253
Pension related	273,209	37,751	310,960
Total deferred outflows of resources	273,209	81,004	354,213
LIABILITIES			
Accounts payable	530,831	530,307	1,061,138
Retainage payable	-	538,995	538,995
Accrued liabilities	96,709	29,615	126,324
Interest payable	27,084	35,927	63,011
Payable from restricted assets:			
Customer deposits	-	402,137	402,137
Unearned revenue	283,908	-	283,908
Noncurrent liabilities:			
Long-term debt - due within one year	767,823	890,804	1,658,627
Long-term debt - due in more than one year	4,649,223	11,624,439	16,273,662
Net pension liability	128,261	17,722	145,983
Total liabilities	6,483,839	14,069,945	20,553,784
DEFERRED INFLOWS OF RESOURCES			
Pension related	100,788	13,926	114,714
Total deferred inflows of resources	100,788	13,926	114,714
NET POSITION			
Net investment in capital assets	10,119,512	27,342,489	37,462,001
Restricted for:			
Debt service	1,172,281	-	1,172,281
Community development	988,738	-	988,738
Economic development	1,059,546	-	1,059,546
Child safety	13,373	-	13,373
Building security	35,764	-	35,764
Court technology	33,437	-	33,437
Road improvements	1,018,481	-	1,018,481
Street maintenance	715,244	-	715,244
System upgrade/expansion	-	3,818,599	3,818,599
Unrestricted	2,397,553	(1,016,642)	1,380,911
Total net position	$ 17,553,929	$ 30,144,446	$ 47,698,375

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The notes to the financial statements are an integral part of these financial statements.

CITY OF JUSTIN, TEXAS

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions
Primary government:			
Governmental activities:			
General government	$ 3,228,773	$ 673,359	$ 360,806
Public safety:			
Police	2,481,244	783	-
Fire	1,989,673	-	-
Public works	683,846	3,316,502	-
Culture and recreation	1,317,727	47,847	18,400
Economic development	175,973	-	-
Community development	1,466,098	-	-
Interest and fiscal charges	216,854	-	-
Total governmental activities	11,560,188	4,038,491	379,206
Business-type activities:			
Water and sewer	4,682,537	6,427,878	-
Total business-type activities	4,682,537	6,427,878	-
Total primary government	$ 16,242,725	$ 10,466,369	$ 379,206
General revenues:			
Property taxes			
Sales taxes			
Mixed beverage taxes			
Franchise tax			
Investment earnings			
Miscellaneous			
Total general revenues			
Change in net position			
Net position - beginning			
Net position - ending			

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Program Revenues	Net (Expense) Revenue and Changes in Net Position		
	Primary Government		
Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
$ -	$ (2,194,608)	$ -	$ (2,194,608)
-	(2,480,461)	-	(2,480,461)
-	(1,989,673)	-	(1,989,673)
-	2,632,656	-	2,632,656
-	(1,251,480)	-	(1,251,480)
-	(175,973)	-	(175,973)
-	(1,466,098)	-	(1,466,098)
-	(216,854)	-	(216,854)
-	(7,142,491)	-	(7,142,491)
2,554,403	-	4,299,744	4,299,744
2,554,403	-	4,299,744	4,299,744
$ 2,554,403	(7,142,491)	4,299,744	(2,842,747)
	6,037,537	-	6,037,537
	3,317,790	-	3,317,790
	21,326	-	21,326
	491,228	-	491,228
	82,392	345,127	427,519
	237,145	63,115	300,260
	10,187,418	408,242	10,595,660
	3,044,927	4,707,986	7,752,913
	14,509,002	25,436,460	39,945,462
	$ 17,553,929	$ 30,144,446	$ 47,698,375

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The notes to the financial statements are an integral part of these financial statements.

CITY OF JUSTIN, TEXAS

BALANCE SHEET
GOVERNMENTAL FUNDS

SEPTEMBER 30, 2024

	General Fund	Justin EDC	Justin CDC
ASSETS			
Cash and cash equivalents	$ 4,343,547	$ 1,183,398	$ 983,264
Receivables, net	662,812	79,335	79,875
Due from other funds	439,564	-	-
Restricted assets:			
Cash and cash equivalents	134,256	-	-
Total assets	5,580,179	1,262,733	1,063,139
LIABILITIES			
Accounts payable	213,212	76,156	1,500
Accrued liabilities	96,709	-	-
Due to other funds	165,835	127,031	72,901
Unearned revenue	283,908	-	-
Total liabilities	759,664	203,187	74,401
DEFERRED INFLOWS OF RESOURCES			
Unavailable property tax revenue	21,319	-	-
Unavailable court fines revenue	22,375	-	-
Total inflows of resources	43,694	-	-
FUND BALANCES			
Restricted:			
Debt service	1,199,365	-	-
Community development	-	-	988,738
Economic development	-	1,059,546	-
Child safety	13,373	-	-
Building security	35,764	-	-
Court technology	33,437	-	-
Road improvements	1,018,481	-	-
Street maintenance	-	-	-
Unassigned	2,476,401	-	-
Total fund balances	4,776,821	1,059,546	988,738
Total liabilities, deferred inflows and fund balances	$ 5,580,179	$ 1,262,733	$ 1,063,139

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The notes to the financial statements are an integral part of these financial statements.

Street Maintenance Fund	Total Governmental Funds
$ 661,816	$ 7,172,025
158,670	980,692
134,721	574,285
504,641	638,897
1,459,848	9,365,899
239,963	530,831
-	96,709
-	365,767
-	283,908
239,963	1,277,215
-	21,319
-	22,375
-	43,694
-	1,199,365
-	988,738
-	1,059,546
-	13,373
-	35,764
-	33,437
-	1,018,481
1,219,885	1,219,885
-	2,476,401
1,219,885	8,044,990
$ 1,459,848	$ 9,365,899

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CITY OF JUSTIN, TEXAS

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

Total Fund Balances - Governmental Funds	$ 8,044,990
Amount reported for governmental activities in the statement of net position are different because:	
Capital assets, net of accumulated depreciation, used in governmental activities are not financial resources and, therefore, are not reported in the funds.	
Capital assets	27,779,459
Accumulated depreciation	(12,914,244)
Long-term liabilities, including bonds payable, that are not due and payable in the current period, and, therefore are not reported as liabilities in the funds.	
Bonds and premiums	(4,714,256)
Leases	(536,088)
Interest payable on long-term debt	(27,084)
Compensated absences	(166,702)
Net pension liability	(128,261)
Unavailable revenue is not available to pay for current period expenditures and therefore, are deferred in the governmental funds.	
Property taxes	21,319
Fines	22,375
Differences between expected and actual experiences, assumption changes and net differences between projected and actual earnings and contributions subsequent to the measurement date for the postretirement benefits (pension and OPEB) are recognized as deferred outflows of resources and deferred inflows of resources on the statement of net position.	
Deferred outflows - pension related	273,209
Deferred inflows - pension related	(100,788)
Net Position of Governmental Activities	$ 17,553,929

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The notes to the financial statements are an integral part of these financial statements.

CITY OF JUSTIN, TEXAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

SEPTEMBER 30, 2024

	General Fund	Justin EDC	Justin CDC
REVENUES			
Property taxes	$ 6,044,019	$ -	$ -
Sales taxes	1,658,895	414,724	414,724
Alcoholic beverage taxes	21,326	-	-
Franchise tax	491,228	-	-
Fines and forfeitures	388,118	-	-
Licenses and permits	3,603,050	-	-
Charges for services	25,808	-	-
Intergovernmental	379,206	-	-
Contributions and donations	21,515	-	-
Investment earnings	54,621	12,228	15,543
Miscellaneous	219,145	18,000	-
Total revenues	12,906,931	444,952	430,267
EXPENDITURES			
Current:			
General government	3,170,506	-	-
Public safety:			
Police	1,877,706	-	-
Fire	1,930,090	-	-
Public works	-	-	-
Culture and recreation	1,175,588	-	-
Economic development	-	175,973	-
Community development	1,199,910	-	166,360
Capital outlay	1,374,271	-	-
Debt service:			
Principal	569,012	70,000	95,000
Interest and fiscal charges	125,801	8,322	15,440
Total expenditures	11,422,884	254,295	276,800
Excess (deficiency) of revenues over (under) expenditures	1,484,047	190,657	153,467
OTHER FINANCING SOURCES (USES)			
Transfers in	36,000	-	-
Transfers out	-	(18,000)	(18,000)
Issuance of leases	346,156	-	-
Total other financing sources (uses)	382,156	(18,000)	(18,000)
CHANGE IN FUND BALANCE	1,866,203	172,657	135,467
FUND BALANCE - BEGINNING	2,910,618	886,889	853,271
FUND BALANCE - ENDING	$ 4,776,821	$ 1,059,546	$ 988,738

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The notes to the financial statements are an integral part of these financial statements.

Street Maintenance Funds	Total Governmental Funds
$ -	$ 6,044,019
829,447	3,317,790
-	21,326
-	491,228
-	388,118
-	3,603,050
-	25,808
-	379,206
-	21,515
-	82,392
-	237,145
829,447	14,611,597
-	3,170,506
-	1,877,706
-	1,930,090
683,846	683,846
-	1,175,588
-	175,973
-	1,366,270
-	1,374,271
50,000	784,012
31,400	180,963
765,246	12,719,225
64,201	1,892,372
-	36,000
-	(36,000)
-	346,156
-	346,156
64,201	2,238,528
1,155,684	5,806,462
$ 1,219,885	$ 8,044,990

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CITY OF JUSTIN, TEXAS

RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

SEPTEMBER 30, 2024

Total net change in Fund Balances - Governmental Funds	$ 2,238,528
Amounts reported for governmental activities in the statement of activities are different because:	
Current year capital outlays are expenditures in the fund financial statements, but they should be shown as increases in capital assets in the government-wide financial statements. The net effect of removing the current year capital outlays is to increase net position.	1,251,087
Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The net effect of the current year's depreciation is to decrease net position.	(1,030,574)
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on the net position.	
Issuance of long-term debt	(346,156)
Principal paid on long-term debt	894,004
Revenues and expenditures in the statement of activities that do not provide or use current financial resources are not reported as revenues and expenses in the governmental funds.	
Property taxes	(6,482)
Fines	22,375
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.	
Interest on long-term debt	3,341
Amortization of deferred loss on refunding and premium	(39,232)
Compensated absences	3,365
Pension expense	54,671
Total change in net position of Governmental Activities	$ 3,044,927

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The notes to the financial statements are an integral part of these financial statements.

CITY OF JUSTIN, TEXAS

STATEMENT OF NET POSITION
PROPRIETARY FUNDS

SEPTEMBER 30, 2024

	Enterprise Fund Water and Sewer Fund
ASSETS	
Current assets:	
Cash and cash equivalents	$ 1,466,379
Accounts receivable, net	814,697
Due from other funds	31,114
Restricted assets:	
Cash and cash equivalents	7,167,920
Total current assets	9,480,110
Noncurrent assets:	
Capital assets:	
Nondepreciable	15,090,500
Depreciable, net	19,816,335
Total noncurrent assets	34,906,835
Total assets	44,386,945
DEFERRED OUTFLOWS OF RESOURCES	
Deferred loss on refunding	43,253
Pension related	37,751
Total deferred outflows of resources	81,004
LIABILITIES	
Current liabilities:	
Accounts payable	530,307
Retainage payable	538,995
Accrued liabilities	29,615
Interest payable	35,927
Due to other funds	239,632
Payable from restricted assets:	
Customer deposits	402,137
Current portion of long-term liabilities:	
Bonds payable	800,000
Leases	87,481
Compensated absences	3,323
Total current liabilities	2,667,417
Noncurrent liabilities:	
Bonds payable	11,411,062
Leases	203,409
Compensated absences	9,968
Net pension liability	17,722
Total noncurrent liabilities	11,642,161
Total liabilities	14,309,577
DEFERRED INFLOWS OF RESOURCES	
Pension related	13,926
Total deferred inflows of resources	13,926
NET POSITION	
Net investment in capital assets	27,342,489
Restricted for:	
System upgrade/expansion	3,818,599
Unrestricted	(1,016,642)
Total net position	$ 30,144,446

The notes to the financial statements are an integral part of these financial statements.

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CITY OF JUSTIN, TEXAS

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Enterprise Fund Water and Sewer Fund
OPERATING REVENUES	
Charges for services	$ 6,427,878
Miscellaneous	63,115
Total revenues	6,490,993
OPERATING EXPENSES	
Personnel services	721,136
Materials and supplies	252,106
Contractual services	1,178,386
Water purchase	1,296,613
Depreciation	901,245
Total expenses	4,349,486
Operating income (loss)	2,141,507
NON-OPERATING REVENUES (EXPENSES)	
Capital contributions - impact fees	2,554,403
Interest earnings	345,127
Interest expense	(333,051)
Total non-operating revenues (expenses)	2,566,479
CHANGE IN NET POSITION	4,707,986
NET POSITION - BEGINNING	25,436,460
NET POSITION - END OF YEAR	$ 30,144,446

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The notes to the financial statements are an integral part of these financial statements.

CITY OF JUSTIN, TEXAS

STATEMENT OF CASH FLOWS
PROPRIETARY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Enterprise Fund Water and Sewer Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	$ 6,259,226
Payments to employees	(725,934)
Payments to suppliers	(5,377,529)
Net cash provided (used) by operating activities	155,763
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Principal repayment on debt	(889,233)
Interest and fees paid	(348,669)
Impact fees	2,554,403
Acquisition and construction of capital assets	(9,128,548)
Net cash provided (used) by capital and related financing activities	(7,812,047)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest on investments	345,127
Net cash provided (used) by investing activities	345,127
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(7,311,157)
CASH AND CASH EQUIVALENTS, BEGINNING	15,945,456
CASH AND CASH EQUIVALENTS, ENDING	$ 8,634,299
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income	$ 2,141,507
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation	901,245
(Increase) decrease in:	
Accounts receivable	(310,767)
Deferred outflows of resources	28,624
Increase (decrease) in:	
Accounts payable	(2,645,620)
Accrued liabilities	(4,804)
Customer deposits	79,000
Compensated absences	3,118
Net pension liability	(35,378)
Deferred inflows of resources	(1,162)
Total adjustments	(1,985,744)
Net cash provided (used) by operating activities	$ 155,763
SCHEDULE OF NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES:	
Issuance of right to use equipment	$ 297,708

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The notes to the financial statements are an integral part of these financial statements.

CITY OF JUSTIN, TEXAS

STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS

SEPTEMBER 30, 2024

	Custodial Fund
ASSETS	
Cash and cash equivalents	$ 279,081
Total assets	279,081
LIABILITIES	
Accounts payable	10,268
Total liabilities	10,268
NET POSITION	
Restricted for:	
Debt service	268,813
Total net position	$ 268,813

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The notes to the financial statements are an integral part of these financial statements.

CITY OF JUSTIN, TEXAS

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS

SEPTEMBER 30, 2024

	Custodial Fund
ADDITIONS	
Property tax collections for other governments	$ 2,350,326
Total additions	2,350,326
DEDUCTIONS	
Payments of long-term debt	2,191,663
Total deductions	2,191,663
CHANGE IN NET POSITION	158,663
NET POSITION - BEGINNING	110,150
NET POSITION - END OF YEAR	$ 268,813

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The notes to the financial statements are an integral part of these financial statements.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Justin, Texas (the City) was incorporated in 1947 and operates under a Council- City Manager form of government. The City provides: police; code enforcement; public works; street repair and maintenance; parks; general administrative services; water; wastewater; and sanitation. The City is an independent political subdivision of the state of Texas governed by an elected council and a mayor and is considered a primary government.

The accounting policies of the City conform to accounting principles generally accepted in the United States of America applicable to state and local governments. General accepted accounting principles for local governments include those principles prescribed by the Governmental Accounting Standards Board (GASB) and the American Institute of Certified Public Accountants in the publication entitled Audits of State and Local Governmental Units. The more significant accounting policies of the City are described below:

A. Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements include the primary government and organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's government body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government (a) is entitled to the organization's resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or (c) is obligated in some manner for the debt of the organization.

Some organizations are included as component units because of the fiscal dependency on the primary government. An organization is fiscally dependent on the primary government if it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval by the primary government.

The following entities were found to be blended component units of the City as the City Council approves all Board appointments and are able to remove Board members at their discretion and are included in the accompanying financial statements:

Justin Economic Development Corporation - The Justin Economic Development Corporation (JEDC) is governed by a board of five directors, all of whom are appointed by the City Council of the City of Justin and any of whom can be removed from office by the City Council at its will. The JEDC was incorporated in the state of Texas as a nonprofit industrial development corporation under Section 4A of the Development Corporation Act of 1979. The Corporation was organized for the purpose of the promotion and development of new and expanded business enterprises and to provide and encourage employment in the furtherance of the public welfare.

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Justin Community Development Corporation - The Justin Community Development Corporation (JCDC) is governed by a board of seven directors, all of whom are appointed by the City Council of the City of Justin and any of whom can be removed from office by the City's Council at its' will. The JCDC was incorporated in the state of Texas as a nonprofit industrial development corporation under Section 4B of the Development Corporation Act of 1979. The purpose of the JCDC is to promote economic and community development within the City of Justin.

Separate financial statements of these component units have not been prepared.

B. Government-wide and Fund Financial Statements

The statement of net position and the statement of activities include the financial activities of the overall government, except for the City's fiduciary activities. These statements distinguish between the governmental and business-type activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the business-type activities of the City and for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. The City does not allocate indirect expenses in the statement of activities. Program revenues include (a) fees, fines, and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

The fund financial statements provide information about the City's funds, with separate statements presented for each fund category. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as subsidies and investment earnings, result from nonexchange transactions or ancillary activities.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus. The government-wide and proprietary fund financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, entitlements, and donations. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectable within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

The City's governmental funds are accounted for using the modified accrual basis of accounting. Their revenues are recognized when they become measurable and available as net current assets. Property taxes, interest revenue, charges for services and sales tax revenues are susceptible to accrual. Franchise taxes, fines, and permits revenues are not susceptible to accrual because generally they are not measurable until received in cash. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred.

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The City reports the following major governmental funds:

The ***General Fund*** is the City's primary operating fund. This fund is used to account for all financial resources not reported in other funds. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges, and capital improvement costs that are not paid through other funds are paid from the General Fund.

The ***Justin EDC Fund*** collects sales tax for the purpose of the promotion and development of new and expanded business enterprises and to provide and encourage employment in the furtherance of the public welfare. All EDC activity is accounted for in this fund.

The ***Justin CDC Fund*** collects sales tax for the purpose of promoting economic and community development within the City of Justin. All CDC activity is accounted for in this fund.

The ***Street Maintenance Fund*** collects sales tax for the purpose of promoting road repairs within the City of Justin. All street maintenance activity is accounted for in this fund.

The City reports the following major enterprise fund:

The ***Water and Sewer Fund*** reports for revenues and expenses associated with water and sewer services for the citizens of the City. Activities of the fund include administration, operations, and maintenance of the water, sewer, and sanitation system and billing and collection activities. The fund also accounts for the accumulation of resources for, and the payment of, long-term debt principal and interest for enterprise debt. All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary to ensure integrity of the funds.

The City also reports a custodial fund to account for assets held by the City as an agent for individuals, private organizations, or other governments. The custodial fund accounts for the collection of tax receipts related to a project improvement district and disbursement to the District's trustee and administrator to make debt service payments.

D. Cash and Investments

For purposes of the statement of cash flows, highly liquid investments are considered to be cash equivalents if they have an original maturity of three months or less when purchased.

Investments in government pools are recorded at amortized cost. All other investments are recorded at fair value. Fair value is the amount at which a financial instrument could be exchanged in a current traction between willing parties.

The City maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the combined financial statements as cash and investments or restricted cash and investments. The City's cash and investments are considered as cash equivalents as they can be readily converted to cash at their carrying value.

E. Receivables and Payables

Activities between funds that are representative of lending or borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as internal balances.

All trade receivables are shown net of allowance for uncollectible accounts based on an analysis of historical trends. Utility services are sold on an unsecured basis and payment is generally required within 30 days of the date of the billing.

F. Restricted Assets

Certain proceeds of the City's bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants.

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Additionally, the City has entered into agreements with the Texas Water Development Board (TWDB) to finance certain capital projects through the issuance of bonds. These bond proceeds are maintained in a separate bank account.

Impact fees collected from developers to cover, in whole or in part, the anticipated costs of improvements that will be necessary because of the development are set aside in a separate account.

Deposits collected from utility customers are set aside until repayment.

G. Capital Assets

Capital assets purchased or constructed are reported at acquisition cost or estimated historical cost. Donated capital assets are recorded at their estimated acquisition value at the date of the donation. Capital assets are defined by the City as assets within an initial, individual cost more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or an estimated historical cost if purchased or constructed. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Public domain (infrastructure) general fixed assets consisting of certain improvements other than buildings, including roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, and lighting systems, are capitalized along with other capital assets.

Depreciation has been provided over the estimated useful lives using the straight-line method. The estimated useful lives are as follows:

Asset Type	Number of Years
Infrastructure	10-40
Buildings and improvements	5-40
Equipment and vehicles	2-40
Right to use - equipment	2-5

H. Property Taxes

Taxes assessed on valuations as of January 1 each year are levied during the subsequent fiscal year beginning October 1. Property taxes attach as an enforceable lien on property at the time levied. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. On January 1 of each year a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed. Property tax revenues are considered available when they become due or past due and receivable within the current period and when they are expected to be collected during a 60-day period after the close of the fiscal year. The City has its property taxes collected by the Denton County Tax Assessor/Collector. Property taxes that are deemed uncollectible are presented as a reserve against revenues and property taxes receivable.

I. Compensated Absences

The City Council has adopted a policy whereby employees are paid lump sum payments for unused vacation if they leave City employment. Upon termination, up to one year of accumulated vacation at full pay will be paid if the employee meets the prescribed conditions. Employees are not compensated for unused sick leave.

J. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources reported in the government-wide and proprietary fund's Statement of Net Position relate to debt refunding and pension.

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In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The deferred inflows of resourced in the governmental funds result from the city's unavailable revenue which are receivables for revenue that are not considered available to liquidate liabilities in the current period. Deferred inflows of resources reported in the government-wide and proprietary fund's Statement of Net Position relate to pension.

K. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

L. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of Net Position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Leases

The City has entered into various lease agreements as lessee. Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate, if available. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability or lease asset.

Lessee. The City is a lessee for noncancellable leases of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Lease assets are reported with other capital assets and lease liabilities are reported with long- term debt on the statement of net position.

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Subscription-Based Information Technology Arrangements

The City is a lessee for subscription-based IT arrangements (SBITAs). The City recognizes liability and an intangible right-to-use asset in the government-wide financial statements.

At the commencement of a SBITA, the City initially measures the liability at the present value of payments expected to be made during the agreement term. Subsequently, the liability is reduced by the principal portion of payments made. The asset is initially measured as the initial amount of the liability, adjusted for payments made at or before the commencement date, plus certain initial direct costs. Subsequently, the asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to SBITAs include how the City determines (1) the discount rate it uses to discount the expected payments to present value, (2) agreement term, and (3) agreed upon payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate.

- The agreement term includes the noncancellable period of the SBITA.

- The agreed upon payments included in the measurement of the liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its SBITA and will remeasure the asset and liability if certain changes occur that are expected to significantly affect the amount of the liability. These right to use assets are reported with other capital assets and liabilities are reported with long - term debt on the statement of net position.

M. Net Position and Fund Balance

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable fund balance includes amounts that cannot be spent because they are either (a) not in the spendable form or (b) are legally or contractually required to be maintained intact. Nonspendable items are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted fund balance includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance includes amounts that can be used only for specific purposes pursuant to constraints imposed by board resolution of the City Council, the City's highest level of decision-making authority. These amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes Contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned fund balance includes amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the City Council.

Unassigned fund balance includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

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In circumstances where expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be extended is as follows: restricted fund balance, followed by committed fund balance, assigned fund balance, and lastly unassigned fund balance. Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources.

Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. In circumstances where an expense is to be made for a purpose for which amounts are available in multiple net position classifications, restricted position will be fully utilized first followed by unrestricted, as necessary.

N. Management's Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

II. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES

Deposits and Investments

Cash and cash equivalents as of September 30, 2024 consist of the following:

	Investments	Weighted Average Maturity (Days)
TexStar Investment pool	$ 7,327,346	24

Interest Rate Risk: Interest rate risk Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the City manages its exposure to interest rate risk is by investing in investment pools which purchase a combination of short-term investments with an average maturity of less than 30 days thus reducing the interest rate risk. The City monitors the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio. The City has no specific limitations with respect to this metric.

Credit risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The minimum rating required by (where applicable) the Public Funds Investment Act, the City's investment policy, or debt agreements, is AAA. The actual rating as of September 30, 2024 for TexStar was AAA.

Concentration of Credit Risk: The investment policy of the City contains no limitations on the amount that can be invested in any one issuer.

Custodial credit risk: Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transactions, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The Public Funds Investment Act and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The Public Funds Investment Act requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit).

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The market value of the pledged securities in the collateral pool must equal at least the bank balance less the FDIC insurance at all times. At September 30, 2024, the City's bank balance was covered by depository insurance under the Federal Depository Insurance Corporation (FDIC insured), with the remaining balance secured with securities held by pledging financial institutions.

Investment in State Investment Pools: The City is a voluntary participant in the TexSTAR external investment pool. The State Comptroller of Public Accounts exercises responsibility over TexSTAR. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexSTAR and other persons who do not have a business relationship with TexSTAR. TexSTAR uses net asset value rather than market value to report net assets to compute share prices. Accordingly, the fair value of the position in TexSTAR is the same as the value of TexSTAR shares. The City, at its option, can withdraw funds within a twenty-four hour period from TexSTAR.

Capital Assets

Capital asset activity for the year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Transfers/ Retirements	Ending Balance
Governmental activities:				
Capital assets not being depreciated:				
Land	$ 3,484,974	$ -	$ -	$ 3,484,974
Construction in progress	1,039,517	668,876	(1,039,517)	668,876
Total capital assets not being depreciated	4,524,491	668,876	(1,039,517)	4,153,850
Capital assets being depreciated:				
Infrastructure	17,428,978	132,072	1,039,517	18,600,567
Buildings and improvements	1,034,861	-	-	1,034,861
Equipment and vehicles	2,908,747	174,757	-	3,083,504
Right to use equipment	594,539	415,294	(51,488)	958,345
Right to use SBITAs	185,407	-	(185,407)	-
Total assets being depreciated	22,152,532	722,123	802,622	23,677,277
Less accumulated depreciation for:				
Infrastructure	(9,443,736)	(663,286)	-	(10,107,022)
Buildings and improvements	(668,617)	(34,592)	-	(703,209)
Equipment and vehicles	(1,629,038)	(134,438)	-	(1,763,476)
Right to use equipment	(245,435)	(198,258)	51,488	(392,205)
Right to use SBITAs	(45,495)	-	45,495	-
Total accumulated depreciation	(12,032,321)	(1,030,574)	96,983	(12,965,912)
Total capital assets being depreciated, net	10,120,211	(308,451)	899,605	10,711,365
Governmental activities capital assets, net	$ 14,644,702	$ 360,425	$ (139,912)	$ 14,865,215

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	Beginning Balance	Additions	Transfers/ Retirements	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 249,184	$ 9,000	$ -	$ 258,184
Construction in progress	8,401,929	8,533,502	(2,103,115)	14,832,316
Total capital assets, not being depreciated	8,651,113	8,542,502	(2,103,115)	15,090,500
Capital assets being depreciated:				
Infrastructure	23,398,165	451,222	2,103,115	25,952,502
Equipment and vehicles	1,047,395	685,402	-	1,732,797
Right to use equipment	328,833	297,708	(12,013)	614,528
Right to use SBITAs	13,835	-	(13,835)	-
Total assets being depreciated	24,788,228	1,434,332	2,077,267	28,299,827
Less accumulated depreciation for:				
Infrastructure	(6,990,736)	(594,526)	-	(7,585,262)
Equipment and vehicles	(426,594)	(182,027)	-	(608,621)
Right to use equipment	(176,930)	(124,692)	12,013	(289,609)
Right to use SBITAs	(2,252)	-	2,252	-
Total accumulated depreciation	(7,596,512)	(901,245)	14,265	(8,483,492)
Total capital assets being depreciated, net	17,191,716	533,087	2,091,532	19,816,335
Business-type activities capital assets, net	$ 25,842,829	$ 9,075,589	$ (11,583)	$ 34,906,835

Depreciation expense for the year ended September 30, 2024 was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 90,417
Public safety:	
Police	610,216
Fire	74,266
Culture and recreation	148,698
Community development	106,977
Total	$ 1,030,574
Business-type activities:	
Water and Sewer Fund	$ 901,245
Total	$ 901,245

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Interfund Receivables, Payables, And Transfers

Interfund transfers during the year were as follows:

Transfer From	Transfer To	Amount	Purpose
Justin EDC	General Fund	$ 18,000	To fund adminstrative cost
Justin CDC	General Fund	18,000	To fund adminstrative cost
	Total	$ 36,000	

Interfund balances as of year-end are as follows:

Receivable Fund	Payable Fund	Amount	Purpose
General Fund	Water and Sewer Fund	$ 239,632	Temporary advances
General Fund	Justin EDC	127,031	Temporary advances
General Fund	Justin CDC	72,901	Temporary advances
Street Maintenance	General Fund	134,721	Temporary advances
Water and Sewer Fund	General Fund	31,114	Temporary advances
		$ 605,399	

Long-Term Debt

General Obligation bonds are direct obligations and pledge the full faith and credit of the government. Certificates obligations are direct borrowings in the form of loan commitments from the Texas Water Development Board (Board) for financial assistance and are secured by surplus revenues of the water and wastewater funds and ad valorem taxes. Should the City default on these bonds, any registered owner of the obligations is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring the City to make payment.

At September 30, 2024, the City's bonds payable were as follows:

Governmental Activities	Interest Rate	Original Issue	Amounts Outstanding
Certificates of Obligation (CO)			
Series 2019 CO	2%	$ 4,070,000	$ 3,040,000
Total CO Bonds			3,040,000
General Obligation Bonds (GO)			
Series 2014 GO Refunding	2%	320,000	20,000
Series 2017 GO Refunding	2%	5,770,000	1,545,000
Total GO Bonds			1,565,000
Total Bonds			$ 4,605,000
Business-Type Activities			
Certificates of Obligation (CO)			
Series 2014 CO	3%	$ 1,630,000	$ 980,000
Series 2017 SWIFT - Private Placemen	0.55 - 1.77%	2,400,000	1,790,000
Series 2020 SWIFT - Private Placemen	0.09 - 1.2 %	2,400,000	2,040,000
Series 2021 SWIFT - Private Placemen	0.12 - 1.25 %	2,400,000	2,065,000
Series 2023 CO	4 - 5 %	4,460,000	4,210,000
Total CO Bonds			11,085,000
General Obligation Bonds (GO)			
Series 2014 GO Refunding	2%	740,000	45,000
Series 2017 GO Refunding	2%	5,770,000	990,000
Total GO Bonds			1,035,000
Total Bonds			$ 12,120,000

The City defeased certain outstanding revenue bonds by placing proceeds of new bonds in irrevocable trust to provide for all future debt service payments. Accordingly, the respective trust accounts and liability for the defeased bond are not included in the City’s financial statements. As of September 30, 2024, the City does not have bonds considered defeased and outstanding.

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The following is a summary of all long-term liability transactions of the City for the year ended September 30, 2024:

	Beginning Balance	Issued	Refunded/ Retired	Ending Balance	Amount Due Within One Year
Governmental activities:					
Certificates of obligation	$ 3,270,000	$ -	$ 230,000	$ 3,040,000	$ 175,000
General obligation bonds	1,945,000	-	380,000	1,565,000	400,000
Bond premium	123,592	-	14,336	109,256	-
Leases payable	363,944	346,156	174,012	536,088	151,147
SBITAs payable	109,992	-	109,992	-	-
Compensated absences	170,067	63,332	66,697	166,702	41,676
Total governmental activities	$ 5,982,595	$ 409,488	$ 975,037	$ 5,417,046	$ 767,823
Business-type activities:					
Certificates of obligation	$ 5,385,000	$ -	$ 195,000	$ 5,190,000	$ 205,000
Certificates of obligation - private placeme	6,250,000	-	355,000	5,895,000	360,000
General obligation bonds	1,260,000	-	225,000	1,035,000	235,000
Bond premium	96,557	-	5,495	91,062	-
Leases payable	113,157	280,303	102,570	290,890	87,481
SBITAs payable	11,663	-	11,663	-	-
Compensated absences	10,172	16,351	13,233	13,290	3,323
Total business-type activities	$ 13,126,549	$ 296,654	$ 907,961	$ 12,515,242	$ 890,804

Compensated absences and leases in Governmental Activities are liquidated by the General Fund.

The annual debt requirements for bonds payable outstanding as of September 30, 2024, are as follows:

Certificates of Obligation	Governmental Activities		Business-Type Activities		Total
Year of Maturity	Principal	Interest	Principal	Interest	Requirements
2025	$ 175,000	$ 91,200	$ 205,000	$ 209,566	$ 680,766
2026	185,000	85,950	260,000	201,812	732,762
2027	195,000	80,400	270,000	192,348	737,748
2028	195,000	74,550	270,000	182,488	722,038
2029	200,000	68,700	280,000	174,292	722,992
2030-2034	965,000	256,950	550,000	776,000	2,547,950
2035-2039	1,125,000	103,350	705,000	625,750	2,559,100
2040-2044	-	-	865,000	463,400	1,328,400
2045-2049	-	-	1,050,000	276,200	1,326,200
2050-2052	-	-	735,000	59,600	794,600
Total	$ 3,040,000	$ 761,100	$ 5,190,000	$ 3,161,456	$ 12,152,556

Certificates of Obligation Private Placement	Business-Type Activities	
Year of Maturity	Principal	Interest
2025	$ 360,000	$ 60,480
2026	360,000	58,778
2027	365,000	56,814
2028	370,000	54,521
2029	375,000	51,901
2030-2034	1,915,000	206,474
2035-2039	1,745,000	86,748
2040-2044	405,000	6,654
Total	$ 5,895,000	$ 582,370

General Obligation Bonds	Governmental Activities		Business-Type Activities		Total
Year of Maturity	Principal	Interest	Principal	Interest	Requirements
2025	$ 400,000	$ 34,276	$ 235,000	$ 22,561	$ 691,837
2026	385,000	25,514	190,000	17,520	618,034
2027	385,000	17,082	195,000	13,359	610,441
2028	185,000	8,651	205,000	9,089	407,739
2029	210,000	6,899	210,000	4,599	431,498
Total	$ 1,565,000	$ 92,420	$ 1,035,000	$ 67,128	$ 2,759,548

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Leases

During the prior fiscal year, the City entered into two lease agreements as lessee for the use of vehicles and equipment. The City entered into an additional lease agreement for vehicles in the current fiscal year. An initial lease liability was recorded in the amount of $626,459 during the current fiscal year. As of September 30, 2024, the City's lease liability was $826,978. The City is required to make monthly principal and interest payments based on the respective lease agreement. The interest rate was not provided by the lessor. Accordingly, the City used its estimated incremental borrowing rate ranging from .80% to 2.13%. The vehicles and equipment had an estimated useful life ranging from 2 to 5 years. The value of the right to use assets as of the end of the current fiscal year was $1,572,873 and had accumulated amortization of $680,674.

The future principal and interest lease payments as of September 30, 2024, were as follows:

	Business-type Activities		Governmental Activities		
Year Ending September 30,	Principal	Interest	Principal	Interest	Total
2025	$ 87,481	$ 24,032	$ 151,147	$ 38,888	$ 301,548
2026	58,383	18,203	145,373	27,627	249,586
2027	59,865	12,166	129,265	17,389	218,685
2028	66,365	5,667	94,674	7,325	174,031
2029	18,796	432	15,629	271	35,128
Total	$ 290,890	$ 60,500	$ 536,088	$ 91,500	$ 978,978

Defined Benefit Pension Plan

Plan Description

The City participates in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available Annual Comprehensive Financial Report (Annual Report) that can be obtained at tmrs.com. All eligible employees of the city are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the Member's benefit is calculated based on the sum of the Member's contributions, with interest, and the city-financed monetary credits with interest. The retiring Member may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24 or 36 monthly payments, which cannot exceed 75% of the total Member contributions and interest.

The plan provisions for the City were as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years at any age, 5 years at age 60 and above
Updated service credit	50% Repeating
Annuity increase to retirees	0% of CPI

At the December 31, 2023 valuation and measurement date, the following numbers of employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	16
Inactive employees entitled to but not yet receiving benefits	45
Active employees	64
Total	125

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Contributions

Member contribution rates in TMRS are either 5%, 6% or 7% of the Member's total compensation, and the city matching percentages are either 100%, 150% or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The city's contribution rate is based on the liabilities created from the benefit plan options selected by the city and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 7.26% and 7.21% in calendar years 2023 and 2024, respectively. The City's contributions to TMRS for the year ended September 30, 2024, were $324,888 and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2023, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

The Total Pension Liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Discount Rate	6.75% (Based on the expected rate of return on pension plan investments of 6.75%)
Administrative Expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality Rates - Service Retirees	2019 Municipal Retirees of Texas mortality tables are used for calculating the actuarial liability and the retirement contribution rates. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the Scale MP-2021 to account for future mortality improvements.
Mortality Rates - Disabled Retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year setforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate is applied to reflect the impairment for younger male and female members, respectively, who become disabled. The rates are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

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Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of arithmetic real rates return for each major asset class in fiscal year 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Public Equity	35.00%	6.70%
Core Fixed Income	6.00%	4.70%
Non-Core Fixed Income	20.00%	8.00%
Other Public and Private Markets	12.00%	8.00%
Real Estate	12.00%	7.60%
Hedge Funds	5.00%	6.40%
Private Equity	10.00%	11.60%
Total	100.00%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in Net Pension Liability

	Increase (Decease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance at 12/31/2022	$ 3,770,116	$ 3,409,286	$ 360,830
Changes for the year:			
Service cost	547,655	-	547,655
Interest	268,613	-	268,613
Difference between expected and actual experience	(54,921)	-	(54,921)
Change in assumptions	(18,027)	-	(18,027)
Contributions - employer	-	287,280	(287,280)
Contributions - employee	-	276,993	(276,993)
Net investment income	-	396,422	(396,422)
Benefit payments, including refunds of employee contributions	(128,982)	(128,982)	-
Administrative expense	-	(2,510)	2,510
Other changes	-	(18)	18
Net changes	614,338	829,185	(214,847)
Balance at 12/31/2023	$ 4,384,454	$ 4,238,471	$ 145,983

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Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Current Single Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability (asset)	$ 903,855	$ 145,983	$(462,198)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at *www.tmrs.com*.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2024, the City recognized pension expense of $255,733.

At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ -	$ 100,215
Changes in actuarial assumptions	-	14,499
Difference between projected and actual investment earnings	77,199	-
Contributions subsequent to the measurement date	233,761	-
Total	$ 310,960	$ 114,714

Amounts reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction to the net pension liability for the year ending September 30, 2024. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,	
2025	$ (21,634)
2026	(10,200)
2027	43,424
2028	(47,535)
2029	(1,570)

Commitments and Contingencies

The City participates in grant programs which are governed by various rules and regulations of the grantor agencies. Costs charged to the respective grant programs are subject to audit and adjustment by the grantor agencies; therefore, to the extent that the City has not complied with the rules and regulations governing the grants, refunds of any money received may be required and collectability of any related receivable may be impaired. In the opinion of the City, there were no significant contingent liabilities relating to compliance with the rules and regulations governing the respective grants; therefore, no provision has been recorded in the accompanying basic financial statement for such contingencies.

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Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City insures its buildings and contents, law enforcement liability, public officials' liability, general liability and auto liability under a renewable one-year policy with the Texas Municipal League. The City insures its workers compensation risk by participating in the Texas Municipal League Intergovernmental Risk Pool which is a self-insurance policy mechanism for political subdivisions in Texas. Rates are set by the State Insurance Board. Each participant's contribution to the pool is adjusted based on its workers' compensation history. The City is responsible only to the extent of premiums paid and contributions made to Texas Municipal League and the Intergovernmental Risk Pool. There have been no significant changes in insurance coverage as compared to last year and settlements have not exceeded coverage in each of the past three fiscal years.

Public Improvement District

The City of Justin issued two bonds during 2018, one bond in 2021, and one bond in 2024 related the Timberbrook Public Improvement District totaling $41,081,000. These bonds were issued to provide resources to make improvements within the districts boundaries. The bonds are special assessment debt in which the City is not liable for the obligation or repayment thereof. The City acts as the agent for the property owners in collecting special assessments and forwarding those collections on to the trustee for payment to the bond holders and initiating foreclosure proceedings, if appropriate. As of September 30, 2024, the outstanding principal on these bonds is $37,755,000 with final maturity in 2053.

New Accounting Guidance

Significant new accounting standards and guidance issued by the Governmental Accounting Standards Board (GASB) not yet implemented by the City include the following:

GASB Statement No. 101, Compensated Absences – The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement will become effective for reporting periods beginning after December 15, 2023, and the impact has not yet been determined.

GASB Statement No. 102, Certain Risk Disclosures – The objective of this Statement is to provide users of government financial statements with information about risks related to a government's vulnerabilities due to certain concentrations or constraints that is essential to their analyses for making decisions or assessing accountability. This Statement will become effective for reporting periods after June 15, 2024, and the impact has not yet been determined.

GASB Statement No. 103, Financial Reporting Model Improvements – The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential to their analyses for making decisions or assessing accountability. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, Disclosure of Certain Capital Assets – The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

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REQUIRED SUPPLEMENTARY INFORMATION

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CITY OF JUSTIN, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (BUDGET BASIS) AND ACTUAL
GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Property taxes	$ 6,154,725	$ 5,998,406	$ 6,044,019	$ 45,613
Sales taxes	1,500,000	1,478,237	1,658,895	180,658
Alcoholic beverage taxes	24,000	18,079	21,326	3,247
Franchise tax	255,000	370,767	491,228	120,461
Fines and forfeitures	199,941	362,458	388,118	25,660
Licenses and permits	938,095	3,357,905	3,603,050	245,145
Charges for services	20,813	26,808	25,808	(1,000)
Intergovernmental	14,200	18,400	379,206	360,806
Contributions and donations	-	21,516	21,515	(1)
Investment earnings	3,000	54,554	54,621	67
Miscellaneous	288,009	430,885	219,145	(211,740)
Total revenues	9,397,783	12,138,015	12,906,931	768,916
EXPENDITURES				
Current:				
General government	2,033,310	3,255,350	3,170,506	84,844
Public safety:				
Police	1,691,520	1,911,422	1,877,706	33,716
Fire	1,540,494	2,083,972	1,930,090	153,882
Culture and recreation	1,191,778	1,150,810	1,175,588	(24,778)
Community development	1,138,076	1,207,720	1,199,910	7,810
Capital outlay	729,394	1,028,116	1,374,271	(346,155)
Debt service:				
Principal	961,905	927,653	569,012	358,641
Interest and fiscal charges	147,306	154,306	125,801	28,505
Total expenditures	9,433,783	11,719,349	11,422,884	296,465
Excess (deficiency) of revenues over (under) expenditures	(36,000)	418,666	1,484,047	1,065,381
OTHER FINANCING SOURCES (USES)				
Transfers in	36,000	36,000	36,000	-
Issuance of leases	-	-	346,156	346,156
Total other financing sources (uses)	36,000	36,000	382,156	346,156
CHANGE IN FUND BALANCE	-	454,666	1,866,203	1,411,537
FUND BALANCE - BEGINNING	2,910,618	2,910,618	2,910,618	-
FUND BALANCE - ENDING	$ 2,910,618	$ 3,365,284	$ 4,776,821	$ 1,411,537

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CITY OF JUSTIN, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (BUDGET BASIS) AND ACTUAL
JUSTIN EDC

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Sales taxes	$ 387,500	$ 387,500	$ 414,724	$ 27,224
Investment earnings	3,000	3,000	12,228	9,228
Miscellaneous	22,800	22,800	18,000	(4,800)
Total revenues	413,300	413,300	444,952	31,652
EXPENDITURES				
Current:				
Economic development	119,150	119,150	175,973	(56,823)
Debt service:				
Principal	70,000	70,000	70,000	-
Interest and fiscal charges	8,322	8,322	8,322	-
Total expenditures	197,472	197,472	254,295	(56,823)
Excess (deficiency) of revenues over (under) expenditures	215,828	215,828	190,657	(25,171)
OTHER FINANCING SOURCES (USES)				
Transfers out	(18,000)	(18,000)	(18,000)	-
Total other financing sources (uses)	(18,000)	(18,000)	(18,000)	-
CHANGE IN FUND BALANCE	197,828	197,828	172,657	(25,171)
FUND BALANCE - BEGINNING	886,889	886,889	886,889	-
FUND BALANCE - ENDING	$ 1,084,717	$ 1,084,717	$ 1,059,546	$ (25,171)

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CITY OF JUSTIN, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (BUDGET BASIS) AND ACTUAL
JUSTIN CDC

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Sales taxes	$ 387,500	$ 387,500	$ 414,724	$ 27,224
Investment earnings	3,000	3,000	15,543	12,543
Total revenues	390,500	390,500	430,267	39,767
EXPENDITURES				
Current:				
Community development	118,950	118,950	166,360	(47,410)
Debt service:				
Principal	95,000	95,000	95,000	-
Interest and fiscal charges	15,440	15,440	15,440	-
Total expenditures	229,390	229,390	276,800	(47,410)
Excess (deficiency) of revenues over (under) expenditures	161,110	161,110	153,467	(7,643)
OTHER FINANCING SOURCES (USES)				
Transfers out	(18,000)	(18,000)	(18,000)	-
Total other financing sources (uses)	(18,000)	(18,000)	(18,000)	-
CHANGE IN FUND BALANCE	143,110	143,110	135,467	(7,643)
FUND BALANCE - BEGINNING	853,271	853,271	853,271	-
FUND BALANCE - ENDING	$ 996,381	$ 996,381	$ 988,738	$ (7,643)

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Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the General Fund, Justin EDC, and Justin CDC. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control as defined by the City Charter is the fund level. The City Manager is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter total expenditures of any fund must be approved by the City Council. Appropriations lapse at the end of the year. Several supplemental budget appropriations were made during the year.

Expenditures in Excess of Budgeted Appropriations

During the year, expenditures exceeded budgeted appropriations in the following funds:

Justin EDC: Economic development $56,823

Justin CDC: Community development $47,910

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CITY OF JUSTIN, TEXAS

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Measurement year December 31,	2014	2015	2016
Total pension liability			
Service cost	$ 70,781	$ 95,639	$ 106,157
Interest (on the total pension liability)	89,613	91,384	101,952
Change in benefit terms including substantively automatic status	-	-	-
Difference between expected and actual experience	(74,939)	37,601	(8,162)
Changes in assumptions	-	29,491	-
Benefit payments, including refunds of employee contributions	(104,691)	(40,477)	(68,423)
Net change in total pension liability	(19,236)	213,638	131,524
Total pension liability - beginning	1,297,135	1,277,899	1,491,537
	-		
Total pension liability - ending (a)	$ 1,277,899	$ 1,491,537	$ 1,623,061
Plan fiduciary net position			
Contributions - employer	$ 27,894	$ 33,161	$ 33,201
Contributions - employee	57,625	67,926	72,314
Net investment income	70,450	1,892	90,741
Benefit payments, including refunds of employee contributions	(104,691)	(40,477)	(68,423)
Administrative expenses	(76)	(1,152)	(1,025)
Other	(60)	(57)	(55)
Net change in plan fiduciary net position	51,142	61,293	126,753
Plan fiduciary net position - beginning	1,231,578	1,282,060	1,343,353
Plan fiduciary net position - ending (b)	$ 1,282,720	$ 1,343,353	$ 1,470,106
Net Pension Liability (a) - (b)	$ (4,821)	$ 148,184	$ 152,955
Plan fiduciary net position as a percentage of total pension liability	100.38%	90.07%	90.58%
Covered payroll	$ 1,152,504	$ 1,358,510	$ 1,446,286
Net pension liability as a percentage of covered payroll	-0.42%	10.91%	10.58%

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2017	2018	2019	2020	2021	2022	2023
$ 109,531	$ 217,322	$ 263,616	$ 308,261	$ 367,477	$ 426,207	$ 547,655
139,208	131,583	149,764	179,164	205,605	230,457	268,613
455,003	-	-	-	-	-	-
(291,329)	(23,355)	38,523	(42,438)	(111,937)	(19,882)	(54,921)
-	-	15,176	-	-	-	(18,027)
(140,977)	(107,553)	(51,138)	(56,566)	(109,188)	(135,479)	(128,982)
271,436	217,997	415,941	388,421	351,957	501,303	614,338
1,623,061	1,894,497	2,112,494	2,528,435	2,916,856	3,268,813	3,770,116
$ 1,894,497	$ 2,112,494	$ 2,528,435	$ 2,916,856	$ 3,268,813	$ 3,770,116	$ 4,384,454
$ 42,890	$ 148,956	$ 150,047	$ 169,725	$ 207,402	$ 226,358	$ 287,280
75,022	113,527	137,300	160,195	191,823	217,060	276,993
203,701	(49,359)	271,225	171,768	353,324	(244,826)	396,422
(140,977)	(107,553)	(51,138)	(56,566)	(109,188)	(135,479)	(128,982)
(1,056)	(955)	(1,532)	(1,110)	(1,631)	(2,113)	(2,510)
(54)	(51)	(47)	(43)	12	2,523	(18)
179,526	104,565	505,855	443,969	641,742	63,523	829,185
1,470,106	1,649,632	1,754,197	2,260,052	2,704,021	3,345,763	3,409,286
$ 1,649,632	$ 1,754,197	$ 2,260,052	$ 2,704,021	$ 3,345,763	$ 3,409,286	$ 4,238,471
$ 244,865	$ 358,297	$ 268,383	$ 212,835	$ (76,950)	$ 360,830	$ 145,983
87.07%	83.04%	89.39%	92.70%	102.35%	90.43%	96.67%
$ 1,500,430	$ 1,621,808	$ 1,961,427	$ 2,288,497	$ 2,740,324	$ 3,083,985	$ 3,957,042
16.32%	22.09%	13.68%	9.30%	-2.81%	11.70%	3.69%

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CITY OF JUSTIN, TEXAS

SCHEDULE OF EMPLOYER CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Fiscal year ended September 30,	2015	2016	2017
Actuarially determined contribution	$ 32,879	$ 36,084	$ 74,662
Contribution in relation to the actuarially determined contribution	32,879	36,084	74,662
Contribution deficiency	$ -	$ -	$ -
Covered payroll	1,350,516	1,444,826	1,447,775
Contributions as a percentage of covered payroll	2.43%	2.50%	5.16%

Notes to Schedule

Valuation date	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry age normal
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	22 Years
Asset Valuation Method	10 year smoothed market: 12% soft corridor
Inflation	2.5%
Salary increases	3.50% to 11.5% including inflation
Investment rate of return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Other information:

Notes	There were no benefit changes during the year.

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2018	2019	2020	2021	2022	2023	2024
$ 175,267	$ 122,699	$ 133,950	$ 203,661	$ 214,053	$ 260,373	$ 324,888
175,267	122,699	133,950	202,687	215,359	260,373	324,888
$ -	$ -	$ -	$ (974)	$ 1,306	$ -	$ -
1,353,576	1,570,062	1,961,427	2,689,488	2,917,543	3,586,398	4,497,375
12.95%	7.81%	6.83%	7.54%	7.38%	7.26%	7.22%

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COMPLIANCE SECTION

DRAFT

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor
and Members of City Council
City of Justin, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards)*, the financial statements of the governmental activities, the business-type activities, and each major fund of the City of Justin, Texas, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Justin, Texas' basic financial statements, and have issued our report thereon dated September 11, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Justin, Texas' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Justin, Texas' internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Justin, Texas' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City of Justin, Texas' financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Justin, Texas' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Justin, Texas' internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Waco, Texas
September 11, 2025

DRAFT

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 2. (WORKSHOP ITEM(S) AND REPORT(S))

Title: Receive a Biannual Update from the Library Board

Department: Administration

Contact: Lesa Keith, Lib./Court Director

Recommendation:

Presentation of an update, no action required.

Background:

The Library Board will provide a biannual update to the City Council.

City Attorney Review: No

Attachments:

1. Library Board Update 2.0

MARY EMMA TATE COMMUNITY LIBRARY

LIBARARY BOARD BIANNUAL UPDATE

Presented By: Fran Plisga

The City of Justin Library Advisory Board is to ensure the library is operating well and meets the needs of the community. The board serves as an advocate of the library to work for improvement of the library services offered to the community.

MISSION

MEMBERS

- Place 1: Fran Plisga
- Place 2: Jenette Mears - ETJ
- Place 3: Vacant
- Place 4: Briana Cory
- Place 5: Kayce Strader - ETJ
- Place 6: Monica Dumke
- Place 7: Heather Beatty
- Place 8: Vacant

Considering the current vacancies, the scheduled board recruitment in October will provide an opportunity to fill the position.

PRIMARY OBJECTIVES

Working on Long Range Plan

Monitoring Library Policies

Community Engagement

WORKING ON LONG RANGE PLAN

To support future growth, we aim to align our long-range plan with the City's strategic plan, and the Library Board will be reviewing the plan to ensure we are moving forward together.

MONITORING LIBARARY POLICIES

Library staff presented to the Board issues related to the library card application process. Following review and discussion, the Board approved the implementation of a spouse application and a dependent application to address the identified concerns.

COMMUNITY ENGAGEMENT

ANNUAL OVERVIEW

The Board expressed a desire to support the Summer Reading Program and increase involvement. As a result, the Board will expand its meeting schedule from four meetings per year to six. This new schedule will be created in October.

6 Meetings

90% Attendance

2 Open Positions

- 1 Vacancy
- 1 Alternate

THANK YOU

Mary Emma Tate Community Library
Boards & Commissions Biannual Update
September 2025

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 3. (WORKSHOP ITEM(S) AND REPORT(S))

Title: Discussion on organizing a regional tour of historic Old Towns to support the development of the Old Town Plan

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Discuss accordingly.

Background:

As part of the Old Town Planning process, staff is preparing an opportunity to tour and evaluate other established Old Town areas. Staff is requesting City Council's feedback regarding the preferred timeframe for this trip, whether the Old Town Planning Committee and/or the Planning and Zoning Commission should participate, and which cities Council would like to include in the tour.

At this time, potential cities identified by staff include Celina, McKinney, Keller, and Roanoke; however, Council may adjust this list as desired.

City Attorney Review: N/A

Attachments:

None

JUSTIN
1887

PROCLAMATION

LIVE UNITED MONTH

WHEREAS, the United Way of Denton County mobilizes communities like the City of Justin into action so all can thrive; and

WHEREAS, by working together with donors, supporters, and collaborators across Denton County, United Way of Denton County creates opportunities to expand education, promote economic mobility, improve health & mental health, and provide basic needs for over 53,000 County residents annually; and

WHEREAS, United Way of Denton County leads the effort with a network of nonprofits, governments, businesses, and donors to respond to our neighbors' immediate needs and seek out better solutions for larger community-wide issues; and

NOW, THEREFORE, BE IT PROCLAIMED THAT: I, James Clark, Mayor of Justin, do hereby declare **September 2025 as LIVE UNITED Month** and proudly join United Way of Denton County in calling on all residents of Justin to Give to One to Impact Many as we act to LIVE UNITED for a better Denton County for all of us.

Proclaimed this 11th day of September 2025.

James Clark

James Clark, Mayor

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 1. (CONSENT AGENDA)

Title: Consider approving City Council minutes dated August 28, 2025; and take appropriate action

Department: Administration

Contact: Amy Piukana, City Secretary

Recommendation:

Motion to approve Minutes.

Background:

The City Council shall review and approve meeting minutes, which shall be kept on file with permanent retention in the City Secretary's Office, per City Charter.

City Attorney Review: No

Attachments:

1. Draft CCM 8.28.25

Ryan Stevens, Place 1
Tomas Mendoza, Place 2
Steven Teschke, Place 3

James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting - August 28, 2025

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: ***"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"***

Present: Mayor James Clark, Mayor Pro Tem Shelby St. Claire, Council Member Ryan Stevens *(Absent)*, Council Member Steven Teschke, Council Member Tomas Mendoza, Council Member James Castle *(Absent),* Council Member Daniel Dennis

City Staff: City Manager Jarrod Greenwood, City Secretary Amy Piukana, Assistant City Manager Abbey Reece, and Director of Development and Economic Development Services Matthew Cyr

With a quorum of members present, Mayor Clark called the meeting to order at 5:00 p.m.

Mayor Clark led the invocation. The Pledge of Allegiance and Pledge to the Texas Flag were provided.

B) EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

Mayor Clark recessed into closed executive session at 5:38 p.m. and the City Council reconvened at 6:32 p.m.

1. Under Section 551.071, to conduct a private consultation with the City Attorney regarding:

    - Trafford Terrace Developers Agreement
    - Justin Crossing Developers Agreement
    - Cuesta Developers Agreement

2. Under Section 551.087 the City Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the City of Justin has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below

    - Dream Complex Developers Agreement

3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property located north of Wilkerson Lane and Boss Range Road, south of Timberbrook Parkway and FM 156, east of Timberbrook Parkway and FM 407, and west of FM 156

4. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to Water Infrastructure

5. Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. (City Manager)

C) TAKE ANY ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION ITEM(S)

As a result of closed session, a motion was made by Mayor Pro Tem St. Claire to approve Resolution 776-25, and authorize the City Manager and City Attorney to take all necessary action. Motion seconded by Councilman Teschke. Motion approved unanimously.

D) UPCOMING MEETING(S) AND EVENT(S)

Director of Communications Amy Borders briefed the City Council regarding upcoming meetings and events.

1. The following is a list of upcoming meetings and events:
    - September 1, 2025, City Offices Closed for Labor Day
    - September 2, 2025, Municipal Court @ 5 p.m.
    - September 9, 2025, Park Board meeting @ 6 p.m.
    - September 11, 2025, City Council Meeting @ 5:30 p.m.
    - September 16, 2025, Planning & Zoning meeting @ 6:30 p.m.
    - September 18, 2025, Economic/Community Development Corporation meeting @ 5:30 p.m.

E) RECOGNITION

1. Recognition of City Employee(s)

Assistant City Manager Abbey Reece and Mayor Clark recognized Wendie Ke for receiving a Finance Officer Certification through the GFOA.

F) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens with the opportunity to speak, the mayor may impose a three-minute time limitation for each citizen to speak with a seasonal limitation

on speakers on one topic or item with a maximum of fifteen total minutes on the same topic. The Texas Open Meetings Act prohibits the City Council from discussing issues which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

- Carla Rotmans (125 Daisey Lane) spoke, expressing her concerns about ongoing negotiations between the Heritage Foundation and the City on the preservation of the Gaston House. She expressed concerns about timing, contract conditions, security of the structure, and the need to act fast to ensure the Gaston House is preserved.

G) CONSENT AGENDA

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

A motion was made by Mayor Pro Tem St. Claire to approve all items, as presented. Motion seconded by Council Member Mendoza. The motion was approved unanimously.

1. Consider and take appropriate action to approve the following City Council minutes:

    - August 5, 2025, Special Called City Council meeting
    - August 12, 2025 Special Called City Council meeting
    - August 14, 2025, Regular City Council meeting

2. Consider approving Resolution 767-25 authorizing an interlocal agreement with Denton County Sheriff's Office for consolidated Radio Communications; and take appropriate action

H) ITEMS PULLED FROM CONSENT AGENDA

There were no items pulled from the Consent Agenda.

I) PUBLIC HEARING(S)

1. Conduct a public hearing to hear testimony and make a consideration accepting and approving a final Timberbrook Public Improvement District No. 1 2025 Amended and Restated Service and Assessment Plan, including the Improvement Area #3 Assessment Roll; making a finding of special benefit to property within Improvement Area #3 of the Timberbrook Public Improvement District No. 1; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and take appropriate action.

Mayor Clark announced the item. Assistant City Manager Abbey Reece briefed the City Council regarding this item and introduced P3 Works representative Daniel Andrade is present to answer any questions.

The City Council discussed assessments and how they work, the payment process (by residents within the PID), assessment, interest, and the option for the homeowner to pay off early, and disclosures

provided to residents who purchase these types of properties,

Mayor Clark opened the Public Hearing. There were no citizens present who wished to speak. Mayor Clark closed the public hearing.

2. Consider and act upon Ordinance 822-25 to rezone the subject property from Residential Estate Single Family (SF-RE) to Planned Development Light Industrial legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

Director of Development Matthew Cyr briefed the City Council regarding this item. Mr. Cyr explained that the Planning and Zoning Commission recommended denial on August 19, 2025, by a vote of 6-1. He further stated that, due to this vote, a supermajority *(6 votes)* vote by the City Council is required.

The City Council discussed the fiscal impacts of the proposed use, the cost of services for public safety, water, and sewer for both industrial and single-family uses, and the cost of service for 4,000 square foot homes versus light industrial.

The Police Chief briefed the City Council, noting that staffing is based on the type of use. Industrial does not require as much police staffing as residential use would.

The Applicant's Representative, Ms. Deborah Walls, with Glacier Commercial Realty, LP, briefed the City Council and provided a PowerPoint presentation.

The City Council discussed ad valorem taxes based on the development, proposed warehouse use, the cost to lease space, zoning uses, and next steps. Mr. Cyr noted that if this project moves forward, a site plan would be necessary; tonight's meeting is just for the zoning request review.

The Mayor asked if guardrails could be approved with the item and explained Senate Bill 2038. Mr. Cyr noted that if the City Council wants to approve with conditions, it's an option.

Mr. Ron Ramirez with Evolving Civil Engineering briefed the City Council regarding light industrial uses, other restrictions, landscape areas, right of ways, access from Industrial Road, water plan, and the site plan requirement for site development.

The City Council discussed the batch plant location, the option to move the roadway access to Boss Range Way, and the need to increase landscape buffering.

Mayor Clarke opened the public hearing.

- Robert and Angela Sloan, 1113 Heritage Drive, spoke in opposition.
- Charles Neal, 1454 Oliver Creek Lane, did not wish to speak but submitted a comment form in opposition.
- Scott Dudley, FM 156, did not wish to speak but submitted an email in support.
- Alex Smith (property owner of Fieldhouse) did not wish to speak but submitted an email in opposition.
- Martha Vinyard, 1109 Denton Creek Drive, spoke in favor of the proposed rezoning.

- Chris Kozen, 1218 Denton Creek Drive, submitted an email in opposition.
- Erika Emerson 219 Cedar Crest Drive, spoke in opposition.
- John Messier, 1117 Heritage Drive, spoke, stating he is neutral on this case, but opposed to single-family homes.
- Barry Smith, 1221 Heritage Drive, spoke in opposition.
- Scott Blackburn, Oliver Creek Lane, spoke in support.
- Thomas Cronberger spoke, stating he is neutral but asked the City Council to ensure that whatever is approved benefits the entire community.
- Stephanie Smith, 1121 Heritage Drive, spoke in opposition.

There being no further speakers, the Mayor declared the public hearing closed. Mayor Clark noted that a super majority is necessary for this item. He noted two City Council members are out tonight, and he would like to call a special meeting on Tuesday, September 9, 2025, at 5:30 p.m. to allow all City Council members to be present to vote on the proposed rezoning case. The consensus of the City Council was to table this item until the September 9, 2025, special-called City Council meeting.

J) <u>POSSIBLE ACTION ITEMS</u>

1. Consider and act upon Ordinance 819-25 accepting and approving a final Timberbrook Public Improvement District No. 1 2025 Amended and Restated Service and Assessment Plan, updated assessment rolls for Improvement Area #1, Improvement Area #2-A, Improvement Area #2-B and the Major Improvement Area, and the Improvement Area #3 assessment roll; making a finding of special benefit to property within Improvement Area #3 of Timberbrook Public Improvement District No. 1; approving the Timberbrook Public Improvement District No. 1 2025 Amended and Restated Service and Assessment Plan as the 2025 Annual Service Plan Update for the District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Improvement Area #3 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and take appropriate action.

Assistant City Manager Abbey Reece briefed City Council regarding this item.

Mr. Andrade, representing P3 Works, was present to answer any questions.

A motion was made by Mayor Pro Tem St. Claire to adopt Ordinance 819-25, as presented. The motion was seconded by Council Member Teschke. The motion was approved unanimously.

2. Consider adopting Ordinance 820-25 of the City of Justin, Texas, approving and authorizing the issuance and sale of the City of Justin, Texas, Special Assessment Revenue Bonds, Series 2025 (Timberbrook Public Improvement District No. 1 Improvement Area #3 Project); approving and authorizing related agreements; and providing an effective date; and take appropriate action.

Assistant City Manager Abbey Reece was present to answer questions.

Mr. Steven Murray with Hilltop Securities briefed the City Council regarding this item.

After the discussion, Council Member Mendoza made a motion to adopt Ordinance 820-25, as presented. The motion was seconded by Council Member Dennis. The motion was approved unanimously.

3. Consider and act upon Ordinance 821-25 of the City Council of the City of Justin, Texas approving the 2025 Annual Service Plan Update for Timberbrook Public Improvement District No. 2; and take appropriate action.

Assistant City Manager Abbey Reece briefed the City Council regarding this item.

A motion was made by Mayor Pro Tem St. Claire to adopt Ordinance 821-25, as presented. The motion was seconded by Council Member Mendoza. The motion was approved unanimously.

K) FUTURE AGENDA ITEMS

There were no future agenda items.

L) ADJOURN

There being no further business, the Mayor adjourned the meeting at 8:57 p.m.

Signed by : _____
Mayor James Clark

Amy Piukana
Amy Piukana, TRMC, City Secretary

Seal:

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider adopting Ordinance 823-25 on first reading to approve an end-of-the-year budget amendment; and take appropriate action

Department: Administration

Contact: Abbey Reece

Recommendation:

Approve Ordinance 823-25 approving an end-of-year budget amendment for fiscal year 2024-2025.

Background:

At the end of each fiscal year, staff presents a final end-of-year budget amendment to include all additional expenditures and revenues that were not originally budgeted for. These changes also reflect any changed line items during the fiscal year. Changes are reflected in our PID Fund and General Fund accounts.

City Attorney Review: No

Attachments:

1. Ord 823-25 Budget Amendment
2. Budget Worksheet FY25 Sept Update
3. FY25 Year End Budget Amendments

ORDINANCE NO. 823-25

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, AMENDING ORDINANCE 787-24, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FY 2024-2025 BUDGET; AS SET OUT IN EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, the City Council approved Ordinance 787-24 which included the Fiscal Year 2024-2025 Budget beginning October 1, 2024 and ending September 30, 2025; and,

WHEREAS, city departments review their budget appropriations to ensure they are within budget parameters and determine if any changes are necessary; and,

WHEREAS, the City Manager and CFO have prepared amendments to certain appropriations and expenditures in the Fiscal Year 2024-2025 Budget and submitted to the City Council for approval and a true and correct copy is attached in Exhibit "A"; and,

WHEREAS, the City Council has the authority to approve amendments to Ordinance 787-24; City Budget, and,

WHEREAS, the City Council has determined that the proposed amendments to the Fiscal Year 2024-2025 Budget are in the best interest of the City.

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

SECTION 1. That Ordinance No. 736-22, the Fiscal Year 2022-2023 Budget Ordinance, is hereby amended to incorporate the changes set out in Exhibit "A" and are hereby authorized and approved.

SECTION 2. The City Council further finds the amended budget line items will not cause the total expenditures in the budget to exceed the total original budgeted amount.

SECTION 3. All portions of the existing FY 2022-2023 Budget, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of this ordinance.

SECTION 4. In the event any clause, phrase, provision, sentence, or part of this ordinance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Justin, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 5. That this Ordinance shall become effective from and after its adoption and is so ordained.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 11th DAY OF SEPTEMBER.

PASSED ON THE SECOND READING BY THE CITY COUNCIL ON THE 9th DAY OF OCTOBER.

_____
JAMES CLARK,
MAYOR

ATTEST:

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AMY PIUKANA,
CITY SECRETARY

APPROVED AS TO FORM:

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MATTHEW BOYLE
CITY ATTORNEY

Account	Name	FY22 Total Actuals	2022-2023 Total Activity	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity
100-410110	PROPERTY TAX	3,377,857	4,280,355	5,163,328	6,000,722	5,352,608
100-410120	SALES TAX	1,360,514	1,593,741	1,658,895	1,747,000	596,870
100-410130	BEVERAGE TAX	25,434	28,444	19,844	20,000	5,792
100-420200	FRANCHISE FEES	253,039	274,624	363,849	250,000	32,662
100-420230	WASTE CONNECTIONS	27,023	20,855	14,412	-	-
100-420290	MISC	6,510	12,740	12,240	2,500	-
100-420305	RIGHT-OF-WAY FEES	626	464	979	600	515
100-430505	SIGN PERMITS	1,000	1,250	700	500	350
100-430515	BUILDING PERMITS	480,889	222,610	1,491,057	1,039,350	704,937
100-430517	PLAN REVIEW FEE	119,129	49,349	16,896	317,975	2,970
100-430518	FIRE CODE REVIEW FEE	-	-	6,562	-	306
100-430520	CERTIFICATE OF OCCUPANCY	28,850	17,100	64,500	55,300	34,550
100-430525	CONTRACTOR REGISTRATION	5,480	5,970	8,500	3,000	2,450
100-430530	ELECTRIC LICENSE/PERMITS	8,149	6,140	4,800	3,400	2,300
100-430535	GARAGE SALE	715	190	250	700	35
100-430540	HEALTH PERMIT	7,260	7,375	6,300	6,500	5,550
100-430542	INSPECTION FEES	13,031	2,425	11,790	-	15,352
100-430543	DEVELOPMENT INSPECTION FEES	1,252,750	29,600	35,934	50,000	-
100-430545	MECHANICAL	2,130	2,440	1,500	1,000	400
100-430550	DEVELOPMENT FEES	127,025	166,390	317,230	185,000	110,269
100-430555	PLUMBING	22,652	11,820	47,637	55,300	26,100
100-430560	VARIANCE	-	300	-	-	-
100-430565	ZONING FEES	8,840	9,705	13,770	-	900
100-430900	ROADWAY IMPACT FEES	-	191,431	1,322,407	-	742,944
100-435600	MISC LICENSE , PERMITS & FEES	5,324	3,778	6,453	3,500	3,082
100-435620	GAS WELL REVENUE	74,996	20,900	-	10,000	-
100-435640	VENDOR PERMITS	100	990	635	100	-
100-435645	BUSINESS REGISTRATION FEE	5	-	-	5	-
100-435690	MISC	3,480	10,799	94,755	50,000	8,379
100-440310	ARREST	7,170	10,727	7,151	8,921	2,490
100-440320	COURT COST	71,555	151,691	143,395	150,000	50,465
100-440340	FINES	119,048	206,872	196,820	110,000	70,221

100-440350	MVBA	8,483	9,046	5,891	12,000	757
100-440360	NOTARY	65	70	57	76	3
100-440370	OMNI BASE	1,683	1,174	853	2,384	90
100-440380	SCHOOL CROSSING FEES	33	-	25	77	-
100-440390	WARRANT COLLECTION	5,283	4,192	4,771	7,060	1,500
100-445410	LEOSE TRAINING	983	1,029	-	1,000	-
100-445430	ALARMS	480	540	425	350	250
100-445450	POLICE REPORT	160	193	358	200	158
100-450710	FINES, FAX, COPIES, PRINTING	534	844	1,363	250	416
100-450810	EVENT SPONSORS	100	-	-	100	-
100-460810	BALLFIELD RENTAL	21,943	23,123	22,250	14,263	18,448
100-460830	FACILITY RENTAL	-	-	2,775	5,000	-
100-470310	SECURITY FEES	1,313	5,283	6,965	650	2,479
100-470320	TECHNOLOGY FEES	1,750	4,936	5,767	1,976	2,032
100-470410	CHILD SAFETY FUNDS	5,101	5,115	5,241	5,100	5,365
100-470420	FIRE DEPT	-	-	(160)	-	-
100-470440	COMMUNITY EVENTS	115,293	19,350	67,250	75,000	20,200
100-470500	SEIZURE FUND	135	479	-	-	-
100-470710	BOOK SALE	18	-	-	20	-
100-470720	COUNTY FUNDING-LIBRARY	14,200	11,484	18,400	14,200	6,100
100-470730	LIBRARY DONATIONS	8,057	11,053	21,516	-	7,795
100-470745	POLICE DONATION - RESTRICTED	-	-	-	-	12,000
100-475160	PROPERTY TAX I & S	497,584	497,554	880,316	773,208	817,482
100-475910	INTEREST INCOME	15,168	107,872	54,621	3,000	12,895
100-480400	OTHER REVENUES	-	48,025	-	-	-
100-480900	MISCELLANEOUS REVENUE	60,423	167,854	57,300	-	887,989
100-480910	INTERGOVERNMENTAL REVENUE	545,905	311,302	-	-	-
100-490200	EDC/CDC STAFF SUPPORT	36,000	36,000	27,000	36,000	15,000
		8,751,275	**8,607,593**	**12,215,574**	**11,023,287**	**9,583,455**
100-1500-616010	SALARIES	513,725	665,814	794,334	1,108,258	302,600
100-1500-616015	CERTIFICATION PAY	2,100	2,100	2,100	2,951	650
100-1500-616020	OVERTIME	210	-	2,230	1,335	6,094
100-1500-616030	SOCIAL SECURITY (FICA)	31,698	41,649	49,654	65,140	18,341
100-1500-616035	MEDICARE	7,413	9,755	11,613	15,235	4,415
100-1500-616040	RETIREMENT	37,904	48,580	57,431	84,766	23,199

100-1500-616050	HEALTH INSURANCE	71,885	82,932	65,886	83,776	32,671
100-1500-616060	WORKERS COMP INSURANCE	1,424	1,774	2,978	2,462	1,439
100-1500-616065	UNEMPLOYMENT TAX	1,548	99	523	2,833	780
100-1500-616070	CELL TELEPHONE	-	-	(58)	-	-
100-1500-616090	OTHER EMPLOYEE BENEFITS	4,153	5,643	5,904	10,387	1,659
100-1500-626105	ACCOUNTING/AUDIT	40,596	113,934	28,569	30,000	33,471
100-1500-626110	ADVERTISING/LEGAL NOTICE	5,327	11,955	6,834	5,000	49
100-1500-626115	WIRELESS SERVICES	4,639	4,192	4,715	3,000	214
100-1500-626125	APPRAISAL DISTRICT	22,635	27,762	37,192	15,694	10,113
100-1500-626140	ATTORNEY	-	-	64,480	-	58,157
100-1500-626170	COMPUTER MAINT & IT SERVICES	-	65	21,030	-	4,929
100-1500-626180	CONTRACT SERVICES	86,715	203,822	137,477	64,000	131,826
100-1500-626190	CITY COUNCIL STIPEND	5,250	9,733	13,158	14,000	1,084
100-1500-626195	CREDIT CARD	-	745	536	-	143
100-1500-626205	CODIFICATION & HOSTING	250	-	-	11,000	-
100-1500-626272	SUPPLIES	-	-	736	-	257
100-1500-626280	TELEPHONE	-	-	1,800	-	-
100-1500-626320	EMPLOYEE BOND	-	1,840	400	600	-
100-1500-626515	BUILDING MAINTENANCE	-	-	8,090	-	8,873
100-1500-626520	CITY ANNUAL MEETING	-	646	2,772	-	2,435
100-1500-636555	EMPLOYEE TESTING	240	210	280	225	-
100-1500-636575	MILEAGE REIMBURSEMENT	235	365	174	250	31
100-1500-636580	OFFICE SUPPLIES	2,567	3,984	5,219	6,000	1,408
100-1500-636581	OFFICE EQUIPMENT	5,545	15,921	1,079	6,000	1,249
100-1500-636585	POSTAGE	284	1,982	962	700	-
100-1500-636595	PRINTING	1,104	257	180	200	53
100-1500-636615	UNIFORMS	1,668	350	358	2,000	578
100-1500-636625	MEETING EXPENSE	4,231	9,373	4,290	2,000	666
100-1500-636700	TRAVEL & TRAINING	10,559	13,581	28,904	30,000	3,703
100-1500-636710	DUES, MEMBERSHIP & PUBLICATION	3,258	10,387	11,142	7,000	5,018
100-1500-636715	SUBSCRIPTIONS	3,665	3,507	4,293	2,000	2,261
100-1500-636720	TRAINING AND EDUCATION	-	-	-	-	277
100-1500-636810	AUTO MAINT & REPAIRS	-	-	62	-	-
100-1500-636840	FUEL & OIL	-	-	974	-	9
100-1500-636870	EMPLOYEE REIMBURSEMENT	-	-	13,767	-	-

100-1500-636950	MISCELLANEOUS	-	(75)	-	-	-
100-1500-636960	ECONOMIC DEVELOPMENT EXPENSE	424	6,329	2,549	2,000	5,000
100-1500-647030	COMPUTER HARDWARE/SOFTWARE	17,636	(8,997)	23,822	22,000	-
100-1500-647100	VEHICLE	-	-	1,168	-	-
100-1500-676950	MISCELLANEOUS	122	-	81,176	-	-
100-1500-676990	OTHER MISC. EXPENSES	53,645	24,596	12,106	100,000	16,393
		942,656	**1,314,810**	**1,512,889**	**1,700,812**	**680,043**
100-1570-616010	SALARIES	80,528	118,614	137,468	123,852	56,655
100-1570-616015	CERTIFICATION PAY	-	175	75	-	-
100-1570-616020	OVERTIME	98	72	57	1,107	13
100-1570-616030	SOCIAL SECURITY (FICA)	4,924	7,339	8,516	7,772	3,502
100-1570-616035	MEDICARE	1,152	1,717	1,992	1,303	819
100-1570-616040	RETIREMENT	5,934	7,558	9,685	8,733	4,300
100-1570-616050	HEALTH INSURANCE	17,395	19,731	23,316	32,951	11,522
100-1570-616060	WORKERS COMP INSURANCE	345	429	721	805	348
100-1570-616065	UNEMPLOYMENT TAX	312	37	159	1,008	325
100-1570-616090	OTHER EMPLOYEE BENEFITS	1,138	1,167	1,891	4,219	793
100-1570-626115	WIRELESS SERVICES	429	167	196	350	-
100-1570-626180	CONTRACT SERVICES	-	-	473	-	78
100-1570-626255	PUBLIC FUNCTIONS	-	-	29	-	-
100-1570-626320	EMPLOYEE BOND	-	468	-	600	-
100-1570-636507	AUDIO-COLLECTION DEVELOPMENT	955	470	-	500	-
100-1570-636510	BOOKS	4,869	5,250	5,776	6,000	10
100-1570-636515	BUILDING MAINTENANCE	-	-	4,890	-	4,980
100-1570-636555	EMPLOYEE TESTING	-	435	140	-	70
100-1570-636556	EQUIPMENT MAINTENANCE	-	-	967	2,000	-
100-1570-636580	OFFICE SUPPLIES	6,038	2,472	2,020	3,500	412
100-1570-636581	OFFICE EQUIPMENT	5,504	16,765	-	2,000	-
100-1570-636585	POSTAGE	321	492	176	500	27
100-1570-636595	PRINTING	337	2,052	715	1,000	-
100-1570-636700	TRAVEL & TRAINING	92	502	51	3,500	-
100-1570-636710	DUES, MEMBERSHIP & PUBLICATION	113	-	122	226	-
100-1570-676950	MISCELLANEOUS	-	-	64	-	-
100-1570-679725	TELEPHONE/INTERNET	-	-	-	-	140
100-1570-679740	NTLC, CASSIE, TECH	6,437	4,384	2,564	7,500	5,095

100-1570-679760	PROGRAMS & PROJECTS	16,994	26,221	37,379	30,000	1,383
100-1570-679770	VIDEO	484	494	473	500	-
		154,397	**217,011**	**239,915**	**239,926**	**90,471**
100-1650-616010	SALARIES	57,014	79,265	85,552	99,353	38,385
100-1650-616015	CERTIFICATION PAY	900	750	1,000	900	500
100-1650-616020	OVERTIME	84	82	303	741	209
100-1650-616030	SOCIAL SECURITY (FICA)	3,809	5,196	5,619	6,234	2,481
100-1650-616035	MEDICARE	891	1,215	1,314	1,458	580
100-1650-616040	RETIREMENT	4,276	5,636	6,274	4,219	2,958
100-1650-616050	HEALTH INSURANCE	9,262	12,630	5,046	13,500	5,208
100-1650-616060	WORKERS COMP INSURANCE	225	280	471	504	227
100-1650-616065	UNEMPLOYMENT TAX	230	24	47	440	170
100-1650-616090	OTHER EMPLOYEE BENEFITS	589	689	834	3,545	368
100-1650-626115	WIRELESS SERVICES	19	167	196	250	60
100-1650-626180	CONTRACT SERVICES	2	46	630	-	42
100-1650-626215	JUDGE	4,358	4,025	3,775	4,200	1,248
100-1650-626220	BALIFF	1,080	990	1,170	1,600	490
100-1650-626230	MVBA	8,186	8,430	5,790	6,500	307
100-1650-626235	OMNIBASE	198	264	174	400	120
100-1650-626250	PROSECUTOR	13,329	12,225	20,923	20,000	1,313
100-1650-626270	STATE COURT COSTS	71,803	109,106	128,004	150,000	25,837
100-1650-626274	TECHNOLOGY/SOFTWARE UPGRADE	-	908	-	-	-
100-1650-626320	EMPLOYEE BOND	-	78	-	158	-
100-1650-636506	ARREST FEE	-	1,458	960	1,500	-
100-1650-636580	OFFICE SUPPLIES	386	800	899	1,000	52
100-1650-636581	OFFICE EQUIPMENT	-	-	199	-	-
100-1650-636585	POSTAGE	617	726	794	1,200	388
100-1650-636595	PRINTING	-	396	268	1,000	-
100-1650-636700	TRAVEL & TRAINING	3,533	2,741	1,893	4,500	2,001
100-1650-636710	DUES, MEMBERSHIP & PUBLICATION	204	206	130	300	96
100-1650-647030	COMPUTER HARDWARE/SOFTWARE	2,400	5,800	-	3,000	3,045
100-1650-676950	MISCELLANEOUS	355	-	1,261	-	-
100-1650-679350	EXPENSES FROM TECHNOLOGY	-	-	-	2,900	-
		183,750	**254,136**	**273,526**	**329,402**	**86,086**
100-3200-616010	SALARIES	770,854	980,285	1,007,324	1,214,922	443,248

100-3200-616015	CERTIFICATION PAY	5,655	4,930	6,720	4,578	2,825
100-3200-616020	OVERTIME	15,106	22,815	27,971	14,206	5,961
100-3200-616030	SOCIAL SECURITY (FICA)	47,110	60,593	62,247	76,574	27,266
100-3200-616035	MEDICARE	11,018	14,171	14,558	15,681	6,377
100-3200-616040	RETIREMENT	58,147	73,022	75,153	103,869	34,298
100-3200-616050	HEALTH INSURANCE	95,519	77,610	96,794	97,834	41,939
100-3200-616060	WORKERS COMP INSURANCE	21,715	27,045	45,404	32,589	21,941
100-3200-616065	UNEMPLOYMENT TAX	2,707	158	602	157	1,731
100-3200-616090	OTHER EMPLOYEE BENEFITS	6,677	5,297	7,465	8,310	2,904
100-3200-626115	WIRELESS SERVICES	9,005	9,519	22,999	20,000	2,017
100-3200-626170	COMPUTER MAINT & IT SERVICES	-	4,722	1,412	-	366
100-3200-626172	DENTON COUNTY S.O.	36,402	38,819	29,737	34,039	-
100-3200-626180	CONTRACT SERVICES	5,790	19,460	223,645	60,160	123,505
100-3200-626280	TELEPHONE	-	-	972	-	-
100-3200-626310	AUTO INSURANCE	10,980	11,248	13,402	12,000	10,013
100-3200-626350	LAW ENFORCEMENT LIABILITY	6,621	6,621	9,757	6,500	4,309
100-3200-636510	RECRUITMENT	580	-	-	2,500	-
100-3200-636515	FIELD SUPPLIES	591	114	216	8,663	602
100-3200-636520	PROPERTY ROOM EXPENSES	252	1,394	1,111	5,500	-
100-3200-636525	P.D. EQUIPMENT	4,279	10,975	3,912	12,000	369
100-3200-636530	PATROL WEAPONS	1,773	4,516	(300)	8,658	-
100-3200-636535	COMMUNITY RELATIONS	-	-	-	5,000	79
100-3200-636550	CRIME LAB ANALYSIS	-	6,785	4,328	10,000	2,405
100-3200-636555	EMPLOYEE TESTING	1,140	1,788	1,588	2,300	1,035
100-3200-636556	EQUIPMENT MAINTENANCE	-	-	-	1,200	-
100-3200-636560	FIREARMS QUALIFYING	3,792	6,699	2,715	8,000	9,292
100-3200-636580	OFFICE SUPPLIES	1,287	3,783	4,319	6,500	1,046
100-3200-636581	OFFICE EQUIPMENT	-	-	-	5,000	-
100-3200-636585	POSTAGE	323	1,033	1,335	1,000	421
100-3200-636595	PRINTING	1,931	182	388	2,500	-
100-3200-636615	UNIFORMS	5,701	7,227	6,735	41,000	5,761
100-3200-636700	TRAVEL & TRAINING	9,913	11,102	11,983	60,800	8,931
100-3200-636710	DUES, MEMBERSHIP & PUBLICATION	1,198	1,215	6,576	8,000	1,801
100-3200-636800	VEHICLE & EQUIPMENT	-	-	7,370	-	9
100-3200-636810	AUTO MAINT & REPAIRS	18,601	8,585	106,605	12,500	14,755

100-3200-636816	CAR WASH	1,128	240	192	2,500	22
100-3200-636818	EQUIPMENT - NON AUTO	-	-	-	6,900	-
100-3200-636830	EQUIPMENT MAINTENANCE	1,177	610	589	1,400	-
100-3200-636840	FUEL & OIL	56,178	48,995	60,560	60,000	27,623
100-3200-636845	RADIO EQUIPMENT	130	7,347	-	-	-
100-3200-636860	TIRES	3,194	-	2,715	8,500	1,055
100-3200-636900	OTHER MAINTENANCE, OPERATIONS &	-	-	2,700	-	2,700
100-3200-647030	COMPUTER HARDWARE/SOFTWARE	12,639	-	34,258	3,000	-
100-3200-647050	EQUIPMENT	17,742	32,727	22,371	160,300	39,122
100-3200-647057	POLICE RADIOS	7,301	-	-	24,000	1,194
100-3200-647076	SEIZURE FUND EXPENSES	-	238	-	-	-
100-3200-647090	SIRENS & CODE RED	2,995	1,016	2,266	-	-
100-3200-647100	VEHICLE	47,449	120,184	120,636	130,000	78,863
100-3200-647900	OTHER CAPITAL OUTLAY	7,677	-	118,982	-	-
100-3200-676905	CHEMICALS	262	89	342	500	-
100-3200-676990	OTHER MISC. EXPENSES	-	-	2,329	7,500	18
100-3200-679310	CONTRACT LABOR-SECURITY-BALIFF	-	-	-	-	786
		1,312,541	**1,633,159**	**2,172,982**	**2,307,140**	**926,588**
100-3500-616010	SALARIES	242,905	407,184	840,616	1,029,915	296,751
100-3500-616015	CERTIFICATION PAY	-	175	3,050	5,722	1,775
100-3500-616020	OVERTIME	36,471	133,309	228,893	142,760	96,617
100-3500-616030	SOCIAL SECURITY (FICA)	15,939	31,708	64,865	24,387	23,407
100-3500-616035	MEDICARE	3,728	7,416	15,170	13,788	5,474
100-3500-616040	RETIREMENT	19,487	38,154	77,582	88,282	29,947
100-3500-616050	HEALTH INSURANCE	36,939	58,087	86,576	105,992	38,054
100-3500-616060	WORKERS COMP INSURANCE	-	-	-	24,644	-
100-3500-616065	UNEMPLOYMENT TAX	783	93	207	2,545	1,170
100-3500-616090	OTHER EMPLOYEE BENEFITS	3,598	3,599	5,692	12,459	2,220
100-3500-626115	WIRELESS SERVICES	-	-	55	-	55
100-3500-626180	CONTRACT SERVICES	16,500	37,050	43,243	5,112	10,325
100-3500-626182	CONTRACT SERVICES-FIRE	-	-	115,350	30,000	94,500
100-3500-626272	SUPPLIES	-	-	-	8,898	313
100-3500-626410	FIRE DEPARTMENT	606,785	558,467	429,500	554,743	277,389
100-3500-636580	OFFICE SUPPLIES	-	-	779	950	18
100-3500-636585	POSTAGE	12	-	-	250	-

100-3500-636595	PRINTING	-	-	191	-	-
100-3500-636700	TRAVEL & TRAINING	-	-	3,060	3,025	2,908
100-3500-636710	DUES, MEMBERSHIP & PUBLICATION	-	-	300	400	100
100-3500-636810	AUTO MAINT & REPAIRS	8,389	16,906	6,221	-	196
100-3500-636900	OTHER MAINTENANCE, OPERATIONS &	-	-	3,245	3,245	974
100-3500-647030	COMPUTER HARDWARE/SOFTWARE	-	-	2,487	2,500	2,889
100-3500-647050	EQUIPMENT	-	-	58,250	58,250	8,461
100-3500-647090	SIRENS & CODE RED	5,492	189	5,495	10,000	-
100-3500-647100	VEHICLE	5,382	565	8,456	17,655	6,961
100-3500-647900	OTHER CAPITAL OUTLAY	-	-	-	-	220,381
		1,002,410	**1,292,901**	**1,999,284**	**2,145,522**	**1,120,886**
100-4100-626280	TELEPHONE	-	-	325	-	65
		-	**-**	**325**	**-**	**65**
100-4200-616010	SALARIES	324,340	356,513	343,662	370,263	155,050
100-4200-616020	OVERTIME	1,209	877	4,089	4,928	1,399
100-4200-616030	SOCIAL SECURITY (FICA)	18,969	21,298	20,960	23,274	9,468
100-4200-616035	MEDICARE	4,436	4,981	4,902	5,443	2,214
100-4200-616040	RETIREMENT	23,697	25,947	24,970	31,570	11,832
100-4200-616050	HEALTH INSURANCE	51,414	49,190	41,984	78,012	19,369
100-4200-616060	WORKERS COMP INSURANCE	13,003	17,556	29,474	19,748	14,243
100-4200-616065	UNEMPLOYMENT TAX	1,206	72	187	808	724
100-4200-616090	OTHER EMPLOYEE BENEFITS	4,268	4,052	4,392	3,821	1,927
100-4200-626115	WIRELESS SERVICES	4,989	4,584	7,054	2,800	449
100-4200-626180	CONTRACT SERVICES	43,601	43,143	111,020	150,000	36,140
100-4200-626185	CONTRACTED MAINTENANCE	-	-	2,250	-	-
100-4200-626200	ELECTRICITY	19,200	19,666	23,764	20,000	8,605
100-4200-626275	STREET LIGHTS	47,151	59,618	84,060	48,000	46,128
100-4200-626310	AUTO INSURANCE	2,651	3,374	3,871	4,000	3,004
100-4200-636515	BUILDING MAINTENANCE	29,353	125,275	96,164	112,000	10,961
100-4200-636555	EMPLOYEE TESTING	965	-	310	500	-
100-4200-636557	EQUIPMENT RENTAL	4,385	1,719	9,993	5,000	2,101
100-4200-636565	HEALTH & SAFETY	2,871	3,303	3,481	4,000	1,650
100-4200-636570	MAINTENANCE SUPPLIES	4,041	2,282	1,531	4,000	227
100-4200-636580	OFFICE SUPPLIES	800	932	835	1,000	348
100-4200-636581	OFFICE EQUIPMENT	1,534	854	1,041	2,000	-

100-4200-636595	PRINTING	40	60	63	100	-
100-4200-636605	SIGNAGE	4,607	33,480	9,127	40,000	938
100-4200-636615	UNIFORMS	4,146	4,142	3,750	5,000	3,590
100-4200-636630	HAND TOOLS	1,447	1,108	794	1,500	177
100-4200-636635	PARKS AND FIELD MATERIAL	40,563	40,680	42,538	40,000	17,011
100-4200-636645	TRAFFIC CONTROL SUPPLIES	2,964	813	1,754	2,000	-
100-4200-636700	TRAVEL & TRAINING	919	1,622	1,905	4,000	97
100-4200-636810	AUTO MAINT & REPAIRS	11,384	2,886	24,912	4,500	348
100-4200-636830	EQUIPMENT MAINTENANCE	11,873	6,587	9,892	10,000	2,976
100-4200-636840	FUEL & OIL	16,224	15,580	15,209	13,000	6,431
100-4200-636860	TIRES	1,480	796	546	2,000	-
100-4200-636870	EMPLOYEE REIMBURSEMENT	14	9	-	-	-
100-4200-647030	COMPUTER HARDWARE/SOFTWARE	1,345	-	75	2,500	761
100-4200-647050	EQUIPMENT	108,988	158,015	11,165	30,850	-
100-4200-647100	VEHICLE	25,004	36,524	24,060	33,250	5,326
100-4200-647111	PARK IMPROVEMENTS	36,194	388,637	67,340	-	1,248
		871,277	**1,436,175**	**1,033,124**	**1,079,867**	**364,742**
100-7410-616010	SALARIES	370,132	428,699	517,525	598,432	204,131
100-7410-616015	CERTIFICATION PAY	650	600	1,200	3,427	625
100-7410-616020	OVERTIME	7,743	7,717	7,871	6,380	2,456
100-7410-616030	SOCIAL SECURITY (FICA)	22,174	25,920	31,862	34,849	12,348
100-7410-616035	MEDICARE	5,186	6,062	7,452	9,539	2,888
100-7410-616040	RETIREMENT	28,072	31,617	37,778	51,086	15,650
100-7410-616050	HEALTH INSURANCE	50,513	55,422	68,532	109,980	27,496
100-7410-616060	WORKERS COMP INSURANCE	1,758	2,190	3,677	2,533	1,777
100-7410-616065	UNEMPLOYMENT TAX	1,602	73	118	1,727	783
100-7410-616090	OTHER EMPLOYEE BENEFITS	3,501	2,968	4,813	11,136	1,893
100-7410-626110	ADVERTISING/LEGAL NOTICE	1,927	1,414	1,366	1,500	53
100-7410-626115	WIRELESS SERVICES	4,259	3,772	4,529	2,002	304
100-7410-626145	BUILDING INSPECTOR	32,879	22,642	13,338	25,000	24,718
100-7410-626167	CODE ENFORCEMENT MOWING	-	-	-	2,000	-
100-7410-626170	AUTO INSURANCE	2,287	2,343	2,688	4,000	2,086
100-7410-626180	CONTRACT SERVICES	-	-	128,680	-	9,528
100-7410-626195	CREDIT CARD	105	3,827	-	-	-
100-7410-626205	ENGINEER	173,767	355,400	256,594	175,000	53,402

100-7410-626210	HEALTH INSPECTOR	8,400	9,950	9,700	13,000	4,850
100-7410-626218	TITLE COMPANY	824	-	-	1,000	-
100-7410-626230	FIRE PLAN REVIEW	7,127	8,040	7,050	4,000	370
100-7410-626235	FIRE INSPECTION	-	-	-	9,000	-
100-7410-626240	PERMITS	-	-	2,017	-	-
100-7410-626245	PLANNER	109,146	7,677	32,107	25,000	3,050
100-7410-626250	LANDSCAPE ARCHITECTURE	55,654	20,972	-	-	-
100-7410-626274	TECHNOLOGY/SOFTWARE UPGRADE	30,284	51,392	14,482	45,595	33,314
100-7410-626320	EMPLOYEE BOND	-	130	-	-	-
100-7410-636555	EMPLOYEE TESTING	-	158	39	-	39
100-7410-636575	MILEAGE REIMBURSEMENT	-	-	20	-	-
100-7410-636580	OFFICE SUPPLIES	471	1,671	499	1,400	93
100-7410-636581	OFFICE EQUIPMENT	219	6,426	9,910	13,000	-
100-7410-636585	POSTAGE	454	326	414	750	6
100-7410-636595	PRINTING	79	2,171	2,613	100	100
100-7410-636615	UNIFORMS	1,280	1,673	967	2,500	271
100-7410-636700	TRAVEL & TRAINING	11,549	10,645	17,506	10,000	2,424
100-7410-636710	DUES, MEMBERSHIP & PUBLICATION	1,326	4,515	1,648	2,200	190
100-7410-636720	TRAINING AND EDUCATION	1,500	-	-	-	188
100-7410-636810	AUTO MAINT & REPAIRS	2,943	2,040	5,016	1,500	1,314
100-7410-636840	FUEL & OIL	9,321	7,668	7,490	7,500	4,067
100-7410-636900	OTHER MAINTENANCE, OPERATIONS &	30	-	107	850	329
100-7410-647030	COMPUTER HARDWARE/SOFTWARE	-	3,343	-	-	-
100-7410-647100	VEHICLE	16,415	24,177	20,222	32,000	10,014
100-7410-676950	MISCELLANEOUS	-	-	192	-	4,645
100-7410-676955	PERMITS, LICENSE, & FEES	-	-	110	-	55
		963,579	**1,113,637**	**1,220,131**	**1,207,986**	**425,457**
100-8000-688060	2014 GO REFUNDING BOND - PRINCIPAI	35,000	35,000	60,000	60,000	-
100-8000-688063	2014 GO REFUNDING BOND - INTEREST	2,380	1,629	2,612	1,320	634
100-8000-688065	2017 GO REFUNDING - PRINCIPAL	190,000	190,000	380,000	346,103	-
100-8000-688068	2017 GO REFUNDING BOND - INTEREST	26,090	21,958	43,560	35,369	6,612
100-8000-688070	2014 CO BOND - PRINCIPAL	-	-	115,000	120,000	-
100-8000-688073	2014 CO BOND - INTEREST	-	-	31,974	28,616	14,308
100-8000-688090	FINANCIAL FEES	550	350	350	-	175
100-8000-688100	2019 CO BOND - PRINCIPAL	160,000	165,000	180,000	120,000	-

100-8000-688105	2019 CO BOND - INTEREST	85,250	77,250	69,000	61,800	30,900
		499,270	**491,187**	**882,496**	**773,208**	**52,629**
100-9999-616090	OTHER EMPLOYEE BENEFITS	24	-	55	-	-
100-9999-626130	ATMOS GAS	2,997	4,972	5,255	5,000	1,311
100-9999-626140	ATTORNEY	48,595	116,683	93,251	75,000	4,348
100-9999-626145	OTHER LEGAL EXPENSES	29,903	191,075	133,984	150,000	38,312
100-9999-626155	CHAMBER OF COMMERCE	5,490	1,810	3,950	8,000	3,460
100-9999-626170	COMPUTER MAINT & IT SERVICES	48,666	120,837	123,567	110,000	27,502
100-9999-626175	CONTRACT - CLEANING	1,517	2,076	2,184	2,000	870
100-9999-626180	CONTRACT SERVICES	1,250	-	-	-	44,880
100-9999-626190	CITY COUNCIL	2,023	19,731	19,060	17,000	5,707
100-9999-626200	ELECTRICITY	14,775	12,466	14,978	12,000	5,311
100-9999-626217	MARKETING	-	-	-	1,000	-
100-9999-626220	MEALS ON WHEELS	10,200	10,000	10,000	10,000	-
100-9999-626250	PROSECUTOR	-	-	-	-	2,869
100-9999-626266	SENIOR TRANSPORTATION	5,000	3,734	10,260	10,260	-
100-9999-626270	CHILD ADVOCACY	10,625	10,564	10,650	-	-
100-9999-626280	TELEPHONE	28,018	43,009	43,647	40,000	9,527
100-9999-626290	WEBSITE EXPENSES	11,537	26,219	14,641	24,000	10,212
100-9999-626330	ERRORS & OMMISSIONS	72,630	5,667	6,309	6,309	4,176
100-9999-626340	GENERAL LIABILITY	2,786	3,164	3,688	3,400	2,821
100-9999-626360	REAL & PERSONAL PROPERTY	12,436	16,422	20,592	21,455	13,539
100-9999-626400	HOUSEHOLD HAZARDOUS WASTE COLLI	23,821	23,139	16,459	24,000	13,317
100-9999-636505	COPIER MAINTENANCE & SUPPLIES	19,505	30,440	19,279	25,000	7,715
100-9999-636520	ANNUAL EMPLOYEE LUNCHEON	2,163	4,052	15,478	18,000	2,174
100-9999-636530	COMMUNITY EVENTS	156,386	169,557	112,879	150,000	87,872
100-9999-636540	COMPUTER MAINT & SUPPLIES	-	-	3,409	-	9,520
100-9999-636545	COMPUTER SYSTEM	-	-	-	-	1,882
100-9999-636551	ELECTION COSTS	4,906	22,826	15,773	10,000	-
100-9999-636580	OFFICE SUPPLIES	6,191	5,423	3,211	5,000	1,393
100-9999-636581	OFFICE EQUIPMENT	629	3,141	2,220	-	-
100-9999-636585	POSTAGE	236	354	136	-	-
100-9999-636595	PRINTING	2,425	363	947	-	-
100-9999-636602	SENIORS	934	3,107	2,270	3,500	375
100-9999-636710	DUES, MEMBERSHIP & PUBLICATION	7,085	2,682	1,138	2,000	1,376

100-9999-636720	TRAINING AND EDUCATION	-	-	-	-	185
100-9999-636810	AUTO MAINT & REPAIRS	6	-	3,867	-	1,968
100-9999-636900	POSTAGE/SHIPPING	-	-	111	-	-
100-9999-636901	OTHER MAINTENANCE OPERATIONS & S	4,910	5,778	6,497	3,000	3,608
100-9999-636950	BANK CHARGES	2,071	35	1,527	-	-
100-9999-647060	CAPITAL PROJECTS	28,094	-	807,747	-	49,513
100-9999-647065	Tyler Incode Software	-	7,689	-	-	-
100-9999-647900	OTHER CAPITAL OUTLAY	875,748	963,211	688,197	500,000	678,274
100-9999-679725	TELEPHONE/INTERNET	-	-	-	-	975
100-9999-688090	FINANCIAL FEES	3,500	3,500	7,000	3,500	-
		1,447,083	**1,833,726**	**2,224,218**	**1,239,424**	**1,034,991**
		16,128,237	**18,194,334**	**23,774,464**	**22,046,574**	**14,365,413**
235-410100	SALES TAX	340,129	398,435	414,724	436,750	149,217
235-475910	INTEREST INCOME	1,388	9,933	12,228	9,000	4,524
235-480200	LEASE REVENUE	21,450	23,100	18,000	25,200	2,100
		362,966	**431,469**	**444,951**	**470,950**	**155,842**
235-7520-623330	ERRORS & OMMISSIONS	-	-	-	200	-
235-7520-626105	ACCOUNTING/AUDIT	4,000	-	-	4,000	-
235-7520-626110	ADVERTISING/LEGAL NOTICE	11,431	2,000	1,250	10,000	1,250
235-7520-626183	CONSULTING SERVICES	100	12,090	17,500	2,000	-
235-7520-626360	REAL & PERSONAL PROPERTY	-	-	-	345,000	-
235-7520-626365	CITY STAFFING SERVICES	18,000	18,000	18,000	18,000	7,500
235-7520-636330	BANK FEES	113	537	-	-	-
235-7520-636700	TRAVEL & TRAINING	300	200	-	500	200
235-7520-636710	DUES, MEMBERSHIP & PUBLICATION	-	-	3,750	3,750	3,750
235-7520-670010	INCENTIVE PROJECTS	-	27,600	153,160	200,000	90,060
235-7520-677000	DEBT SERVICE - PRINCIPAL	70,000	75,000	70,000	75,000	-
235-7520-677005	DEBT SERVICE - INTEREST	11,498	9,965	8,322	6,789	3,395
		115,441	**145,391**	**271,982**	**665,239**	**106,155**
		478,407	**576,860**	**716,933**	**1,136,189**	**261,996**
236-410100	SALES TAX	340,129	398,435	415,264	436,750	149,217
236-475910	INTEREST	1,763	12,627	15,543	9,000	5,826
		341,892	**411,062**	**430,807**	**445,750**	**155,044**
236-7530-626105	ACCOUNTING/AUDIT	4,000	-	-	4,000	-
236-7530-626110	ADVERTISING/LEGAL NOTICE	5,760	2,000	1,250	10,000	1,250

236-7530-626120	PROFESSIONAL SERVICES	-	-	-	-	-
236-7530-626183	CONSULTING SERVICES	-	-	-	17,500	-
236-7530-626330	ERRORS & OMISSIONS	-	-	-	200	-
236-7530-626360	CITY STAFFING SUPPORT	18,000	18,000	18,000	18,000	7,500
236-7530-636700	TRAVEL & TRAINING	200	-	-	500	-
236-7530-636710	DUES, MEMBERSHIP & PUBLICATION	-	-	3,750	3,750	3,750
236-7530-647070	PROPERTY ENHANCEMENT GRANT	5,500	5,143	-	-	-
236-7530-670010	INCENTIVE PROJECTS	-	40,201	161,360	200,000	75,070
236-7530-670015	STREET CONSTRUCTION PROJECT	-	-	-	-	-
236-7530-677000	DEBT SERVICE - PRINCIPAL	90,000	90,000	95,000	100,000	-
236-7530-677005	DEBT SERVICE - INTEREST	19,382	17,411	15,440	13,359	6,680
		142,842	**172,755**	**294,800**	**367,309**	**94,250**
		484,733	**583,817**	**725,607**	**813,059**	**249,293**
300-410120	SALES TAX	680,257	796,871	829,447	873,500	298,435
		680,257	**796,871**	**829,447**	**873,500**	**298,435**
300-2900-633110	MATERIALS	-	8,697	-	5,000	-
300-2900-633120	ANNUAL MAINTENANCE AND REPAIR	181,679	755,154	9,333	724,100	377,138
300-2900-633130	ENGINEERING AND DESIGN	-	-	459,550	60,000	56,850
		181,679	**763,851**	**468,883**	**789,100**	**433,987**
300-8000-688100	2019 CO BOND - PRINCIPAL	45,000	50,000	50,000	55,000	-
300-8000-688105	2019 CO BOND - INTEREST	36,150	33,900	31,400	29,400	14,700
		81,150	**83,900**	**81,400**	**84,400**	**14,700**
		943,086	**1,644,622**	**1,379,730**	**1,747,000**	**747,122**
450-410110	PROPERTY TAX	1,448,395	3,340,077	2,350,327	-	2,775,904
		1,448,395	**3,340,077**	**2,350,327**	**-**	**2,775,904**
450-1300-688010	PID IA DEBT SERVICE	591,915	564,270	563,157	-	584,959
		591,915	**564,270**	**563,157**	**-**	**584,959**
450-1301-688010	PID IA2 DEBT SERVICE	295,176	1,982,746	1,111,851	-	1,113,195
		295,176	**1,982,746**	**1,111,851**	**-**	**1,113,195**
450-1305-688010	PID MIA DEBT SERVICE	555,857	730,174	516,655	-	460,204
		555,857	**730,174**	**516,655**	**-**	**460,204**
		2,891,343	**6,617,267**	**4,541,990**	**-**	**4,934,262**
505-420290	MISC	522,432	45,050	-	-	-
505-470010	WATER FEES	2,193,313	2,229,710	2,736,927	2,600,000	1,388,043
505-470020	GARBAGE	287,203	310,930	352,544	305,000	163,079

505-470030	BULK WATER	45,525	56,511	103,408	50,000	36,852
505-470035	CREDIT CARD FEES	2	7,182	6,636	6,000	3,039
505-470040	CSI	17,500	6,700	36,400	25,000	20,100
505-470045	WATER TAP FEES	122,200	84,000	525,528	375,000	453,000
505-470050	WATER IMPACT FEES	662,128	360,444	996,609	1,309,343	649,614
505-470051	SEWER IMPACT FEES	688,013	330,859	1,557,794	1,854,840	1,195,777
505-470055	METER PURCHASE	4,118	15,955	2,187	1,500	5,282
505-470060	METER SET FEES	55,044	37,464	234,055	150,000	184,434
505-470070	MISC. FEES	63,011	49,038	62,584	50,000	35,662
505-470080	RECONNECT FEES	11,358	(35)	70	2,000	280
505-470110	SEWER FEES	1,187,137	1,198,242	1,358,848	1,500,000	670,966
505-470115	SEWER TAP FEES	165,600	112,000	702,000	475,000	604,000
505-475910	INTEREST INCOME	3,911	166,230	345,127	3,500	116,809
505-480205	CONTRIBUTED CAPITAL - WEST SIDE SEV	253,733	6,990,702	-	2,500,000	-
		6,282,226	**12,000,982**	**9,020,717**	**11,207,183**	**5,526,938**
505-2300-616010	SALARIES	227,760	245,855	185,662	206,827	86,735
505-2300-616015	CERTIFICATION PAY	3,535	3,295	2,715	1,634	1,075
505-2300-616020	OVERTIME	17,028	21,102	14,793	12,000	6,639
505-2300-616030	SOCIAL SECURITY (FICA)	14,085	16,062	12,395	18,167	5,458
505-2300-616035	MEDICARE	3,294	3,764	2,899	4,284	1,339
505-2300-616040	RETIREMENT	17,734	19,421	14,603	24,643	7,118
505-2300-616050	HEALTH INSURANCE	30,814	29,295	23,308	24,810	12,591
505-2300-616060	WORKERS COMP INSURANCE	4,341	5,407	9,077	6,759	4,386
505-2300-616065	UNEMPLOYMENT TAX	1,078	54	136	1,008	479
505-2300-616090	OTHER EMPLOYEE BENEFITS	2,019	1,448	1,738	3,049	898
505-2300-626105	ACCOUNTING/AUDIT	5,000	-	-	5,000	-
505-2300-626115	WIRELESS SERVICES	2,255	1,433	2,216	1,500	145
505-2300-626170	COMPUTER MAINT & IT SERVICES	-	-	188	-	-
505-2300-626180	CONTRACT SERVICES	9	28,411	36,862	25,000	1,105
505-2300-626184	CONTRACT SERVICES- TRA	-	-	-	-	430,515
505-2300-626185	CONTRACTED MAINTENANCE	-	-	770	-	-
505-2300-626195	CREDIT CARD	3,183	-	-	-	-
505-2300-626200	ELECTRICITY	71,874	74,705	95,933	100,000	54,078
505-2300-626205	ENGINEER	-	3,003	-	-	-
505-2300-626310	AUTO INSURANCE	2,287	2,343	2,688	3,000	2,086

505-2300-626370	MOBILE EQUIPMENT	1,175	1,286	1,344	1,344	86,179
505-2300-636515	BUILDING MAINTENANCE	7,157	52,106	20,433	20,000	11,720
505-2300-636555	EMPLOYEE TESTING	85	313	380	375	155
505-2300-636556	EQUIPMENT MAINTENANCE	1,681	375	7,761	3,000	3,426
505-2300-636557	EQUIPMENT RENTAL	3,386	2,982	-	4,000	1,410
505-2300-636565	HEALTH & SAFETY	5,162	2,124	3,395	5,500	2,046
505-2300-636570	MAINTENANCE SUPPLIES	2,738	723	933	4,000	177
505-2300-636580	OFFICE SUPPLIES	1,203	1,575	807	1,200	506
505-2300-636581	OFFICE EQUIPMENT	894	582	747	1,000	-
505-2300-636585	POSTAGE	679	5	40	500	64
505-2300-636595	PRINTING	-	202	142	500	-
505-2300-636615	UNIFORMS	2,127	2,010	1,913	3,500	1,780
505-2300-636630	HAND TOOLS	2,793	883	1,619	3,000	241
505-2300-636700	TRAVEL & TRAINING	1,643	3,180	1,765	12,750	1,036
505-2300-636710	DUES, MEMBERSHIP & PUBLICATION	272	794	252	730	-
505-2300-636810	AUTO MAINT & REPAIRS	5,210	1,499	11,365	3,500	3,561
505-2300-636830	EQUIPMENT MAINTENANCE	1,353	11,919	17,116	25,000	7,118
505-2300-636840	FUEL & OIL	7,049	6,302	9,928	6,500	9,466
505-2300-636860	TIRES	1,480	1,132	358	4,000	-
505-2300-636900	OTHER MAINTENANCE, OPERATIONS &	-	-	17,849	64,514	1,739
505-2300-647030	COMPUTER HARDWARE/SOFTWARE	4,005	2,490	3,618	4,500	648
505-2300-647050	EQUIPMENT	-	-	-	19,810	19,673
505-2300-647065	Tyler Incode Software	10,048	10,749	10,000	10,000	-
505-2300-647085	LINE INSPECTOR CAMERA	20,799	20,799	20,799	20,803	-
505-2300-647100	VEHICLE	16,088	17,665	15,676	13,000	26,691
505-2300-647900	OTHER CAPITAL OUTLAY	11,695	671,033	990,991	300,000	-
505-2300-676800	WEST SIDE SEWER EXPENSES	-	2,412,989	5,292,419	2,500,000	695,819
505-2300-676905	CHEMICALS	23,748	33,991	31,957	30,000	15,057
505-2300-676910	COLLECTION SYSTEM	10,694	211,009	327,450	30,000	66,913
505-2300-676925	LAB TEST CHARGES	12,063	12,502	20,166	15,000	6,197
505-2300-676930	LABORATORY EXPENSES	6,472	4,790	5,171	5,600	2,859
505-2300-676940	MAINTENANCE-LIFT STATION	8,586	33,667	36,230	40,000	14,961
505-2300-676945	MAINTENANCE WWTP	27,632	79,971	88,334	85,000	21,181
505-2300-676950	MISCELLANEOUS	-	24,724	-	5,000	-
505-2300-676955	PERMITS, LICENSE, & FEES	-	-	25	-	-

505-2300-676960	SLUDGE HAUL	36,285	14,628	-	-	-
		640,498	**4,096,594**	**7,346,965**	**3,681,307**	**1,615,268**
505-2400-616010	SALARIES	165,491	163,820	248,279	289,399	118,557
505-2400-616015	CERTIFICATION PAY	1,670	1,650	1,345	1,200	525
505-2400-616020	OVERTIME	11,534	12,376	25,891	12,000	12,909
505-2400-616030	SOCIAL SECURITY (FICA)	10,973	10,845	16,909	12,940	7,881
505-2400-616035	MEDICARE	2,566	2,543	3,955	3,026	1,906
505-2400-616040	RETIREMENT	(13,795)	12,912	19,808	17,553	9,962
505-2400-616050	HEALTH INSURANCE	26,945	24,701	30,603	64,644	12,946
505-2400-616060	WORKERS COMP INSURANCE	4,648	5,789	9,719	6,001	4,697
505-2400-616065	UNEMPLOYMENT TAX	789	44	139	756	590
505-2400-616070	CELL TELEPHONE	-	-	359	-	-
505-2400-616090	OTHER EMPLOYEE BENEFITS	1,819	1,492	2,401	3,582	981
505-2400-626105	ACCOUNTING/AUDIT	5,000	-	-	5,000	-
505-2400-626115	WIRELESS SERVICES	2,206	1,728	5,354	2,000	722
505-2400-626140	ATTORNEY	-	-	1,363	30,000	-
505-2400-626170	COMPUTER MAINT & IT SERVICES	-	-	839	-	348
505-2400-626180	CONTRACT SERVICES	(205,399)	48,060	4,905	10,000	25,733
505-2400-626195	CREDIT CARD	-	-	-	-	-
505-2400-626200	ELECTRICITY	7,613	8,239	17,567	18,000	16,314
505-2400-626205	ENGINEER	15,100	62,594	-	-	-
505-2400-626285	WATER PURCHASE	1,077,536	1,224,367	1,296,613	1,119,000	568,867
505-2400-626310	AUTO INSURANCE	1,921	1,968	2,258	3,600	1,752
505-2400-636515	BUILDING MAINTENANCE	5,103	3,203	14,946	5,000	3,498
505-2400-636555	EMPLOYEE TESTING	235	225	380	375	245
505-2400-636556	EQUIPMENT MAINTENANCE	2,449	4,104	2,330	4,000	3,396
505-2400-636557	EQUIPMENT RENTAL	4,712	1,972	-	4,000	-
505-2400-636565	HEALTH & SAFETY	2,265	2,035	2,796	3,000	1,970
505-2400-636570	MAINTENANCE SUPPLIES	1,751	199	1,960	2,000	137
505-2400-636580	OFFICE SUPPLIES	2,550	1,923	1,839	2,500	549
505-2400-636581	OFFICE EQUIPMENT	1,345	500	473	500	-
505-2400-636585	POSTAGE	830	182	359	1,000	62
505-2400-636595	PRINTING	40	115	227	500	-
505-2400-636615	UNIFORMS	2,659	2,700	2,802	3,500	1,644
505-2400-636625	MEETING EXPENSE	-	-	-	-	29

505-2400-636700	TRAVEL & TRAINING	2,281	2,725	3,472	17,250	5,162
505-2400-636710	DUES, MEMBERSHIP & PUBLICATION	1,365	867	252	730	252
505-2400-636715	WATER MAINTENANCE AND SUPPLIES	14,670	39,010	59,817	40,000	21,644
505-2400-636725	WELLS AND TOWER MAINTENANCE	12,290	1,480	3,940	59,840	927
505-2400-636730	TOOLS	771	891	1,891	3,000	307
505-2400-636740	METER PURCHASE	46,137	103,405	293,624	364,000	104,460
505-2400-636745	METER INSTALL	-	-	-	42,000	-
505-2400-636800	VEHICLE & EQUIPMENT	-	-	-	-	85,507
505-2400-636810	AUTO MAINT & REPAIRS	4,426	12,975	16,563	12,000	5,950
505-2400-636840	FUEL & OIL	16,648	13,750	10,104	13,000	771
505-2400-647015	AMR METER SYSTEM	36,867	36,867	72,222	-	-
505-2400-647025	CAPITAL IMPROVEMENT PLAN	-	4,576,595	1,691,425	-	100,843
505-2400-647030	COMPUTER HARDWARE/SOFTWARE	2,644	7,408	83	6,000	648
505-2400-647050	EQUIPMENT	-	83,709	-	113,060	16,458
505-2400-647065	Tyler Incode Software	10,048	10,749	10,000	10,000	-
505-2400-647100	VEHICLE	13,708	15,833	35,712	24,650	42,219
505-2400-647900	OTHER CAPITAL OUTLAY	246,959	332,194	367,798	110,800	738,461
505-2400-676100	Development Reimbursement	65,200	-	-	40,000	-
505-2400-676905	CHEMICALS	1,890	1,689	1,266	5,000	2,526
505-2400-676925	LAB TEST CHARGES	1,918	2,879	3,002	2,500	1,713
505-2400-676950	MISCELLANEOUS	-	1,350	1,132	-	1,166
505-2400-676955	PERMITS, LICENSE, & FEES	10,815	7,264	9,097	15,000	8,922
505-2400-676990	OTHER MISC. EXPENSES	100	-	9,000	-	-
		1,629,293	**6,851,927**	**4,306,818**	**2,503,906**	**1,934,155**
505-2500-616010	SALARIES	96,881	102,234	76,382	119,970	45,292
505-2500-616020	OVERTIME	636	284	-	1,780	-
505-2500-616030	SOCIAL SECURITY (FICA)	5,766	5,907	4,594	7,475	2,686
505-2500-616035	MEDICARE	1,349	1,381	1,075	1,748	628
505-2500-616040	RETIREMENT	7,033	7,443	5,507	10,140	3,430
505-2500-616050	HEALTH INSURANCE	7,229	8,101	11,009	21,215	7,456
505-2500-616060	WORKERS COMP INSURANCE	-	-	-	400	-
505-2500-616065	UNEMPLOYMENT TAX	359	22	11	504	201
505-2500-616090	OTHER EMPLOYEE BENEFITS	815	547	768	1,152	452
505-2500-626115	WIRELESS SERVICES	410	328	293	350	53
505-2500-626140	ATTORNEY	-	-	4,740	-	-

505-2500-626170	COMPUTER MAINT & IT SERVICES	-	931	2,858	-	-
505-2500-626180	CONTRACT SERVICES	-	-	1,133	-	1,546
505-2500-626195	CREDIT CARD	50,330	55,930	34,427	45,000	13,229
505-2500-626320	EMPLOYEE BOND	-	130	230	-	100
505-2500-636555	EMPLOYEE TESTING	-	70	210	-	-
505-2500-636580	OFFICE SUPPLIES	2,063	1,667	461	1,000	53
505-2500-636581	OFFICE EQUIPMENT	832	1,473	-	1,000	-
505-2500-636585	POSTAGE	14,017	14,726	17,739	20,500	3,121
505-2500-636590	POSTAGE/SHIPPING	2,010	-	1,438	-	-
505-2500-636595	PRINTING	792	979	5,351	4,000	1,596
505-2500-636615	UNIFORMS	-	31	-	200	-
505-2500-636700	TRAVEL & TRAINING	1,200	597	-	2,500	-
505-2500-636710	DUES, MEMBERSHIP & PUBLICATION	97	-	156	100	-
505-2500-636720	TRAINING AND EDUCATION	-	449	-	-	-
505-2500-636800	VEHICLE & EQUIPMENT	-	10	-	-	-
505-2500-636870	EMPLOYEE REIMBURSEMENT	153	3,218	-	500	-
505-2500-647025	CAPITAL IMPROVEMENT PLAN	-	-	46,075	-	-
505-2500-647065	Tyler Incode Software	134	4,515	5,376	-	-
505-2500-676920	GARBAGE COLLECTION	274,531	314,018	392,773	405,000	158,537
505-2500-676950	MISCELLANEOUS	-	1,705	-	-	-
		466,636	**526,696**	**612,606**	**644,534**	**238,379**
505-8000-688060	2014 GO REFUND - PRINCIPAL	-	-	-	-	-
505-8000-688063	2014 GO REFUNDING BOND - INTEREST	5,280	3,520	-	-	-
505-8000-688065	2017 GO REFUND - PRINCIPAL	-	-	-	-	-
505-8000-688070	2014 CO BOND - PRINCIPAL	-	-	-	-	-
505-8000-688073	2014 CO BOND - INTEREST	35,916	34,018	-	-	-
505-8000-688075	2017 CO SWIFT - PRINCIPAL	-	-	-	125,000	-
505-8000-688090	FINANCIAL FEES	27,655	1,185	1,550	-	775
505-8000-688098	2017 GO REFUNDING INTEREST	41,862	29,675	-	-	10,841
505-8000-688099	2017 CO SWIFT INTEREST	28,802	27,962	26,987	25,924	12,962
505-8000-688100	2020 CO SWIFT PRINCIPAL	-	-	-	120,000	-
505-8000-688101	2020 CO SWIFT INTEREST	16,666	16,586	16,442	16,262	8,131
505-8000-688105	2021 CO SWIFT PRINCIPAL	-	-	-	115,000	-
505-8000-688107	2023 CO INTEREST	-	-	92,475	180,950	90,475
505-8000-688108	2023 CO PRINCIPAL	-	-	-	85,000	-

505-8000-688110	TRA DEBT SERVICE	-	-	201,468	526,824	8,357

Row Labels	Sum of 2024-2025Total Budget	Sum of FY25 Sept. Projections	
100	**22,046,574.00**	**30,435,748**	
Exp	11,023,287.00	14,868,109	(3,844,821.77)
Rev	11,023,287.00	15,567,639	
235	**1,136,189.00**	**1,208,199**	
Exp	665,239.00	655,914	9,325.00
Rev	470,950.00	552,285	
236	**813,059.00**	**904,816**	
Exp	367,309.00	363,709	3,600.00
Rev	445,750.00	541,107	
300	**1,747,000.00**	**1,925,339**	
Exp	873,500.00	868,500	5,000.00
Rev	873,500.00	1,056,839	
450	**0.00**	**5,390,914**	
Exp	0.00	2,549,958	(2,549,958.00)
Rev	0.00	2,840,956	
505	**19,231,890.00**	**21,013,880**	
Exp	8,024,707.00	7,701,673	323,034.00
Rev	11,207,183.00	13,312,207	
Grand Total	**44,974,712.00**	**60,878,896**	

Rev/Exp	Exp

Row Labels	Sum of 2024-2025Total Budg	Sum of FY25 Sept. Projections		
100	**11,023,287.00**	**14,868,109**	(3,844,821.77)	
1500	1,700,812.00	1,697,783	3,029.27	x
1570	239,926.00	250,395	(10,469.00)	x
1650	329,402.00	254,355	75,047.00	x
3200	2,307,140.00	2,448,318	(141,178.00)	x
3500	2,145,522.00	5,241,739	(3,096,217.04)	x
4100	0.00	108	(108.00)	x
4200	1,079,867.00	1,027,838	52,029.00	x
7410	1,207,986.00	1,218,706	(10,720.00)	x
8000	773,208.00	822,455	(49,247.00)	x
9999	1,239,424.00	1,906,412	(666,988.00)	x
450	**0.00**	**2,549,958**	(2,549,958.00)	
1300	0.00	629,868	(629,868.00)	x
1301	0.00	1,345,939	(1,345,939.00)	x
1305	0.00	574,151	(574,151.00)	x
Grand Total	**11,023,287.00**	**17,418,067**		

Rev/Exp	Exp

Row Labels	Sum of Ammended Budget	Sum of FY25 Sept. Projections		
100	**15,051,496**	**14,868,109**	183,387.27	
1500	1,700,812	1,697,783	3,029.27	x
1570	256,067	250,395	5,672.00	x
1650	329,402	254,355	75,047.00	x
3200	2,452,361	2,448,318	4,043.00	x
3500	5,277,962	5,241,739	36,223.00	x
4100	-	108	(108.00)	x
4200	1,079,867	1,027,838	52,029.00	x
7410	1,221,994	1,218,706	3,288.00	x
8000	822,455	822,455	-	x
9999	1,910,576	1,906,412	4,164.00	x
450	**2,549,958**	**2,549,958**	-	
1300	629,868	629,868	-	x
1301	1,345,939	1,345,939	-	x
1305	574,151	574,151	-	x
Grand Total	**17,601,454**	**17,418,067**		

Account	Name	FY22 Budget	FY22 YTD Actuals	FY22 Total Actuals	FY22 YTD % of Total Actuals	2022-2023 Total Budget
100-1500-616010	SALARIES	546,815.00	468,103.45	513,724.56	91.1%	669,008.18
100-1500-616015	CERTIFICATION PAY	1,800.00	1,925.00	2,100.00	91.7%	2,100.00
100-1500-616020	OVERTIME	1,200.00	209.64	209.64	100.0%	1,200.00
100-1500-616030	SOCIAL SECURITY (FICA)	34,089.00	28,977.32	31,697.51	91.4%	36,051.00
100-1500-616035	MEDICARE	7,972.00	6,777.01	7,413.18	91.4%	8,431.00
100-1500-616040	RETIREMENT	41,429.00	34,781.39	37,903.85	91.8%	42,214.00
100-1500-616050	HEALTH INSURANCE	63,840.00	61,035.64	71,884.90	84.9%	67,500.00
100-1500-616060	WORKERS COMP INSURANCE	1,564.00	1,424.37	1,424.37	100.0%	1,654.00
100-1500-616065	UNEMPLOYMENT TAX	68.00	1,546.96	1,548.10	99.9%	68.00
100-1500-616070	CELL TELEPHONE	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-616090	OTHER EMPLOYEE BENEFITS	8,426.00	3,812.30	4,153.39	91.8%	7,819.00
100-1500-626105	ACCOUNTING/AUDIT	24,500.00	43,803.08	40,596.48	107.9%	93,536.03
100-1500-626110	ADVERTISING/LEGAL NOTICE	1,200.00	5,079.76	5,327.06	95.4%	3,000.00
100-1500-626115	WIRELESS SERVICES	3,000.00	4,251.82	4,638.90	91.7%	3,000.00
100-1500-626125	APPRAISAL DISTRICT	15,694.00	16,975.92	22,634.56	75.0%	15,694.00
100-1500-626140	ATTORNEY	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-626170	COMPUTER MAINT & IT SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-626180	CONTRACT SERVICES	200,000.00	84,220.00	86,715.00	97.1%	203,472.48
100-1500-626190	CITY COUNCIL STIPEND	2,500.00	4,000.00	5,250.00	76.2%	4,000.00
100-1500-626195	CREDIT CARD	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-626205	CODIFICATION & HOSTING	11,000.00	250.00	250.00	100.0%	11,000.00
100-1500-626272	SUPPLIES	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-626280	TELEPHONE	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-626320	EMPLOYEE BOND	600.00	0.00	0.00	#DIV/0!	600.00
100-1500-626515	BUILDING MAINTENANCE	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-626520	CITY ANNUAL MEETING	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-636555	EMPLOYEE TESTING	450.00	240.00	240.00	100.0%	225.00
100-1500-636575	MILEAGE REIMBURSEMENT	500.00	184.03	235.26	78.2%	250.00
100-1500-636580	OFFICE SUPPLIES	6,000.00	2,100.10	2,567.44	81.8%	6,000.00
100-1500-636581	OFFICE EQUIPMENT	6,000.00	5,545.28	5,545.28	100.0%	6,000.00
100-1500-636585	POSTAGE	700.00	277.30	284.19	97.6%	700.00
100-1500-636595	PRINTING	200.00	1,103.89	1,103.89	100.0%	200.00

100-1500-636615	UNIFORMS	1,000.00	1,668.00	1,668.00	100.0%	1,500.00
100-1500-636625	MEETING EXPENSE	1,500.00	3,748.05	4,231.14	88.6%	1,500.00
100-1500-636700	TRAVEL & TRAINING	10,000.00	10,558.70	10,558.70	100.0%	10,000.00
100-1500-636710	DUES, MEMBERSHIP & PUBLICATION	2,000.00	2,804.00	3,257.90	86.1%	7,000.00
100-1500-636715	SUBSCRIPTIONS	1,000.00	3,653.61	3,665.34	99.7%	3,500.00
100-1500-636720	TRAINING AND EDUCATION	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-636810	AUTO MAINT & REPAIRS	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-636840	FUEL & OIL	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-636870	EMPLOYEE REIMBURSEMENT	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-636950	MISCELLANEOUS	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-636960	ECONOMIC DEVELOPMENT EXPENSE	1,000.00	423.98	423.98	100.0%	1,000.00
100-1500-647030	COMPUTER HARDWARE/SOFTWARE	20,600.00	17,636.28	17,636.28	100.0%	20,600.00
100-1500-647100	VEHICLE	0.00	0.00	0.00	#DIV/0!	0.00
100-1500-676950	MISCELLANEOUS	0.00	122.13	122.13	100.0%	0.00
100-1500-676990	OTHER MISC. EXPENSES	14,000.00	53,644.63	53,644.63	100.0%	25,000.00
100-1570-616010	SALARIES	83,716.00	73,897.59	80,528.01	91.8%	151,020.00
100-1570-616015	CERTIFICATION PAY	0.00	0.00	0.00	#DIV/0!	0.00
100-1570-616020	OVERTIME	400.00	97.50	97.50	100.0%	400.00
100-1570-616030	SOCIAL SECURITY (FICA)	5,226.00	4,534.77	4,923.55	92.1%	9,388.00
100-1570-616035	MEDICARE	1,222.00	1,060.84	1,151.80	92.1%	2,196.00
100-1570-616040	RETIREMENT	6,351.00	5,472.92	5,933.97	92.2%	10,993.00
100-1570-616050	HEALTH INSURANCE	16,800.00	14,470.83	17,394.58	83.2%	27,000.00
100-1570-616060	WORKERS COMP INSURANCE	0.00	344.67	344.67	100.0%	526.00
100-1570-616065	UNEMPLOYMENT TAX	0.00	311.95	311.95	100.0%	45.00
100-1570-616090	OTHER EMPLOYEE BENEFITS	0.00	1,045.35	1,137.94	91.9%	2,001.00
100-1570-626115	WIRELESS SERVICES	350.00	410.20	428.78	95.7%	350.00
100-1570-626180	CONTRACT SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
100-1570-626255	PUBLIC FUNCTIONS	0.00	0.00	0.00	#DIV/0!	0.00
100-1570-626320	EMPLOYEE BOND	158.00	0.00	0.00	#DIV/0!	158.00
100-1570-636507	AUDIO-COLLECTION DEVELOPMENT	1,000.00	954.97	954.97	100.0%	500.00
100-1570-636510	BOOKS	5,000.00	4,869.12	4,869.12	100.0%	5,500.00
100-1570-636515	BUILDING MAINTENANCE	0.00	0.00	0.00	#DIV/0!	0.00
100-1570-636555	EMPLOYEE TESTING	0.00	0.00	0.00	#DIV/0!	0.00
100-1570-636556	EQUIPMENT MAINTENANCE	2,000.00	0.00	0.00	#DIV/0!	2,000.00
100-1570-636580	OFFICE SUPPLIES	3,500.00	6,038.28	6,038.28	100.0%	3,500.00

100-1570-636581	OFFICE EQUIPMENT	12,500.00	13,890.32	5,503.82	252.4%	2,000.00
100-1570-636585	POSTAGE	500.00	313.10	320.95	97.6%	500.00
100-1570-636595	PRINTING	1,000.00	337.13	337.13	100.0%	1,000.00
100-1570-636700	TRAVEL & TRAINING	2,000.00	91.58	91.58	100.0%	2,000.00
100-1570-636710	DUES, MEMBERSHIP & PUBLICATION	226.00	113.00	113.00	100.0%	226.00
100-1570-676950	MISCELLANEOUS	0.00	0.00	0.00	#DIV/0!	0.00
100-1570-679725	TELEPHONE/INTERNET	0.00	0.00	0.00	#DIV/0!	0.00
100-1570-679740	NTLC, CASSIE, TECH	7,000.00	4,243.10	6,437.10	65.9%	7,500.00
100-1570-679760	PROGRAMS & PROJECTS	15,000.00	16,470.40	16,994.19	96.9%	30,000.00
100-1570-679770	VIDEO	500.00	484.01	484.01	100.0%	500.00
100-1650-616010	SALARIES	56,801.00	52,530.44	57,014.31	92.1%	62,063.00
100-1650-616015	CERTIFICATION PAY	1,200.00	825.00	900.00	91.7%	1,500.00
100-1650-616020	OVERTIME	400.00	84.47	84.47	100.0%	400.00
100-1650-616030	SOCIAL SECURITY (FICA)	3,621.00	3,520.68	3,809.02	92.4%	3,966.00
100-1650-616035	MEDICARE	847.00	823.13	890.53	92.4%	927.00
100-1650-616040	RETIREMENT	4,400.00	3,955.82	4,275.52	92.5%	4,644.00
100-1650-616050	HEALTH INSURANCE	8,400.00	7,741.71	9,262.18	83.6%	9,000.00
100-1650-616060	WORKERS COMP INSURANCE	203.00	225.07	225.07	100.0%	320.00
100-1650-616065	UNEMPLOYMENT TAX	9.00	229.59	229.90	99.9%	9.00
100-1650-616090	OTHER EMPLOYEE BENEFITS	0.00	542.70	589.25	92.1%	1,086.00
100-1650-626115	WIRELESS SERVICES	0.00	0.00	18.58	0.0%	250.00
100-1650-626180	CONTRACT SERVICES	0.00	1.89	1.89	100.0%	0.00
100-1650-626215	JUDGE	4,200.00	4,046.00	4,358.00	92.8%	4,200.00
100-1650-626220	BALIFF	1,580.00	900.00	1,080.00	83.3%	1,580.00
100-1650-626230	MVBA	5,000.00	7,074.42	8,186.44	86.4%	6,500.00
100-1650-626235	OMNIBASE	400.00	198.00	198.00	100.0%	400.00
100-1650-626250	PROSECUTOR	15,000.00	12,545.25	13,329.00	94.1%	15,000.00
100-1650-626270	STATE COURT COSTS	60,000.00	71,802.69	71,802.69	100.0%	109,105.51
100-1650-626274	TECHNOLOGY/SOFTWARE UPGRADE	0.00	0.00	0.00	#DIV/0!	0.00
100-1650-626320	EMPLOYEE BOND	158.00	0.00	0.00	#DIV/0!	158.00
100-1650-636506	ARREST FEE	0.00	0.00	0.00	#DIV/0!	750.00
100-1650-636580	OFFICE SUPPLIES	800.00	385.73	385.73	100.0%	800.00
100-1650-636581	OFFICE EQUIPMENT	0.00	0.00	0.00	#DIV/0!	0.00
100-1650-636585	POSTAGE	1,000.00	609.11	616.96	98.7%	1,000.00
100-1650-636595	PRINTING	500.00	0.00	0.00	#DIV/0!	500.00

100-1650-636700	TRAVEL & TRAINING	4,500.00	2,543.48	3,533.48	72.0%	4,500.00
100-1650-636710	DUES, MEMBERSHIP & PUBLICATION	200.00	185.00	203.87	90.7%	250.00
100-1650-647030	COMPUTER HARDWARE/SOFTWARE	2,500.00	2,400.00	2,400.00	100.0%	2,900.00
100-1650-676950	MISCELLANEOUS	0.00	355.00	355.00	100.0%	0.00
100-1650-679350	EXPENSES FROM TECHNOLOGY	1,000.00	0.00	0.00	#DIV/0!	0.00
100-3200-616010	SALARIES	805,609.00	703,177.75	770,854.31	91.2%	1,040,754.00
100-3200-616015	CERTIFICATION PAY	7,750.00	5,165.00	5,655.00	91.3%	6,960.00
100-3200-616020	OVERTIME	11,000.00	14,623.32	15,105.72	96.8%	16,500.00
100-3200-616030	SOCIAL SECURITY (FICA)	51,110.00	43,241.17	47,109.76	91.8%	65,981.00
100-3200-616035	MEDICARE	11,953.00	10,112.81	11,017.56	91.8%	15,431.00
100-3200-616040	RETIREMENT	62,135.00	53,433.63	58,147.26	91.9%	77,262.00
100-3200-616050	HEALTH INSURANCE	105,700.00	79,480.64	95,518.74	83.2%	144,000.00
100-3200-616060	WORKERS COMP INSURANCE	23,862.00	21,714.96	21,714.96	100.0%	29,901.00
100-3200-616065	UNEMPLOYMENT TAX	117.00	2,707.02	2,707.02	100.0%	144.00
100-3200-616090	OTHER EMPLOYEE BENEFITS	14,479.00	6,130.70	6,677.26	91.8%	14,937.00
100-3200-626115	WIRELESS SERVICES	10,368.00	8,214.89	9,004.85	91.2%	11,232.00
100-3200-626170	COMPUTER MAINT & IT SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
100-3200-626172	DENTON COUNTY S.O.	36,402.00	36,401.92	36,401.92	100.0%	40,691.00
100-3200-626180	CONTRACT SERVICES	4,400.00	5,714.51	5,789.51	98.7%	12,400.00
100-3200-626280	TELEPHONE	0.00	0.00	0.00	#DIV/0!	0.00
100-3200-626310	AUTO INSURANCE	12,000.00	10,979.74	10,979.74	100.0%	12,000.00
100-3200-626350	LAW ENFORCEMENT LIABILITY	6,500.00	6,621.00	6,621.00	100.0%	6,500.00
100-3200-636510	RECRUITMENT	500.00	580.00	580.00	100.0%	500.00
100-3200-636515	FIELD SUPPLIES	600.00	591.14	591.14	100.0%	600.00
100-3200-636520	PROPERTY ROOM EXPENSES	400.00	252.02	252.02	100.0%	400.00
100-3200-636525	P.D. EQUIPMENT	4,500.00	4,278.98	4,278.98	100.0%	11,626.00
100-3200-636530	PATROL WEAPONS	3,400.00	1,772.88	1,772.88	100.0%	5,550.00
100-3200-636535	COMMUNITY RELATIONS	0.00	0.00	0.00	#DIV/0!	0.00
100-3200-636550	CRIME LAB ANALYSIS	1,000.00	0.00	0.00	#DIV/0!	2,500.00
100-3200-636555	EMPLOYEE TESTING	1,000.00	1,140.00	1,140.00	100.0%	2,000.00
100-3200-636556	EQUIPMENT MAINTENANCE	0.00	0.00	0.00	#DIV/0!	0.00
100-3200-636560	FIREARMS QUALIFYING	4,000.00	1,197.02	3,792.20	31.6%	5,300.00
100-3200-636580	OFFICE SUPPLIES	1,200.00	1,286.86	1,286.86	100.0%	4,265.00
100-3200-636581	OFFICE EQUIPMENT	0.00	0.00	0.00	#DIV/0!	0.00

100-3200-636585	POSTAGE	175.00	266.83	323.47	82.5%	1,250.00
100-3200-636595	PRINTING	300.00	536.25	1,931.25	27.8%	300.00
100-3200-636615	UNIFORMS	7,150.00	5,173.08	5,701.45	90.7%	8,580.00
100-3200-636700	TRAVEL & TRAINING	7,700.00	9,675.58	9,913.13	97.6%	9,240.00
100-3200-636710	DUES, MEMBERSHIP & PUBLICATION	1,200.00	898.00	1,198.00	75.0%	1,200.00
100-3200-636800	VEHICLE & EQUIPMENT	0.00	0.00	0.00	#DIV/0!	0.00
100-3200-636810	AUTO MAINT & REPAIRS	9,000.00	14,941.24	18,601.28	80.3%	10,800.00
100-3200-636816	CAR WASH	2,500.00	1,108.00	1,128.00	98.2%	2,500.00
100-3200-636818	EQUIPMENT - NON AUTO	0.00	0.00	0.00	#DIV/0!	0.00
100-3200-636830	EQUIPMENT MAINTENANCE	1,200.00	1,177.49	1,177.49	100.0%	1,440.00
100-3200-636840	FUEL & OIL	35,750.00	51,784.22	56,178.11	92.2%	60,000.00
100-3200-636845	RADIO EQUIPMENT	3,500.00	3,542.61	130.49	2714.9%	0.00
100-3200-636860	TIRES	2,400.00	3,194.25	3,194.25	100.0%	2,880.00
100-3200-636900	OTHER MAINTENANCE, OPERATIONS &	0.00	0.00	0.00	#DIV/0!	0.00
100-3200-647030	COMPUTER HARDWARE/SOFTWARE	5,000.00	12,639.40	12,639.40	100.0%	1,500.00
100-3200-647050	EQUIPMENT	18,750.00	17,742.20	17,742.20	100.0%	58,997.00
100-3200-647057	POLICE RADIOS	0.00	0.00	7,301.29	0.0%	0.00
100-3200-647076	SEIZURE FUND EXPENSES	0.00	0.00	0.00	#DIV/0!	0.00
100-3200-647090	SIRENS & CODE RED	0.00	0.00	2,995.00	0.0%	0.00
100-3200-647100	VEHICLE	110,050.00	62,367.07	47,448.73	131.4%	176,050.00
100-3200-647900	OTHER CAPITAL OUTLAY	0.00	0.00	7,676.50	0.0%	0.00
100-3200-676905	CHEMICALS	250.00	262.13	262.13	100.0%	250.00
100-3200-676990	OTHER MISC. EXPENSES	0.00	0.00	0.00	#DIV/0!	0.00
100-3200-679310	CONTRACT LABOR-SECURITY-BALIFF	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-616010	SALARIES	226,344.00	212,359.49	242,904.65	87.4%	441,376.00
100-3500-616015	CERTIFICATION PAY	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-616020	OVERTIME	30,309.00	31,988.70	36,470.55	87.7%	51,504.00
100-3500-616030	SOCIAL SECURITY (FICA)	15,599.00	14,271.27	15,938.63	89.5%	21,736.00
100-3500-616035	MEDICARE	3,648.00	3,337.55	3,727.50	89.5%	5,083.00
100-3500-616040	RETIREMENT	18,959.00	17,423.57	19,487.16	89.4%	26,416.00
100-3500-616050	HEALTH INSURANCE	37,800.00	29,701.37	36,938.85	80.4%	50,400.00
100-3500-616060	WORKERS COMP INSURANCE	10,064.00	0.00	0.00	#DIV/0!	14,023.00

100-3500-616065	UNEMPLOYMENT TAX	54.00	783.00	783.00	100.0%	54.00
100-3500-616090	OTHER EMPLOYEE BENEFITS	4,349.00	2,450.16	3,598.44	68.1%	3,258.00
100-3500-626115	WIRELESS SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-626180	CONTRACT SERVICES	18,000.00	16,500.00	16,500.00	100.0%	218,000.00
100-3500-626182	CONTRACT SERVICES-FIRE	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-626272	SUPPLIES	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-626410	FIRE DEPARTMENT	605,562.00	606,785.00	606,785.00	100.0%	554,743.00
100-3500-636580	OFFICE SUPPLIES	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-636585	POSTAGE	0.00	0.00	12.35	0.0%	0.00
100-3500-636595	PRINTING	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-636700	TRAVEL & TRAINING	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-636710	DUES, MEMBERSHIP & PUBLICATION	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-636810	AUTO MAINT & REPAIRS	1,500.00	6,676.58	8,389.20	79.6%	3,000.00
100-3500-636900	OTHER MAINTENANCE, OPERATIONS &	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-647030	COMPUTER HARDWARE/SOFTWARE	0.00	0.00	0.00	#DIV/0!	0.00
100-3500-647050	EQUIPMENT	0.00	0.00	0.00	#DIV/0!	58,250.00
100-3500-647090	SIRENS & CODE RED	3,000.00	5,492.16	5,492.16	100.0%	3,000.00
100-3500-647100	VEHICLE	17,655.00	7,031.47	5,382.35	130.6%	17,655.00
100-3500-647900	OTHER CAPITAL OUTLAY	0.00	0.00	0.00	#DIV/0!	0.00
100-4100-626280	TELEPHONE	0.00	0.00	0.00	#DIV/0!	0.00
100-410110	PROPERTY TAX	3,439,095.00	3,383,966.16	3,377,856.60	100.2%	4,254,123.30
100-410120	SALES TAX	937,277.00	1,226,715.96	1,360,514.04	90.2%	1,500,000.00
100-410130	BEVERAGE TAX	20,000.00	23,645.69	25,434.25	93.0%	21,000.00
100-4200-616010	SALARIES	368,944.00	293,449.47	324,339.79	90.5%	375,694.00
100-4200-616020	OVERTIME	4,000.00	1,125.18	1,209.42	93.0%	4,000.00
100-4200-616030	SOCIAL SECURITY (FICA)	23,123.00	17,320.44	18,968.67	91.3%	23,541.00
100-4200-616035	MEDICARE	5,408.00	4,050.59	4,436.05	91.3%	5,506.00
100-4200-616040	RETIREMENT	28,101.00	21,661.08	23,697.04	91.4%	27,566.00
100-4200-616050	HEALTH INSURANCE	72,811.00	42,389.99	51,413.88	82.4%	78,012.00
100-4200-616060	WORKERS COMP INSURANCE	17,575.00	13,003.41	13,003.41	100.0%	19,748.00

100-4200-616065	UNEMPLOYMENT TAX	78.00	1,206.36	1,206.36	100.0%	78.00
100-4200-616090	OTHER EMPLOYEE BENEFITS	8,791.00	3,896.67	4,268.38	91.3%	8,474.00
100-4200-626115	WIRELESS SERVICES	2,800.00	4,569.68	4,988.69	91.6%	2,800.00
100-4200-626180	CONTRACT SERVICES	50,000.00	32,076.87	43,600.66	73.6%	50,000.00
100-4200-626185	CONTRACTED MAINTENANCE	0.00	0.00	0.00	#DIV/0!	0.00
100-4200-626200	ELECTRICITY	20,000.00	17,128.89	19,200.45	89.2%	20,000.00
100-4200-626275	STREET LIGHTS	48,000.00	42,421.63	47,150.82	90.0%	48,000.00
100-4200-626310	AUTO INSURANCE	4,000.00	2,651.20	2,651.20	100.0%	4,000.00
100-4200-636515	BUILDING MAINTENANCE	15,000.00	87,358.26	29,352.95	297.6%	45,000.00
100-4200-636555	EMPLOYEE TESTING	500.00	965.00	965.00	100.0%	500.00
100-4200-636557	EQUIPMENT RENTAL	5,000.00	4,385.06	4,385.06	100.0%	5,000.00
100-4200-636565	HEALTH & SAFETY	4,000.00	2,841.60	2,871.27	99.0%	4,000.00
100-4200-636570	MAINTENANCE SUPPLIES	5,000.00	3,849.61	4,040.85	95.3%	4,000.00
100-4200-636580	OFFICE SUPPLIES	800.00	800.24	800.24	100.0%	1,000.00
100-4200-636581	OFFICE EQUIPMENT	2,100.00	1,534.46	1,534.46	100.0%	1,900.00
100-4200-636595	PRINTING	120.00	39.50	39.50	100.0%	120.00
100-4200-636605	SIGNAGE	4,000.00	4,606.50	4,606.50	100.0%	81,150.00
100-4200-636615	UNIFORMS	4,500.00	4,133.55	4,146.13	99.7%	5,500.00
100-4200-636630	HAND TOOLS	1,500.00	1,447.32	1,447.32	100.0%	1,500.00
100-4200-636635	PARKS AND FIELD MATERIAL	40,000.00	38,243.12	40,563.45	94.3%	40,000.00
100-4200-636645	TRAFFIC CONTROL SUPPLIES	2,000.00	2,964.38	2,964.38	100.0%	2,000.00
100-4200-636700	TRAVEL & TRAINING	1,000.00	919.48	919.48	100.0%	1,000.00
100-4200-636810	AUTO MAINT & REPAIRS	4,500.00	9,460.18	11,383.97	83.1%	4,500.00
100-4200-636830	EQUIPMENT MAINTENANCE	13,000.00	11,873.17	11,873.17	100.0%	10,000.00
100-4200-636840	FUEL & OIL	10,000.00	14,644.38	16,223.80	90.3%	13,000.00
100-4200-636860	TIRES	2,000.00	1,479.57	1,479.57	100.0%	2,000.00
100-4200-636870	EMPLOYEE REIMBURSEMENT	0.00	14.06	14.06	100.0%	0.00
100-4200-647030	COMPUTER HARDWARE/SOFTWARE	2,500.00	1,344.74	1,344.74	100.0%	2,500.00
100-4200-647050	EQUIPMENT	42,543.00	42,615.50	108,988.30	39.1%	149,480.00
100-4200-647100	VEHICLE	26,500.00	29,613.73	25,004.49	118.4%	26,500.00
100-4200-647111	PARK IMPROVEMENTS	45,000.00	42,481.60	36,193.60	117.4%	406,350.00
100-420200	FRANCHISE FEES	195,000.00	217,826.59	253,039.12	86.1%	200,392.91
100-420230	WASTE CONNECTIONS	35,000.00	24,864.03	27,023.13	92.0%	20,855.02

100-420290	MISC	10,000.00	6,510.00	6,510.00	100.0%	12,740.00
100-420305	RIGHT-OF-WAY FEES	0.00	625.55	625.55	100.0%	463.98
100-430505	SIGN PERMITS	2,750.00	800.00	1,000.00	80.0%	750.00
100-430515	BUILDING PERMITS	650,000.00	454,120.58	480,889.20	94.4%	207,202.27
100-430517	PLAN REVIEW FEE	120,000.00	118,500.11	119,129.01	99.5%	45,846.28
100-430518	FIRE CODE REVIEW FEE	0.00	0.00	0.00	#DIV/0!	0.00
100-430520	CERTIFICATE OF OCCUPANCY	25,000.00	26,850.00	28,850.00	93.1%	15,650.00
100-430525	CONTRACTOR REGISTRATION	4,000.00	4,930.00	5,480.00	90.0%	4,200.00
100-430530	ELECTRIC LICENSE/PERMITS	1,800.00	7,109.00	8,149.00	87.2%	3,640.00
100-430535	GARAGE SALE	380.00	695.00	715.00	97.2%	190.00
100-430540	HEALTH PERMIT	6,000.00	6,750.00	7,260.00	93.0%	7,375.00
100-430542	INSPECTION FEES	90,000.00	12,681.36	13,031.36	97.3%	1,975.00
100-430543	DEVELOPMENT INSPECTION FEES	0.00	1,247,164.24	1,252,749.91	99.6%	29,600.42
100-430545	MECHANICAL	1,000.00	2,130.00	2,130.00	100.0%	1,520.00
100-430550	DEVELOPMENT FEES	50,000.00	46,564.88	127,024.88	36.7%	144,177.97
100-430555	PLUMBING	10,000.00	21,372.00	22,652.00	94.3%	7,920.00
100-430560	VARIANCE	0.00	0.00	0.00	#DIV/0!	300.00
100-430565	ZONING FEES	150.00	8,840.00	8,840.00	100.0%	5,920.00
100-430900	ROADWAY IMPACT FEES	0.00	0.00	0.00	#DIV/0!	176,346.27
100-435600	MISC LICENSE , PERMITS & FEES	0.00	4,825.73	5,323.73	90.6%	3,458.42
100-435620	GAS WELL REVENUE	6,558.00	74,516.04	74,995.94	99.4%	20,900.09
100-435640	VENDOR PERMITS	1,235.00	100.00	100.00	100.0%	115.00
100-435645	BUSINESS REGISTRATION FEE	0.00	5.00	5.00	100.0%	0.00
100-435690	MISC	150,000.00	3,180.00	3,480.00	91.4%	2,100.00
100-440310	ARREST	4,500.00	6,624.57	7,170.17	92.4%	6,118.29
100-440320	COURT COST	61,677.00	66,447.16	71,555.41	92.9%	62,724.18
100-440340	FINES	100,000.00	109,691.79	119,048.00	92.1%	90,925.43
100-440350	MVBA	2,500.00	7,799.32	8,483.34	91.9%	4,025.98
100-440360	NOTARY	25.00	64.95	64.95	100.0%	16.00
100-440370	OMNI BASE	210.00	1,562.50	1,682.50	92.9%	570.00
100-440380	SCHOOL CROSSING FEES	50.00	32.64	32.64	100.0%	0.00

100-440390	WARRANT COLLECTION	3,200.00	4,782.56	5,282.56	90.5%	2,336.06
100-445410	LEOSE TRAINING	0.00	983.36	983.36	100.0%	1,029.02
100-445430	ALARMS	350.00	420.00	480.00	87.5%	540.00
100-445450	POLICE REPORT	300.00	160.01	160.01	100.0%	193.00
100-450710	FINES, FAX, COPIES, PRINTING	300.00	511.30	534.40	95.7%	497.90
100-450810	EVENT SPONSORS	0.00	100.00	100.00	100.0%	100.00
100-460810	BALLFIELD RENTAL	0.00	21,942.50	21,942.50	100.0%	23,122.50
100-460830	FACILITY RENTAL	10,000.00	0.00	0.00	#DIV/0!	0.00
100-470310	SECURITY FEES	0.00	1,180.71	1,312.71	89.9%	1,219.06
100-470320	TECHNOLOGY FEES	0.00	1,575.81	1,750.39	90.0%	1,367.19
100-470410	CHILD SAFETY FUNDS	0.00	5,101.35	5,101.35	100.0%	5,115.36
100-470420	FIRE DEPT	0.00	0.00	0.00	#DIV/0!	0.00
100-470440	COMMUNITY EVENTS	0.00	106,743.00	115,293.00	92.6%	19,350.00
100-470500	SEIZURE FUND	0.00	134.84	134.84	100.0%	479.00
100-470710	BOOK SALE	16.00	18.00	18.00	100.0%	0.00
100-470720	COUNTY FUNDING-LIBRARY	13,500.00	14,200.00	14,200.00	100.0%	4,067.68
100-470730	LIBRARY DONATIONS	0.00	8,035.66	8,057.41	99.7%	7,519.39
100-470745	POLICE DONATION - RESTRICTED	0.00	0.00	0.00	#DIV/0!	0.00
100-475160	PROPERTY TAX I & S	456,477.00	497,579.50	497,583.53	100.0%	494,280.09
100-475910	INTEREST INCOME	15,000.00	10,784.35	15,168.17	71.1%	55,701.09
100-480400	OTHER REVENUES	0.00	0.00	0.00	#DIV/0!	0.00
100-480900	MISCELLANEOUS REVENUE	0.00	82,159.97	60,423.02	136.0%	114,396.99
100-480910	INTERGOVERNMENTAL REVENUE	0.00	0.00	545,905.37	0.0%	0.00
100-490200	EDC/CDC STAFF SUPPORT	36,000.00	33,000.00	36,000.00	91.7%	36,000.00
100-490800	Other Financing Sources					
100-7410-616010	SALARIES	398,898.00	346,960.58	370,131.61	93.7%	439,863.00
100-7410-616015	CERTIFICATION PAY	0.00	600.00	650.00	92.3%	3,000.00
100-7410-616020	OVERTIME	12,000.00	7,063.64	7,743.42	91.2%	12,000.00
100-7410-616030	SOCIAL SECURITY (FICA)	25,476.00	20,709.69	22,174.30	93.4%	28,109.00
100-7410-616035	MEDICARE	5,958.00	4,843.32	5,185.84	93.4%	6,574.00

100-7410-616040	RETIREMENT	30,961.00	26,262.24	28,071.63	93.6%	32,914.00
100-7410-616050	HEALTH INSURANCE	58,800.00	42,534.14	50,513.15	84.2%	76,500.00
100-7410-616060	WORKERS COMP INSURANCE	2,074.00	1,758.47	1,758.47	100.0%	2,217.00
100-7410-616065	UNEMPLOYMENT TAX	63.00	1,602.25	1,602.25	100.0%	68.00
100-7410-616090	OTHER EMPLOYEE BENEFITS	7,786.00	3,266.96	3,501.02	93.3%	8,000.00
100-7410-626110	ADVERTISING/LEGAL NOTICE	1,275.00	1,927.20	1,927.20	100.0%	1,500.00
100-7410-626115	WIRELESS SERVICES	2,002.00	3,897.56	4,259.41	91.5%	2,002.00
100-7410-626145	BUILDING INSPECTOR	20,000.00	24,304.00	32,879.00	73.9%	15,000.00
100-7410-626167	CODE ENFORCEMENT MOWING	0.00	0.00	0.00	#DIV/0!	0.00
100-7410-626170	AUTO INSURANCE	2,500.00	2,287.45	2,287.45	100.0%	2,500.00
100-7410-626180	CONTRACT SERVICES	0.00	0.00	0.00	#DIV/0!	3,500.00
100-7410-626195	CREDIT CARD	0.00	105.00	105.00	100.0%	0.00
100-7410-626205	ENGINEER	50,000.00	110,198.17	173,767.15	63.4%	318,470.20
100-7410-626210	HEALTH INSPECTOR	9,200.00	8,150.00	8,400.00	97.0%	9,700.00
100-7410-626218	TITLE COMPANY	1,000.00	775.00	823.50	94.1%	1,000.00
100-7410-626230	FIRE PLAN REVIEW	9,500.00	6,679.25	7,126.75	93.7%	9,500.00
100-7410-626235	FIRE INSPECTION	0.00	0.00	0.00	#DIV/0!	0.00
100-7410-626240	PERMITS	0.00	0.00	0.00	#DIV/0!	0.00
100-7410-626245	PLANNER	62,000.00	91,096.09	109,146.09	83.5%	11,500.00
100-7410-626250	LANDSCAPE ARCHITECTURE	0.00	46,753.95	55,653.95	84.0%	0.00
100-7410-626274	TECHNOLOGY/SOFTWARE UPGRADE	24,500.00	30,283.96	30,283.96	100.0%	30,545.00
100-7410-626320	EMPLOYEE BOND	0.00	0.00	0.00	#DIV/0!	0.00
100-7410-636555	EMPLOYEE TESTING	0.00	0.00	0.00	#DIV/0!	0.00
100-7410-636575	MILEAGE REIMBURSEMENT	200.00	0.00	0.00	#DIV/0!	0.00
100-7410-636580	OFFICE SUPPLIES	1,050.00	471.44	471.44	100.0%	1,706.00
100-7410-636581	OFFICE EQUIPMENT	8,300.00	6,805.47	218.77	3110.8%	6,500.00
100-7410-636585	POSTAGE	1,000.00	454.37	454.37	100.0%	750.00
100-7410-636595	PRINTING	100.00	79.00	79.00	100.0%	100.00
100-7410-636615	UNIFORMS	2,840.00	1,280.42	1,280.42	100.0%	2,500.00
100-7410-636700	TRAVEL & TRAINING	11,660.00	11,548.77	11,548.77	100.0%	11,000.00
100-7410-636710	DUES, MEMBERSHIP & PUBLICATION	2,550.00	1,307.00	1,325.87	98.6%	2,200.00

100-7410-636720	TRAINING AND EDUCATION	0.00	0.00	1,500.00	0.0%	0.00
100-7410-636810	AUTO MAINT & REPAIRS	1,500.00	1,672.96	2,942.81	56.8%	1,700.00
100-7410-636840	FUEL & OIL	5,275.00	8,687.22	9,321.34	93.2%	7,500.00
100-7410-636900	OTHER MAINTENANCE, OPERATIONS &	850.00	30.00	30.00	100.0%	0.00
100-7410-647030	COMPUTER HARDWARE/SOFTWARE	0.00	0.00	0.00	#DIV/0!	0.00
100-7410-647100	VEHICLE	16,000.00	19,898.69	16,414.90	121.2%	16,000.00
100-7410-676950	MISCELLANEOUS	0.00	0.00	0.00	#DIV/0!	0.00
100-7410-676955	PERMITS, LICENSE, & FEES	0.00	0.00	0.00	#DIV/0!	0.00
100-8000-688060	2014 GO REFUNDING BOND - PRINCIPAI	35,000.00	35,000.00	35,000.00	100.0%	35,000.00
100-8000-688063	2014 GO REFUNDING BOND - INTEREST	2,420.00	2,379.67	2,379.67	100.0%	1,650.00
100-8000-688065	2017 GO REFUNDING - PRINCIPAL	190,000.00	190,000.00	190,000.00	100.0%	190,000.00
100-8000-688068	2017 GO REFUNDING BOND - INTEREST	26,280.00	26,090.20	26,090.20	100.0%	22,119.00
100-8000-688070	2014 CO BOND - PRINCIPAL	0.00	0.00	0.00	#DIV/0!	0.00
100-8000-688073	2014 CO BOND - INTEREST	0.00	0.00	0.00	#DIV/0!	0.00
100-8000-688090	FINANCIAL FEES	0.00	550.00	550.00	100.0%	0.00
100-8000-688100	2019 CO BOND - PRINCIPAL	160,000.00	160,000.00	160,000.00	100.0%	165,000.00
100-8000-688105	2019 CO BOND - INTEREST	85,250.00	85,250.00	85,250.00	100.0%	77,250.00
100-9999-616090	OTHER EMPLOYEE BENEFITS	0.00	24.00	24.00	100.0%	0.00
100-9999-626130	ATMOS GAS	3,000.00	2,933.51	2,997.07	97.9%	3,000.00
100-9999-626140	ATTORNEY	40,000.00	45,807.76	48,595.13	94.3%	40,000.00
100-9999-626145	OTHER LEGAL EXPENSES	30,000.00	21,092.00	29,903.00	70.5%	0.00
100-9999-626155	CHAMBER OF COMMERCE	2,000.00	5,075.00	5,490.00	92.4%	8,000.00
100-9999-626170	COMPUTER MAINT & IT SERVICES	40,000.00	58,113.45	48,665.91	119.4%	60,000.00
100-9999-626175	CONTRACT - CLEANING	5,000.00	1,327.35	1,517.21	87.5%	4,000.00
100-9999-626180	CONTRACT SERVICES	0.00	1,250.00	1,250.00	100.0%	2,500.00
100-9999-626190	CITY COUNCIL	5,000.00	1,996.41	2,023.20	98.7%	5,000.00
100-9999-626200	ELECTRICITY	9,000.00	13,592.08	14,775.28	92.0%	12,000.00
100-9999-626217	MARKETING	0.00	0.00	0.00	#DIV/0!	0.00
100-9999-626220	MEALS ON WHEELS	10,000.00	10,200.00	10,200.00	100.0%	10,000.00
100-9999-626250	PROSECUTOR	0.00	0.00	0.00	#DIV/0!	0.00
100-9999-626266	SENIOR TRANSPORTATION	5,000.00	5,000.00	5,000.00	100.0%	5,000.00
100-9999-626270	CHILD ADVOCACY	6,375.00	10,625.00	10,625.00	100.0%	10,650.00
100-9999-626280	TELEPHONE	24,000.00	25,639.05	28,018.44	91.5%	40,000.00
100-9999-626290	WEBSITE EXPENSES	23,000.00	11,536.77	11,536.77	100.0%	24,000.00
100-9999-626330	ERRORS & OMMISSIONS	5,100.00	4,970.00	72,630.46	6.8%	5,250.00

100-9999-626340	GENERAL LIABILITY	3,200.00	2,786.00	2,786.00	100.0%	3,400.00
100-9999-626360	REAL & PERSONAL PROPERTY	11,000.00	12,436.02	12,436.02	100.0%	12,000.00
100-9999-626400	HOUSEHOLD HAZARDOUS WASTE COLLI	20,500.00	20,012.70	23,821.01	84.0%	20,500.00
100-9999-636505	COPIER MAINTENANCE & SUPPLIES	17,528.00	17,656.05	19,504.55	90.5%	21,000.00
100-9999-636520	ANNUAL EMPLOYEE LUNCHEON	3,500.00	2,163.04	2,163.04	100.0%	3,500.00
100-9999-636530	COMMUNITY EVENTS	35,000.00	152,410.34	156,385.92	97.5%	150,000.00
100-9999-636540	COMPUTER MAINT & SUPPLIES	0.00	0.00	0.00	#DIV/0!	0.00
100-9999-636545	COMPUTER SYSTEM	0.00	0.00	0.00	#DIV/0!	0.00
100-9999-636551	ELECTION COSTS	13,000.00	4,906.02	4,906.02	100.0%	21,000.00
100-9999-636580	OFFICE SUPPLIES	4,500.00	6,121.85	6,191.26	98.9%	5,000.00
100-9999-636581	OFFICE EQUIPMENT	0.00	629.00	629.00	100.0%	9,000.00
100-9999-636585	POSTAGE	0.00	236.00	236.00	100.0%	0.00
100-9999-636595	PRINTING	0.00	2,424.96	2,424.96	100.0%	1,000.00
100-9999-636602	SENIORS	2,000.00	934.47	934.47	100.0%	2,000.00
100-9999-636710	DUES, MEMBERSHIP & PUBLICATION	7,000.00	7,084.70	7,084.70	100.0%	2,000.00
100-9999-636720	TRAINING AND EDUCATION	0.00	0.00	0.00	#DIV/0!	0.00
100-9999-636810	AUTO MAINT & REPAIRS	0.00	6.00	6.00	100.0%	0.00
100-9999-636900	POSTAGE/SHIPPING	0.00	0.00	0.00	#DIV/0!	0.00
100-9999-636901	OTHER MAINTENANCE OPERATIONS & S	4,700.00	4,919.84	4,910.03	100.2%	3,000.00
100-9999-636950	BANK CHARGES	700.00	2,070.65	2,070.65	100.0%	2,500.00
100-9999-647060	CAPITAL PROJECTS	0.00	0.00	28,093.87	0.0%	0.00
100-9999-647065	Tyler Incode Software	0.00	0.00	0.00	#DIV/0!	0.00
100-9999-647900	OTHER CAPITAL OUTLAY	952,644.00	911,517.90	875,747.53	104.1%	1,022,609.74
100-9999-679725	TELEPHONE/INTERNET	0.00	0.00	0.00	#DIV/0!	0.00
100-9999-688090	FINANCIAL FEES	793.00	3,500.23	3,500.33	100.0%	3,500.00
235-410100	SALES TAX	238,690.00	306,678.98	340,128.50	90.2%	346,485.00
235-475910	INTEREST INCOME	500.00	983.51	1,387.53	70.9%	500.00
235-480200	LEASE REVENUE	21,000.00	19,550.00	21,450.00	91.1%	22,800.00
235-7520-623330	ERRORS & OMMISSIONS	170.00	0.00	0.00	#DIV/0!	200.00
235-7520-626105	ACCOUNTING/AUDIT	4,000.00	0.00	4,000.00	0.0%	4,000.00
235-7520-626110	ADVERTISING/LEGAL NOTICE	23,869.00	11,431.00	11,431.00	100.0%	34,648.00
235-7520-626183	CONSULTING SERVICES	200.00	100.00	100.00	100.0%	11,460.00
235-7520-626360	REAL & PERSONAL PROPERTY	142.00	0.00	0.00	#DIV/0!	200.00
235-7520-626365	CITY STAFFING SERVICES	18,000.00	16,500.00	18,000.00	91.7%	18,000.00

235-7520-636330	BANK FEES	0.00	112.91	112.91	100.0%	0.00
235-7520-636700	TRAVEL & TRAINING	1,000.00	300.00	300.00	100.0%	500.00
235-7520-636710	DUES, MEMBERSHIP & PUBLICATION	3,250.00	0.00	0.00	#DIV/0!	3,750.00
235-7520-670010	INCENTIVE PROJECTS	0.00	0.00	0.00	#DIV/0!	102,600.00
235-7520-677000	DEBT SERVICE - PRINCIPAL	70,000.00	70,000.00	70,000.00	100.0%	75,000.00
235-7520-677005	DEBT SERVICE - INTEREST	11,498.00	11,497.50	11,497.50	100.0%	9,965.00
236-410100	SALES TAX	238,690.00	306,678.98	340,128.50	90.2%	346,485.00
236-475910	INTEREST	500.00	1,249.74	1,763.30	70.9%	500.00
236-7530-626105	ACCOUNTING/AUDIT	4,000.00	0.00	4,000.00	0.0%	4,000.00
236-7530-626110	ADVERTISING/LEGAL NOTICE	23,869.00	5,760.00	5,760.00	100.0%	15,297.00
236-7530-626120	PROFESSIONAL SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
236-7530-626183	CONSULTING SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
236-7530-626330	ERRORS & OMISSIONS	170.00	0.00	0.00	#DIV/0!	200.00
236-7530-626360	CITY STAFFING SUPPORT	18,000.00	16,500.00	18,000.00	91.7%	18,000.00
236-7530-636700	TRAVEL & TRAINING	1,000.00	200.00	200.00	100.0%	500.00
236-7530-636710	DUES, MEMBERSHIP & PUBLICATION	3,250.00	0.00	0.00	#DIV/0!	3,750.00
236-7530-647070	PROPERTY ENHANCEMENT GRANT	5,500.00	5,500.00	5,500.00	100.0%	7,500.00
236-7530-670010	INCENTIVE PROJECTS	0.00	0.00	0.00	#DIV/0!	125,201.00
236-7530-670015	STREET CONSTRUCTION PROJECT	0.00	0.00	0.00	#DIV/0!	50,000.00
236-7530-677000	DEBT SERVICE - PRINCIPAL	90,000.00	90,000.00	90,000.00	100.0%	90,000.00
236-7530-677005	DEBT SERVICE - INTEREST	19,382.00	19,381.50	19,381.50	100.0%	17,411.00
300-2900-633110	MATERIALS	0.00	0.00	0.00	#DIV/0!	0.00
300-2900-633120	ANNUAL MAINTENANCE AND REPAIR	807,071.00	62,319.81	181,679.05	34.3%	0.00
300-2900-633130	ENGINEERING AND DESIGN	0.00	0.00	0.00	#DIV/0!	0.00
300-410120	SALES TAX	450,050.00	613,357.99	680,257.02	90.2%	0.00
300-8000-688100	2019 CO BOND - PRINCIPAL	45,000.00	45,000.00	45,000.00	100.0%	0.00
300-8000-688105	2019 CO BOND - INTEREST	36,150.00	36,150.00	36,150.00	100.0%	0.00
450-1300-688010	PID IA DEBT SERVICE	0.00	591,915.05	591,915.05	100.0%	0.00
450-1301-688010	PID IA2 DEBT SERVICE	0.00	295,175.92	295,175.92	100.0%	0.00
450-1305-688010	PID MIA DEBT SERVICE	0.00	555,856.79	555,856.79	100.0%	0.00
450-410110	PROPERTY TAX	0.00	1,448,395.33	1,448,395.33	100.0%	0.00
505-2300-616010	SALARIES	231,007.00	202,164.77	227,760.25	88.8%	208,182.00
505-2300-616015	CERTIFICATION PAY	2,280.00	3,245.00	3,535.00	91.8%	1,860.00
505-2300-616020	OVERTIME	12,000.00	15,806.84	17,027.72	92.8%	13,000.00
505-2300-616030	SOCIAL SECURITY (FICA)	15,208.00	12,968.31	14,084.57	92.1%	13,829.00

505-2300-616035	MEDICARE	3,557.00	3,033.01	3,294.08	92.1%	3,234.00
505-2300-616040	RETIREMENT	18,482.00	16,348.36	17,734.44	92.2%	16,193.00
505-2300-616050	HEALTH INSURANCE	36,674.00	25,456.64	30,814.21	82.6%	30,744.00
505-2300-616060	WORKERS COMP INSURANCE	4,724.00	4,341.13	4,341.13	100.0%	4,096.00
505-2300-616065	UNEMPLOYMENT TAX	39.00	1,078.14	1,078.14	100.0%	31.00
505-2300-616090	OTHER EMPLOYEE BENEFITS	4,707.00	1,846.71	2,018.71	91.5%	3,546.00
505-2300-626105	ACCOUNTING/AUDIT	5,000.00	0.00	5,000.00	0.0%	5,000.00
505-2300-626115	WIRELESS SERVICES	1,500.00	2,079.43	2,254.88	92.2%	1,500.00
505-2300-626170	COMPUTER MAINT & IT SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
505-2300-626180	CONTRACT SERVICES	0.00	8.77	8.77	100.0%	0.00
505-2300-626184	CONTRACT SERVICES- TRA	0.00	0.00	0.00	#DIV/0!	0.00
505-2300-626185	CONTRACTED MAINTENANCE	0.00	0.00	0.00	#DIV/0!	0.00
505-2300-626195	CREDIT CARD	12,500.00	3,182.75	3,182.75	100.0%	12,500.00
505-2300-626200	ELECTRICITY	55,500.00	66,596.29	71,873.83	92.7%	55,500.00
505-2300-626205	ENGINEER	0.00	35,000.00	0.00	#DIV/0!	0.00
505-2300-626310	AUTO INSURANCE	2,500.00	2,287.45	2,287.45	100.0%	2,500.00
505-2300-626370	MOBILE EQUIPMENT	1,200.00	1,175.00	1,175.00	100.0%	1,200.00
505-2300-636515	BUILDING MAINTENANCE	20,000.00	19,962.28	7,157.28	278.9%	51,992.50
505-2300-636555	EMPLOYEE TESTING	375.00	85.00	85.00	100.0%	375.00
505-2300-636556	EQUIPMENT MAINTENANCE	3,000.00	1,479.25	1,681.24	88.0%	3,000.00
505-2300-636557	EQUIPMENT RENTAL	4,000.00	3,386.17	3,386.17	100.0%	4,000.00
505-2300-636565	HEALTH & SAFETY	7,500.00	5,162.39	5,162.39	100.0%	5,500.00
505-2300-636570	MAINTENANCE SUPPLIES	10,000.00	2,737.64	2,737.64	100.0%	8,000.00
505-2300-636580	OFFICE SUPPLIES	1,200.00	1,202.98	1,202.98	100.0%	1,200.00
505-2300-636581	OFFICE EQUIPMENT	1,000.00	894.06	894.06	100.0%	1,000.00
505-2300-636585	POSTAGE	500.00	679.02	679.02	100.0%	500.00
505-2300-636595	PRINTING	500.00	0.00	0.00	#DIV/0!	500.00
505-2300-636615	UNIFORMS	2,500.00	2,120.57	2,126.86	99.7%	3,500.00
505-2300-636630	HAND TOOLS	4,200.00	2,793.46	2,793.46	100.0%	2,000.00
505-2300-636700	TRAVEL & TRAINING	3,500.00	1,618.25	1,643.25	98.5%	3,500.00
505-2300-636710	DUES, MEMBERSHIP & PUBLICATION	1,000.00	272.13	272.13	100.0%	1,000.00
505-2300-636810	AUTO MAINT & REPAIRS	3,500.00	5,104.40	5,209.99	98.0%	3,500.00
505-2300-636830	EQUIPMENT MAINTENANCE	6,000.00	1,352.54	1,352.54	100.0%	17,000.00
505-2300-636840	FUEL & OIL	3,500.00	6,397.73	7,048.75	90.8%	3,500.00
505-2300-636860	TIRES	3,900.00	1,479.57	1,479.57	100.0%	3,900.00

505-2300-636900	OTHER MAINTENANCE, OPERATIONS &	3,000.00	0.00	0.00	#DIV/0!	3,000.00
505-2300-647030	COMPUTER HARDWARE/SOFTWARE	6,500.00	4,004.71	4,004.71	100.0%	4,500.00
505-2300-647050	EQUIPMENT	0.00	0.00	0.00	#DIV/0!	0.00
505-2300-647065	Tyler Incode Software	10,000.00	10,047.64	10,047.64	100.0%	10,000.00
505-2300-647085	LINE INSPECTOR CAMERA	20,803.00	20,799.25	20,799.25	100.0%	20,803.00
505-2300-647100	VEHICLE	12,000.00	14,183.61	16,088.36	88.2%	12,000.00
505-2300-647900	OTHER CAPITAL OUTLAY	352,806.00	80,425.00	11,695.00	687.7%	671,032.50
505-2300-676800	WEST SIDE SEWER EXPENSES	0.00	0.00	0.00	#DIV/0!	494,637.01
505-2300-676905	CHEMICALS	25,000.00	21,999.58	23,747.73	92.6%	25,000.00
505-2300-676910	COLLECTION SYSTEM	15,000.00	10,542.28	10,694.10	98.6%	216,000.00
505-2300-676925	LAB TEST CHARGES	11,000.00	9,548.00	12,063.00	79.2%	11,000.00
505-2300-676930	LABORATORY EXPENSES	9,600.00	3,439.05	6,472.08	53.1%	5,600.00
505-2300-676940	MAINTENANCE-LIFT STATION	40,000.00	34,627.04	8,585.54	403.3%	40,000.00
505-2300-676945	MAINTENANCE WWTP	64,000.00	52,802.40	27,632.40	191.1%	64,000.00
505-2300-676950	MISCELLANEOUS	10,000.00	0.00	0.00	#DIV/0!	5,000.00
505-2300-676955	PERMITS, LICENSE, & FEES	0.00	0.00	0.00	#DIV/0!	0.00
505-2300-676960	SLUDGE HAUL	40,000.00	33,387.24	36,284.77	92.0%	40,000.00
505-2400-616010	SALARIES	231,963.00	151,890.48	165,491.22	91.8%	238,472.00
505-2400-616015	CERTIFICATION PAY	2,500.00	1,540.00	1,670.00	92.2%	2,500.00
505-2400-616020	OVERTIME	12,000.00	10,749.16	11,533.96	93.2%	12,000.00
505-2400-616030	SOCIAL SECURITY (FICA)	15,281.00	9,997.40	10,972.75	91.1%	15,684.00
505-2400-616035	MEDICARE	3,574.00	2,338.07	2,566.16	91.1%	3,668.00
505-2400-616040	RETIREMENT	18,571.00	11,912.11	-13,795.43	-86.3%	18,366.00
505-2400-616050	HEALTH INSURANCE	36,674.00	22,229.14	26,945.41	82.5%	39,744.00
505-2400-616060	WORKERS COMP INSURANCE	4,450.00	4,648.27	4,648.27	100.0%	4,323.00
505-2400-616065	UNEMPLOYMENT TAX	39.00	788.67	788.67	100.0%	40.00
505-2400-616070	CELL TELEPHONE	0.00	0.00	0.00	#DIV/0!	0.00
505-2400-616090	OTHER EMPLOYEE BENEFITS	4,732.00	1,656.48	1,819.02	91.1%	4,131.00
505-2400-626105	ACCOUNTING/AUDIT	5,000.00	0.00	5,000.00	0.0%	5,000.00
505-2400-626115	WIRELESS SERVICES	2,000.00	2,017.74	2,205.58	91.5%	2,000.00
505-2400-626140	ATTORNEY	0.00	0.00	0.00	#DIV/0!	0.00
505-2400-626170	COMPUTER MAINT & IT SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
505-2400-626180	CONTRACT SERVICES	10,000.00	15,085.36	-205,398.64	-7.3%	10,000.00
505-2400-626195	CREDIT CARD	12,500.00	0.00	0.00	#DIV/0!	12,500.00
505-2400-626200	ELECTRICITY	5,500.00	6,918.57	7,612.84	90.9%	5,500.00

505-2400-626205	ENGINEER	0.00	31,165.88	15,100.00	206.4%	62,594.06
505-2400-626285	WATER PURCHASE	875,000.00	885,438.57	1,077,535.62	82.2%	1,224,367.48
505-2400-626310	AUTO INSURANCE	2,700.00	1,921.45	1,921.45	100.0%	2,700.00
505-2400-636515	BUILDING MAINTENANCE	5,000.00	5,043.32	5,103.32	98.8%	5,000.00
505-2400-636555	EMPLOYEE TESTING	375.00	235.00	235.00	100.0%	375.00
505-2400-636556	EQUIPMENT MAINTENANCE	4,000.00	2,449.26	2,449.26	100.0%	4,000.00
505-2400-636557	EQUIPMENT RENTAL	5,000.00	4,712.32	4,712.32	100.0%	4,000.00
505-2400-636565	HEALTH & SAFETY	3,000.00	2,265.47	2,265.47	100.0%	3,000.00
505-2400-636570	MAINTENANCE SUPPLIES	2,500.00	1,750.62	1,750.62	100.0%	2,000.00
505-2400-636580	OFFICE SUPPLIES	3,500.00	2,497.58	2,549.77	98.0%	2,500.00
505-2400-636581	OFFICE EQUIPMENT	2,000.00	1,344.52	1,344.52	100.0%	500.00
505-2400-636585	POSTAGE	1,000.00	823.00	829.64	99.2%	1,000.00
505-2400-636595	PRINTING	1,000.00	39.50	39.50	100.0%	500.00
505-2400-636615	UNIFORMS	2,500.00	2,653.21	2,659.49	99.8%	3,500.00
505-2400-636625	MEETING EXPENSE	0.00	0.00	0.00	#DIV/0!	0.00
505-2400-636700	TRAVEL & TRAINING	4,500.00	1,931.74	2,280.74	84.7%	4,000.00
505-2400-636710	DUES, MEMBERSHIP & PUBLICATION	1,500.00	1,365.12	1,365.12	100.0%	1,500.00
505-2400-636715	WATER MAINTENANCE AND SUPPLIES	40,000.00	27,691.48	14,670.12	188.8%	40,000.00
505-2400-636725	WELLS AND TOWER MAINTENANCE	15,000.00	12,290.00	12,290.00	100.0%	10,000.00
505-2400-636730	TOOLS	2,000.00	355.29	770.63	46.1%	2,000.00
505-2400-636740	METER PURCHASE	50,000.00	61,205.67	46,136.70	132.7%	80,000.00
505-2400-636745	METER INSTALL	0.00	0.00	0.00	#DIV/0!	0.00
505-2400-636800	VEHICLE & EQUIPMENT	0.00	0.00	0.00	#DIV/0!	0.00
505-2400-636810	AUTO MAINT & REPAIRS	3,500.00	4,359.98	4,425.63	98.5%	3,500.00
505-2400-636840	FUEL & OIL	7,400.00	15,403.05	16,648.39	92.5%	12,400.00
505-2400-647015	AMR METER SYSTEM	36,868.00	36,867.33	36,867.33	100.0%	36,868.00
505-2400-647025	CAPITAL IMPROVEMENT PLAN	0.00	0.00	0.00	#DIV/0!	3,900,812.17
505-2400-647030	COMPUTER HARDWARE/SOFTWARE	6,000.00	2,643.70	2,643.70	100.0%	6,000.00
505-2400-647050	EQUIPMENT	0.00	0.00	0.00	#DIV/0!	87,500.00
505-2400-647065	Tyler Incode Software	10,000.00	10,047.64	10,047.64	100.0%	10,000.00
505-2400-647100	VEHICLE	20,000.00	12,140.41	13,707.77	88.6%	20,000.00
505-2400-647900	OTHER CAPITAL OUTLAY	1,876,400.00	1,741,200.30	246,959.30	705.1%	0.00
505-2400-676100	Development Reimbursement	40,000.00	65,200.00	65,200.00	100.0%	40,000.00
505-2400-676905	CHEMICALS	2,000.00	1,890.38	1,890.38	100.0%	2,000.00
505-2400-676925	LAB TEST CHARGES	2,500.00	1,918.15	1,918.15	100.0%	2,500.00

505-2400-676950	MISCELLANEOUS	0.00	0.00	0.00	#DIV/0!	0.00
505-2400-676955	PERMITS, LICENSE, & FEES	15,000.00	10,815.26	10,815.26	100.0%	15,000.00
505-2400-676990	OTHER MISC. EXPENSES	0.00	100.00	100.00	100.0%	0.00
505-2500-616010	SALARIES	81,320.00	87,942.38	96,881.34	90.8%	105,094.00
505-2500-616020	OVERTIME	0.00	636.10	636.10	100.0%	0.00
505-2500-616030	SOCIAL SECURITY (FICA)	5,042.00	5,385.00	5,765.79	93.4%	6,516.00
505-2500-616035	MEDICARE	1,179.00	1,259.46	1,348.52	93.4%	1,524.00
505-2500-616040	RETIREMENT	6,127.00	6,578.59	7,033.44	93.5%	7,630.00
505-2500-616050	HEALTH INSURANCE	16,800.00	6,098.70	7,228.59	84.4%	22,500.00
505-2500-616060	WORKERS COMP INSURANCE	231.00	0.00	0.00	#DIV/0!	298.00
505-2500-616065	UNEMPLOYMENT TAX	18.00	359.20	359.20	100.0%	2,250.00
505-2500-616090	OTHER EMPLOYEE BENEFITS	0.00	758.22	814.60	93.1%	3,298.00
505-2500-626115	WIRELESS SERVICES	0.00	372.87	410.01	90.9%	0.00
505-2500-626140	ATTORNEY	0.00	0.00	0.00	#DIV/0!	160,915.00
505-2500-626170	COMPUTER MAINT & IT SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
505-2500-626180	CONTRACT SERVICES	0.00	0.00	0.00	#DIV/0!	0.00
505-2500-626195	CREDIT CARD	0.00	41,567.83	50,329.84	82.6%	35,000.00
505-2500-626320	EMPLOYEE BOND	0.00	0.00	0.00	#DIV/0!	0.00
505-2500-636555	EMPLOYEE TESTING	0.00	0.00	0.00	#DIV/0!	0.00
505-2500-636580	OFFICE SUPPLIES	500.00	1,449.52	2,063.31	70.3%	500.00
505-2500-636581	OFFICE EQUIPMENT	500.00	0.00	831.74	0.0%	1,000.00
505-2500-636585	POSTAGE	10,000.00	11,809.30	14,016.70	84.3%	15,000.00
505-2500-636590	POSTAGE/SHIPPING	0.00	2,010.00	2,010.00	100.0%	0.00
505-2500-636595	PRINTING	10,000.00	791.88	791.88	100.0%	5,000.00
505-2500-636615	UNIFORMS	0.00	0.00	0.00	#DIV/0!	0.00
505-2500-636700	TRAVEL & TRAINING	2,500.00	1,500.00	1,200.00	125.0%	2,000.00
505-2500-636710	DUES, MEMBERSHIP & PUBLICATION	0.00	96.90	96.90	100.0%	100.00
505-2500-636720	TRAINING AND EDUCATION	0.00	0.00	0.00	#DIV/0!	0.00
505-2500-636800	VEHICLE & EQUIPMENT	0.00	0.00	0.00	#DIV/0!	0.00
505-2500-636870	EMPLOYEE REIMBURSEMENT	0.00	136.43	152.75	89.3%	100.00
505-2500-647025	CAPITAL IMPROVEMENT PLAN	0.00	0.00	0.00	#DIV/0!	0.00
505-2500-647065	Tyler Incode Software	0.00	0.50	133.60	0.4%	0.00
505-2500-676920	GARBAGE COLLECTION	235,000.00	250,940.34	274,531.32	91.4%	314,018.22
505-2500-676950	MISCELLANEOUS	0.00	0.00	0.00	#DIV/0!	0.00
505-420290	MISC	0.00	19,900.63	522,432.10	3.8%	45,049.78

505-470010	WATER FEES	1,720,000.00	1,850,682.98	2,193,312.61	84.4%	2,230,963.33
505-470020	GARBAGE	245,000.00	249,426.79	287,203.39	86.8%	311,120.00
505-470030	BULK WATER	25,000.00	40,060.75	45,525.00	88.0%	56,510.50
505-470035	CREDIT CARD FEES	0.00	0.00	1.87	0.0%	7,181.83
505-470040	CSI	15,000.00	16,700.00	17,500.00	95.4%	6,300.00
505-470045	WATER TAP FEES	200,000.00	119,200.00	122,200.00	97.5%	78,000.00
505-470050	WATER IMPACT FEES	350,000.00	631,282.00	662,128.00	95.3%	341,400.00
505-470051	SEWER IMPACT FEES	250,000.00	653,283.00	688,013.00	95.0%	311,815.00
505-470055	METER PURCHASE	1,578.00	3,856.59	4,118.11	93.6%	15,955.40
505-470060	METER SET FEES	65,000.00	52,643.50	55,043.50	95.6%	35,251.90
505-470070	MISC. FEES	20,000.00	57,088.17	63,010.55	90.6%	48,776.29
505-470080	RECONNECT FEES	1,000.00	11,357.67	11,357.67	100.0%	-35.00
505-470110	SEWER FEES	800,000.00	1,076,729.16	1,187,137.11	90.7%	1,198,872.02
505-470115	SEWER TAP FEES	300,000.00	161,600.00	165,600.00	97.6%	104,000.00
505-475910	INTEREST INCOME	0.00	2,748.64	3,910.81	70.3%	14,758.05
505-480205	CONTRIBUTED CAPITAL - WEST SIDE SEV	0.00	85,012.50	253,732.50	33.5%	78,324.00
505-8000-688060	2014 GO REFUND - PRINCIPAL	0.00	0.00	0.00	#DIV/0!	80,000.00
505-8000-688063	2014 GO REFUNDING BOND - INTEREST	5,280.00	5,280.00	5,280.00	100.0%	3,520.00
505-8000-688065	2017 GO REFUND - PRINCIPAL	0.00	0.00	0.00	#DIV/0!	180,000.00
505-8000-688070	2014 CO BOND - PRINCIPAL	0.00	0.00	0.00	#DIV/0!	70,000.00
505-8000-688073	2014 CO BOND - INTEREST	35,916.00	35,916.01	35,916.01	100.0%	34,018.00
505-8000-688075	2017 CO SWIFT - PRINCIPAL	0.00	0.00	0.00	#DIV/0!	125,000.00
505-8000-688090	FINANCIAL FEES	0.00	27,655.45	27,655.45	100.0%	0.00
505-8000-688098	2017 GO REFUNDING INTEREST	33,617.00	33,616.50	41,861.57	80.3%	29,675.00
505-8000-688099	2017 CO SWIFT INTEREST	28,802.00	28,802.00	28,802.00	100.0%	27,962.00
505-8000-688100	2020 CO SWIFT PRINCIPAL	0.00	0.00	0.00	#DIV/0!	120,000.00
505-8000-688101	2020 CO SWIFT INTEREST	16,666.00	16,666.00	16,666.00	100.0%	16,586.00
505-8000-688105	2021 CO SWIFT PRINCIPAL	0.00	0.00	0.00	#DIV/0!	110,000.00
505-8000-688107	2023 CO INTEREST	0.00	0.00	0.00	#DIV/0!	0.00
505-8000-688108	2023 CO PRINCIPAL	0.00	0.00	0.00	#DIV/0!	0.00

505-8000-688110	TRA DEBT SERVICE	0.00	0.00	0.00	#DIV/0!	0.00

FY23 YTD Actuals	2022-2023 Total Activity	FY 24 Variance	FY23 YTD % of Total Actuals	2023-2024 Total Budget	FY24 YTD Actuals	2023-2024 Total Activity	FY24 Variance	FY24 YTD % of Total Actuals	FY25 Org. Projection
573,248.84	644,983	24,026	88.9%	823,080.45	702,582.22	794,334.34	28,746	88.4%	680,600
1,925.00	2,100	0	91.7%	2,100.00	1,925.00	2,100.00	-	91.7%	2,100
0.00	-	1,200	#DIV/0!	2,229.98	474.27	2,229.98	-	21.3%	15,176
35,788.22	41,649	-5,598	85.9%	51,390.28	43,712.70	49,653.77	1,737	88.0%	42,001
8,384.45	9,755	-1,324	85.9%	12,018.86	10,223.23	11,612.71	406	88.0%	9,945
41,847.40	48,580	-6,366	86.1%	59,518.42	50,692.71	57,431.44	2,087	88.3%	55,819
73,364.04	82,932	-15,432	88.5%	65,754.67	60,702.75	65,886.22	(132)	92.1%	71,871
1,773.99	1,774	-120	100.0%	2,978.25	2,978.25	2,978.25	-	100.0%	2,344
91.30	99	-31	91.8%	524.79	459.47	522.56	2	87.9%	2,016
0.00	-	0	#DIV/0!	0.00	-57.86	-57.86	58	100.0%	-
4,612.22	5,643	2,176	81.7%	6,038.46	5,527.03	5,903.57	135	93.6%	5,643
113,621.11	113,934	-20,398	99.7%	28,568.92	28,568.92	28,568.92	-	100.0%	115,000
4,081.20	11,955	-8,955	34.1%	6,833.76	6,833.76	6,833.76	-	100.0%	5,000
3,911.92	4,192	-1,192	93.3%	4,208.63	3,864.59	4,714.52	(506)	82.0%	4,715
20,821.29	27,762	-12,068	75.0%	37,191.87	37,191.87	37,191.87	-	100.0%	45,822
0.00	-	0	#DIV/0!	39,415.26	34,415.26	64,480.10	(25,065)	53.4%	64,480
64.60	65	-65	100.0%	21,030.42	24,619.40	21,030.42	-	117.1%	13,945
190,089.79	191,582	11,890	99.2%	121,577.03	113,575.78	137,477.03	(15,900)	82.6%	193,477
7,100.00	9,733	-5,733	73.0%	15,375.00	9,783.07	13,158.07	2,217	74.4%	14,000
508.85	745	-745	68.3%	351.84	18,298.12	535.86	(184)	3414.7%	343
0.00	-	11,000	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	11,000
0.00	-	0	#DIV/0!	735.97	582.81	735.97	-	79.2%	514
0.00	-	0	#DIV/0!	1,799.84	1,799.84	1,799.84	-	100.0%	-
0.00	1,840	-1,240	0.0%	400.00	400.00	400.00	-	100.0%	600
0.00	-	0	#DIV/0!	8,090.00	6,090.00	8,090.00	-	75.3%	8,873
646.00	646	-646	100.0%	2,771.61	2,694.07	2,771.61	-	97.2%	2,435
210.00	210	15	100.0%	280.00	280.00	280.00	-	100.0%	225
327.95	365	-115	89.9%	173.81	173.81	173.81	-	100.0%	250
3,461.61	3,984	2,016	86.9%	2,821.57	2,821.57	5,219.45	(2,398)	54.1%	5,219
15,921.05	15,921	-9,921	100.0%	1,079.45	1,079.45	1,079.45	-	100.0%	4,884
1,971.22	1,982	-1,282	99.4%	961.55	888.55	961.55	-	92.4%	700
172.22	257	-57	67.0%	180.00	180.00	180.00	-	100.0%	200

262.10	350	1,150	74.9%	357.94	253.00	357.94	-	70.7%	2,000
9,079.19	9,373	-7,873	96.9%	4,290.48	4,290.48	4,290.48	-	100.0%	2,428
12,956.32	13,581	-3,581	95.4%	28,904.36	24,048.02	28,904.36	-	83.2%	30,000
10,386.80	10,387	-3,387	100.0%	11,141.80	9,541.80	11,141.80	-	85.6%	11,142
3,484.66	3,507	-7	99.4%	4,293.05	3,977.73	4,293.05	-	92.7%	4,293
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	277
0.00	-	0	#DIV/0!	62.10	62.10	62.10	-	100.0%	-
0.00	-	0	#DIV/0!	974.26	516.08	974.26	-	53.0%	9
0.00	-	0	#DIV/0!	13,767.18	13,767.18	13,767.18	-	100.0%	-
0.00	(75)	75	0.0%	0.00	0.00	0.00	-	#DIV/0!	-
6,328.89	6,329	-5,329	100.0%	2,548.99	2,548.99	2,548.99	-	100.0%	5,000
-8,997.06	(8,997)	29,597	100.0%	23,822.44	23,822.44	23,822.44	-	100.0%	22,000
0.00	-	0	#DIV/0!	1,167.72	1,167.72	1,167.72	-	100.0%	-
0.00	4,718	-4,718	0.0%	81,115.53	81,175.53	81,175.53	(60)	100.0%	-
24,596.25	24,596	404	100.0%	12,106.19	12,106.19	12,106.19	-	100.0%	100,000
106,728.71	115,867	35,153	92.1%	128,564.58	122,464.59	137,468.23	(8,904)	89.1%	140,625
162.50	175	-175	92.9%	-150.00	75.00	75.00	(225)	100.0%	-
72.09	72	328	100.0%	-1,394.22	57.39	57.39	(1,452)	100.0%	71
6,603.74	7,339	2,049	90.0%	7,736.18	7,586.91	8,516.37	(780)	89.1%	8,749
1,544.86	1,717	479	90.0%	1,809.42	1,774.63	1,992.01	(183)	89.1%	2,046
6,694.24	7,558	3,435	88.6%	5,816.50	8,603.45	9,685.24	(3,869)	88.8%	10,572
17,460.48	19,731	7,269	88.5%	15,089.96	21,067.41	23,315.93	(8,226)	90.4%	29,179
429.27	429	97	100.0%	636.32	720.66	720.66	(84)	100.0%	753
37.28	37	8	100.0%	-690.44	108.06	158.78	(849)	68.1%	469
997.76	1,167	834	85.5%	2,664.06	1,737.21	1,890.61	773	91.9%	1,958
190.34	167	183	113.7%	24.26	176.43	196.25	(172)	89.9%	350
0.00	-	0	#DIV/0!	945.20	256.90	472.60	473	54.4%	78
0.00	-	0	#DIV/0!	57.24	28.62	28.62	29	100.0%	-
0.00	468	-310	0.0%	-600.00	0.00	0.00	(600)	#DIV/0!	600
470.40	470	30	100.0%	-500.00	0.00	0.00	(500)	#DIV/0!	500
5,250.15	5,250	250	100.0%	5,552.96	5,776.48	5,776.48	(224)	100.0%	6,000
0.00	-	0	#DIV/0!	9,780.02	3,690.01	4,890.01	4,890	75.5%	4,980
435.00	435	-435	100.0%	280.00	140.00	140.00	140	100.0%	93
0.00	-	2,000	#DIV/0!	-65.70	967.15	967.15	(1,033)	100.0%	2,000
2,406.24	2,472	1,028	97.3%	540.16	2,020.08	2,020.08	(1,480)	100.0%	3,500

16,764.59	16,765	-14,765	100.0%	-2,000.00	0.00	0.00	(2,000)	#DIV/0!	2,000
481.46	492	8	97.9%	-147.62	176.19	176.19	(324)	100.0%	500
2,051.72	2,052	-1,052	100.0%	429.66	714.83	714.83	(285)	100.0%	1,000
502.49	502	1,498	100.0%	-1,898.78	4.38	50.61	(1,949)	8.7%	3,500
0.00	-	226	#DIV/0!	18.00	122.00	122.00	(104)	100.0%	125
0.00	398	-398	0.0%	127.22	63.61	63.61	64	100.0%	-
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	140
2,209.90	4,384	3,116	50.4%	-2,372.00	2,564.00	2,564.00	(4,936)	100.0%	7,876
25,810.16	26,221	3,779	98.4%	44,758.82	37,379.41	37,379.41	7,379	100.0%	30,000
494.06	494	6	100.0%	445.88	472.94	472.94	(27)	100.0%	500
67,629.20	77,410	-15,347	87.4%	89,760.53	74,645.54	85,551.81	4,209	87.3%	96,341
750.00	750	750	100.0%	1,000.00	900.00	1,000.00	-	90.0%	1,200
82.03	82	318	100.0%	303.25	243.90	303.25	-	80.4%	452
4,439.49	5,196	-1,230	85.4%	5,872.86	4,913.34	5,619.23	254	87.4%	5,867
1,037.90	1,215	-288	85.4%	1,373.29	1,148.91	1,313.99	59	87.4%	1,372
4,791.25	5,636	-992	85.0%	6,579.64	5,475.73	6,274.11	306	87.3%	7,037
11,124.54	12,630	-3,630	88.1%	5,512.99	4,612.66	5,045.71	467	91.4%	13,334
280.32	280	40	100.0%	470.65	470.65	470.65	-	100.0%	370
20.49	24	-15	84.2%	48.83	42.86	46.92	2	91.3%	197
595.18	689	397	86.4%	857.45	757.22	833.83	24	90.8%	856
190.34	167	83	113.7%	187.13	176.43	196.25	(9)	89.9%	250
36.54	46	-46	78.8%	629.80	591.32	629.80	-	93.9%	907
3,432.00	4,025	175	85.3%	4,056.00	3,463.20	3,775.20	281	91.7%	4,200
900.00	990	590	90.9%	1,170.00	1,170.00	1,170.00	-	100.0%	1,600
7,596.80	8,430	-1,930	90.1%	5,790.13	5,294.47	5,790.13	-	91.4%	6,500
264.00	264	136	100.0%	174.00	174.00	174.00	-	100.0%	265
9,007.50	12,225	2,775	73.7%	19,684.73	19,684.73	20,923.43	(1,239)	94.1%	20,000
109,105.51	139,058	-29,952	78.5%	128,004.14	128,004.14	128,004.14	-	100.0%	150,000
908.32	908	-908	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
0.00	78	80	0.0%	0.00	0.00	0.00	-	#DIV/0!	158
1,458.00	1,458	-708	100.0%	960.00	960.00	960.00	-	100.0%	1,500
799.94	800	0	100.0%	898.66	898.66	898.66	-	100.0%	1,000
0.00	-	0	#DIV/0!	199.00	199.00	199.00	-	100.0%	-
716.53	726	274	98.7%	781.98	781.98	794.08	(12)	98.5%	885
396.00	396	104	100.0%	268.00	268.00	268.00	-	100.0%	500

2,740.96	2,741	1,759	100.0%	1,892.81	1,892.81	1,892.81	-	100.0%	4,500
185.00	206	44	89.6%	130.00	130.00	130.00	-	100.0%	300
2,900.00	5,800	-2,900	50.0%	0.00	0.00	0.00	-	#DIV/0!	4,711
0.00	398	-398	0.0%	1,261.30	-96.80	1,261.30	-	-7.7%	-
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
870,006.58	954,586	86,168	91.1%	1,039,916.47	877,957.17	1,007,324.26	32,592	87.2%	1,155,470
4,515.00	4,930	2,030	91.6%	6,720.00	6,070.00	6,720.00	-	90.3%	6,712
20,491.07	22,815	-6,315	89.8%	28,970.53	26,723.04	27,970.55	1,000	95.5%	22,163
53,831.17	60,593	5,388	88.8%	63,929.67	54,277.57	62,246.76	1,683	87.2%	71,119
12,589.71	14,171	1,260	88.8%	14,951.37	12,693.99	14,557.79	394	87.2%	16,632
64,816.55	73,022	4,240	88.8%	77,576.39	65,685.76	75,153.01	2,423	87.4%	93,098
67,571.81	77,610	66,390	87.1%	99,908.91	87,298.16	96,793.56	3,115	90.2%	107,893
27,044.76	27,045	2,856	100.0%	45,404.08	45,404.08	45,404.08	-	100.0%	30,671
158.30	158	-14	100.0%	602.04	471.81	602.04	-	78.4%	2,026
4,435.08	5,297	9,640	83.7%	7,673.24	6,770.55	7,465.15	208	90.7%	8,170
8,621.15	9,519	1,713	90.6%	16,868.67	13,344.03	22,999.21	(6,131)	58.0%	9,519
4,622.60	4,722	-4,722	97.9%	1,201.41	1,201.41	1,412.21	(211)	85.1%	1,225
16,418.92	38,819	1,872	42.3%	29,737.00	29,737.00	29,737.00	-	100.0%	34,039
10,413.05	19,460	-7,060	53.5%	223,437.46	217,729.56	223,645.36	(208)	97.4%	157,806
0.00	-	0	#DIV/0!	971.54	971.54	971.54	-	100.0%	-
11,247.75	11,248	752	100.0%	13,402.36	13,402.36	13,402.36	-	100.0%	20,024
6,621.00	6,621	-121	100.0%	9,757.00	9,757.00	9,757.00	-	100.0%	8,618
0.00	-	500	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	2,500
114.17	114	486	100.0%	215.52	215.52	215.52	-	100.0%	8,663
1,196.89	1,394	-994	85.9%	1,111.32	1,111.32	1,111.32	-	100.0%	1,394
10,975.06	10,975	651	100.0%	3,912.04	3,912.04	3,912.04	-	100.0%	12,000
4,516.40	4,516	1,034	100.0%	-300.00	-300.00	-300.00	-	100.0%	8,658
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	5,000
6,265.00	6,785	-4,285	92.3%	4,328.00	4,328.00	4,328.00	-	100.0%	6,660
1,788.00	1,788	212	100.0%	1,588.00	1,829.00	1,588.00	-	115.2%	1,511
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	1,200
5,799.31	6,699	-1,399	86.6%	2,715.00	2,715.00	2,715.00	-	100.0%	9,292
3,577.52	3,783	482	94.6%	4,177.20	4,064.20	4,319.44	(142)	94.1%	4,319
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	5,000

986.45	1,033	217	95.5%	1,298.13	1,109.79	1,335.49	(37)	83.1%	977
181.70	182	118	100.0%	387.50	387.50	387.50	-	100.0%	388
6,579.67	7,227	1,353	91.0%	6,734.82	5,794.82	6,734.82	-	86.0%	41,000
11,101.87	11,102	-1,862	100.0%	11,983.23	11,128.23	11,983.23	-	92.9%	36,503
1,214.95	1,215	-15	100.0%	6,575.90	6,575.90	6,575.90	-	100.0%	6,426
0.00	-	0	#DIV/0!	7,370.06	0.00	7,370.06	-	0.0%	9
8,329.30	8,585	2,215	97.0%	106,605.08	106,114.60	106,605.08	-	99.5%	22,944
200.00	240	2,260	83.3%	192.00	192.00	192.00	-	100.0%	162
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	6,900
609.99	610	830	100.0%	589.00	589.00	589.00	-	100.0%	1,400
44,347.18	48,995	11,005	90.5%	60,559.56	50,459.33	60,559.56	-	83.3%	78,553
213.84	7,347	-7,347	2.9%	0.00	0.00	0.00	-	#DIV/0!	-
0.00	-	2,880	#DIV/0!	2,715.00	2,715.00	2,715.00	-	100.0%	8,500
0.00	-	0	#DIV/0!	2,700.00	2,025.00	2,700.00	-	75.0%	2,700
0.00	-	1,500	#DIV/0!	34,257.50	34,257.50	34,257.50	-	100.0%	3,000
32,726.73	18,717	40,280	174.9%	22,371.20	22,371.20	22,371.20	-	100.0%	62,654
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	24,000
238.40	238	-238	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
1,016.00	1,016	-1,016	100.0%	2,265.95	2,265.95	2,265.95	-	100.0%	-
112,688.29	23,180	152,870	486.1%	120,635.57	108,288.61	120,635.57	-	89.8%	128,019
0.00	7,015	-7,015	0.0%	118,981.65	118,981.65	118,981.65	-	100.0%	-
89.49	89	161	100.0%	342.49	342.49	342.49	-	100.0%	500
0.00	-	0	#DIV/0!	2,328.74	2,328.74	2,328.74	-	100.0%	2,329
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	786
339,688.47	395,181	46,195	86.0%	860,717.69	753,129.31	840,616.31	20,101	89.6%	753,886
175.00	175	-175	100.0%	3,050.00	2,725.00	3,050.00	-	89.3%	5,100
90,483.97	133,309	-81,805	67.9%	231,381.56	191,455.45	228,893.48	2,488	83.6%	231,880
25,127.31	31,708	-9,972	79.2%	65,935.69	57,202.23	64,865.09	1,071	88.2%	66,163
5,876.61	7,416	-2,333	79.2%	15,420.25	13,377.78	15,169.87	250	88.2%	15,473
30,144.59	38,154	-11,738	79.0%	79,221.87	68,456.57	77,581.87	1,640	88.2%	83,184
48,669.81	58,087	-7,687	83.8%	89,498.24	78,664.56	86,575.81	2,922	90.9%	91,870
0.00	-	14,023	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	21,965

90.74	93	-39	97.8%	207.01	207.01	207.01	-	100.0%	1,417
2,958.09	3,599	-341	82.2%	5,857.34	5,189.44	5,692.06	165	91.2%	6,652
0.00	-	0	#DIV/0!	55.23	0.00	55.23	-	0.0%	54
34,550.00	37,050	180,950	93.3%	43,242.50	42,917.75	43,242.50	-	99.2%	23,926
0.00	-	0	#DIV/0!	115,350.00	68,100.00	115,350.00	-	59.0%	94,500
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	8,898
558,311.38	558,467	-3,724	100.0%	554,743.00	427,188.97	429,500.01	125,243	99.5%	554,743
0.00	-	0	#DIV/0!	778.91	729.91	778.91	-	93.7%	950
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	250
0.00	-	0	#DIV/0!	190.76	190.76	190.76	-	100.0%	-
0.00	-	0	#DIV/0!	3,059.95	3,059.95	3,059.95	-	100.0%	3,025
0.00	-	0	#DIV/0!	300.00	300.00	300.00	-	100.0%	400
15,048.41	16,906	-13,906	89.0%	6,220.88	5,963.61	6,220.88	-	95.9%	453
0.00	-	0	#DIV/0!	3,245.00	3,245.00	3,245.00	-	100.0%	3,245
0.00	-	0	#DIV/0!	2,487.35	2,487.35	2,487.35	-	100.0%	2,889
0.00	-	58,250	#DIV/0!	58,251.00	58,249.96	58,249.96	1	100.0%	58,250
188.98	189	2,811	100.0%	5,495.30	5,495.30	5,495.30	-	100.0%	10,000
513.20	(15,521)	33,176	-3.3%	8,456.38	7,171.94	8,456.38	-	84.8%	17,655
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	220,381
0.00	-	0	#DIV/0!	0.00	195.00	325.00	(325)	60.0%	-
4,273,263.19	4,289,928	35,805	99.6%	5,169,007.10	5,199,450.20	5,163,328.10	(5,679)	100.7%	5,573,180
1,454,291.29	1,593,741	93,741	91.3%	1,478,236.76	1,189,952.50	1,658,894.73	180,658	71.7%	2,075,000
23,635.93	28,444	7,444	83.1%	18,078.88	14,870.12	19,843.69	1,765	74.9%	20,400
318,543.17	344,527	31,167	92.5%	355,347.79	301,931.41	343,661.69	11,686	87.9%	372,750
632.84	877	3,123	72.1%	4,108.17	4,088.65	4,088.65	20	100.0%	2,201
19,018.21	21,298	2,243	89.3%	21,562.48	18,424.12	20,959.61	603	87.9%	23,773
4,447.75	4,981	525	89.3%	5,042.76	4,308.78	4,901.77	141	87.9%	5,560
23,172.20	25,947	1,619	89.3%	25,820.03	21,960.86	24,970.20	850	87.9%	29,467
43,823.61	49,190	28,822	89.1%	43,651.22	37,997.63	41,984.32	1,667	90.5%	46,760
17,555.79	17,556	2,192	100.0%	29,473.54	29,473.54	29,473.54	-	100.0%	23,467

70.69	72	6	98.5%	187.60	144.67	187.06	1	77.3%	833
3,546.36	4,052	4,422	87.5%	4,521.49	3,988.91	4,391.82	130	90.8%	4,874
4,244.54	4,584	-1,784	92.6%	6,341.18	5,258.82	7,054.23	(713)	74.5%	2,800
36,305.87	43,143	6,857	84.2%	110,445.49	97,436.30	111,020.49	(575)	87.8%	150,000
0.00	-	0	#DIV/0!	2,250.00	0.00	2,250.00	-	0.0%	-
17,419.55	19,666	334	88.6%	23,763.82	20,713.52	23,763.82	-	87.2%	22,890
54,286.68	59,618	-11,618	91.1%	84,060.32	69,896.34	84,060.32	-	83.2%	110,707
3,374.32	3,374	626	100.0%	3,870.72	3,870.72	3,870.72	-	100.0%	6,278
114,446.86	80,302	-35,302	142.5%	96,164.23	94,775.58	96,164.23	-	98.6%	112,000
0.00	-	500	#DIV/0!	310.00	310.00	310.00	-	100.0%	500
1,376.35	1,719	3,281	80.1%	9,993.33	9,993.33	9,993.33	-	100.0%	9,003
3,303.48	3,303	697	100.0%	3,473.16	3,473.16	3,480.66	(8)	99.8%	3,553
2,115.55	2,282	1,718	92.7%	1,521.96	1,521.96	1,531.36	(9)	99.4%	539
916.32	932	68	98.4%	831.55	831.55	835.30	(4)	99.6%	516
354.20	854	1,046	41.5%	721.04	721.04	1,041.03	(320)	69.3%	2,000
59.97	60	60	100.0%	62.66	62.66	62.66	-	100.0%	100
31,915.78	33,480	47,670	95.3%	9,127.33	9,070.58	9,127.33	-	99.4%	38,745
3,819.32	4,142	1,358	92.2%	3,750.10	3,667.48	3,750.10	-	97.8%	5,993
978.04	1,108	392	88.3%	794.10	794.10	794.10	-	100.0%	489
39,957.16	40,680	-680	98.2%	33,940.11	32,175.71	42,537.98	(8,598)	75.6%	47,759
94.80	813	1,187	11.7%	1,753.97	1,753.97	1,753.97	-	100.0%	2,000
1,622.04	1,622	-622	100.0%	1,904.73	1,904.73	1,904.73	-	100.0%	4,000
2,668.91	2,886	1,614	92.5%	24,912.03	18,983.98	24,912.03	-	76.2%	4,500
6,334.57	6,587	3,413	96.2%	9,891.50	9,891.50	9,891.50	-	100.0%	10,700
14,093.34	15,580	-2,580	90.5%	15,208.89	12,546.96	15,208.89	-	82.5%	17,489
795.61	796	1,204	100.0%	545.94	545.94	545.94	-	100.0%	2,000
8.65	9	-9	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
0.00	-	2,500	#DIV/0!	75.22	75.22	75.22	-	100.0%	2,500
158,125.13	13,206	136,274	1197.4%	11,165.39	11,165.39	11,165.39	-	100.0%	30,850
33,325.00	(6,909)	33,409	-482.3%	24,060.03	23,160.69	24,060.03	-	96.3%	33,250
306,733.38	24,241	382,109	1265.4%	67,339.83	67,339.83	67,339.83	-	100.0%	1,103
238,555.68	274,624	74,231	86.9%	347,475.10	266,054.58	363,848.80	16,374	73.1%	291,870
18,054.34	20,855	0	86.6%	14,412.05	14,412.05	14,412.05	-	100.0%	-

12,740.00	12,740	0	100.0%	8,880.00	8,880.00	12,240.00	3,360	72.5%	13,200
463.98	464	0	100.0%	979.16	979.16	979.16	-	100.0%	888
1,250.00	1,250	500	100.0%	700.00	600.00	700.00	-	85.7%	700
149,716.87	222,610	15,408	67.3%	1,491,057.11	1,229,103.83	1,491,057.11	-	82.4%	1,789,269
48,125.28	49,349	3,503	97.5%	16,896.01	14,361.48	16,896.01	-	85.0%	2,970
0.00	-	0	#DIV/0!	6,562.43	5,306.04	6,562.43	-	80.9%	1,268
13,300.00	17,100	1,450	77.8%	64,500.00	58,550.00	64,500.00	-	90.8%	82,719
5,670.00	5,970	1,770	95.0%	8,500.00	8,050.00	8,500.00	-	94.7%	7,520
5,140.00	6,140	2,500	83.7%	4,800.00	4,600.00	4,800.00	-	95.8%	6,505
175.00	190	0	92.1%	249.85	209.85	249.85	-	84.0%	69
6,975.00	7,375	0	94.6%	6,300.00	6,100.00	6,300.00	-	96.8%	7,020
2,275.00	2,425	450	93.8%	11,790.00	10,790.00	11,790.00	-	91.5%	30,629
29,600.42	29,600	0	100.0%	35,933.84	35,933.84	35,933.84	-	100.0%	-
2,340.00	2,440	920	95.9%	1,500.00	1,400.00	1,500.00	-	93.3%	1,140
159,449.77	166,390	22,212	95.8%	317,229.77	269,134.77	317,229.77	-	84.8%	220,537
9,920.00	11,820	3,900	83.9%	47,637.10	41,837.10	47,637.10	-	87.8%	55,090
300.00	300	0	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
9,705.00	9,705	3,785	100.0%	13,770.00	13,770.00	13,770.00	-	100.0%	3,283
127,318.62	191,431	15,084	66.5%	1,322,406.60	1,198,951.23	1,322,406.60	-	90.7%	1,322,407
3,170.42	3,778	320	83.9%	6,453.33	5,875.33	6,453.33	-	91.0%	8,705
20,900.09	20,900	0	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
590.00	990	875	59.6%	635.00	485.00	635.00	-	76.4%	-
0.00	-	0	#DIV/0!	5.00	0.00	0.00	(5)	#DIV/0!	-
8,819.33	10,799	8,699	81.7%	94,755.43	94,275.43	94,755.43	-	99.5%	45,105
10,121.63	10,321	4,203	98.1%	6,850.30	6,492.13	7,151.28	301	90.8%	5,723
139,539.75	143,732	81,007	97.1%	137,617.54	131,348.77	143,394.82	5,777	91.6%	143,855
190,904.02	196,086	105,161	97.4%	187,743.01	179,582.92	196,820.20	9,077	91.2%	188,151
8,922.50	8,613	4,587	103.6%	5,891.43	5,891.43	5,891.43	-	100.0%	2,051
64.00	70	54	91.4%	57.00	39.00	57.00	-	68.4%	7
1,173.71	1,024	454	114.7%	852.87	852.87	852.87	-	100.0%	235
0.00	-	0	#DIV/0!	25.00	25.00	25.00	-	100.0%	-

4,192.26	3,742	1,406	112.0%	4,621.44	4,721.44	4,771.44	150	99.0%	3,696
1,029.02	1,029	0	100.0%	1,000.00	0.00	0.00	(1,000)	#DIV/0!	1,000
510.00	540	0	94.4%	424.55	409.55	424.55	-	96.5%	623
193.00	193	0	100.0%	358.03	358.03	358.03	-	100.0%	418
780.85	844	346	92.6%	1,362.75	1,190.60	1,362.75	-	87.4%	1,374
0.00	-	-100	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
22,852.50	23,123	0	98.8%	22,250.00	22,202.50	22,250.00	-	99.8%	30,412
0.00	-	0	#DIV/0!	2,775.00	2,775.00	2,775.00	-	100.0%	-
4,689.55	4,889	3,670	95.9%	6,670.43	6,319.43	6,965.40	295	90.7%	6,846
4,451.25	4,611	3,244	96.5%	5,525.99	5,239.45	5,766.77	241	90.9%	5,585
5,115.36	5,115	0	100.0%	5,241.38	5,241.38	5,241.38	-	100.0%	5,365
0.00	-	0	#DIV/0!	0.00	-160.00	-160.00	(160)	100.0%	-
19,350.00	19,350	0	100.0%	67,250.01	62,300.01	67,250.01	-	92.6%	55,567
479.00	479	0	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
11,483.84	11,484	7,416	100.0%	18,400.00	18,400.00	18,400.00	-	100.0%	17,221
11,019.12	11,053	3,534	99.7%	21,516.38	21,514.38	21,516.38	-	100.0%	15,339
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	12,000
496,254.34	497,554	3,274	99.7%	829,399.00	879,282.48	880,316.05	50,917	99.9%	823,459
97,271.24	57,604	1,903	168.9%	54,553.70	51,782.78	54,621.17	67	94.8%	20,679
48,025.23	48,025	48,025	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
145,998.96	167,854	53,457	87.0%	268,879.81	33,222.79	57,299.50	(211,580)	58.0%	887,989
311,301.70	311,302	311,302	100.0%	0.00	160,988.87	0.00	-	#DIV/0!	-
33,000.00	36,000	0	91.7%	36,000.00	24,000.00	27,000.00	(9,000)	88.9%	36,000
384,915.82	418,330	21,533	92.0%	531,461.87	453,480.33	517,525.26	13,937	87.6%	489,915
550.00	600	2,400	91.7%	1,200.00	1,075.00	1,200.00	-	89.6%	1,750
6,859.80	7,717	4,283	88.9%	7,871.19	7,701.98	7,871.19	-	97.9%	6,742
23,267.07	25,920	2,189	89.8%	32,555.19	27,943.97	31,862.16	693	87.7%	29,636
5,441.69	6,062	512	89.8%	7,613.59	6,535.17	7,451.50	162	87.7%	7,388

28,372.64	31,617	1,297	89.7%	38,789.66	33,136.22	37,777.86	1,012	87.7%	39,583
49,740.00	55,422	21,078	89.7%	70,295.31	62,238.28	68,532.05	1,763	90.8%	72,056
2,190.10	2,190	27	100.0%	3,676.83	3,676.83	3,676.83	-	100.0%	2,894
71.08	73	-5	96.9%	119.04	117.95	117.95	1	100.0%	813
2,535.16	2,968	5,032	85.4%	4,913.89	4,383.13	4,813.16	101	91.1%	5,105
1,327.57	1,414	86	93.9%	1,365.92	716.78	1,365.92	-	52.5%	1,500
3,492.80	3,772	-1,770	92.6%	4,198.77	3,475.55	4,528.57	(330)	76.7%	2,002
22,642.00	22,642	-7,642	100.0%	13,338.00	8,340.00	13,338.00	-	62.5%	67,711
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	2,000
2,343.28	2,343	157	100.0%	2,687.98	2,687.98	2,687.98	-	100.0%	4,088
0.00	-	3,500	#DIV/0!	121,109.23	128,048.11	128,680.22	(7,571)	99.5%	16,580
3,827.10	3,827	-3,827	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
308,259.22	222,392	96,078	138.6%	256,594.00	235,091.74	256,594.00	-	91.6%	222,392
9,950.00	9,950	-250	100.0%	9,700.00	5,700.00	9,700.00	-	58.8%	13,000
0.00	-	1,000	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	1,000
8,040.00	8,040	1,460	100.0%	7,050.00	4,695.00	7,050.00	-	66.6%	4,000
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	9,000
0.00	-	0	#DIV/0!	2,017.10	2,017.10	2,017.10	-	100.0%	-
7,677.03	7,677	3,823	100.0%	32,106.59	23,527.10	32,106.59	-	73.3%	12,000
20,971.60	12,072	-12,072	173.7%	0.00	0.00	0.00	-	#DIV/0!	-
51,327.56	7,392	23,153	694.4%	14,481.71	14,481.71	14,481.71	-	100.0%	48,595
0.00	130	-130	0.0%	0.00	0.00	0.00	-	#DIV/0!	-
157.50	158	-158	100.0%	39.05	39.05	39.05	-	100.0%	39
0.00	-	0	#DIV/0!	19.65	19.65	19.65	-	100.0%	-
1,671.48	1,671	35	100.0%	499.33	499.33	499.33	-	100.0%	1,400
6,425.63	6,426	74	100.0%	9,910.27	9,910.27	9,910.27	-	100.0%	13,000
316.50	326	424	97.0%	406.00	406.00	413.72	(8)	98.1%	750
2,086.00	2,171	-2,071	96.1%	2,612.50	2,612.50	2,612.50	-	100.0%	100
1,526.11	1,673	827	91.2%	966.99	966.99	966.99	-	100.0%	2,500
10,644.64	10,645	355	100.0%	15,556.21	15,456.21	17,506.21	(1,950)	88.3%	10,000
4,493.22	4,515	-2,315	99.5%	1,648.25	1,648.25	1,648.25	-	100.0%	2,200

0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	189
1,890.56	2,040	-340	92.7%	5,015.72	4,876.33	5,015.72	-	97.2%	2,731
7,264.18	7,668	-168	94.7%	7,489.82	5,714.93	7,489.82	-	76.3%	12,635
0.00	-	0	#DIV/0!	107.44	0.00	107.44	-	0.0%	850
3,342.68	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
21,528.88	8,998	7,002	239.3%	20,221.95	18,530.16	20,221.95	-	91.6%	32,000
0.00	2,702	-2,702	0.0%	192.14	192.14	192.14	-	100.0%	5,000
0.00	-	0	#DIV/0!	110.00	55.00	110.00	-	50.0%	55
35,000.00	35,000	0	100.0%	60,000.00	20,000.00	60,000.00	-	33.3%	60,000
1,628.91	1,629	21	100.0%	2,640.00	851.89	2,611.89	28	32.6%	1,320
190,000.00	190,000	0	100.0%	380,000.00	195,000.00	380,000.00	-	51.3%	395,000
21,957.79	21,958	161	100.0%	43,692.00	17,827.31	43,559.81	132	40.9%	35,369
0.00	-	0	#DIV/0!	115,000.00	115,000.00	115,000.00	-	100.0%	120,000
0.00	-	0	#DIV/0!	31,974.00	31,974.00	31,974.00	-	100.0%	28,616
350.00	350	-350	100.0%	0.00	350.00	350.00	(350)	100.0%	175
165,000.00	165,000	0	100.0%	180,000.00	180,000.00	180,000.00	-	100.0%	120,000
77,250.00	77,250	0	100.0%	69,000.00	69,000.00	69,000.00	-	100.0%	61,800
0.00	-	0	#DIV/0!	0.00	55.25	55.25	(55)	100.0%	-
4,899.76	4,972	-1,972	98.5%	5,255.38	5,255.38	5,255.38	-	100.0%	4,249
100,539.45	116,683	-76,683	86.2%	91,991.49	93,196.49	93,251.49	(1,260)	99.9%	75,000
160,915.18	191,075	-191,075	84.2%	133,983.82	129,914.82	133,983.82	-	97.0%	122,975
1,810.00	1,810	6,190	100.0%	3,950.00	3,950.00	3,950.00	-	100.0%	8,000
111,825.51	120,837	-60,837	92.5%	119,775.45	113,978.15	123,567.05	(3,792)	92.2%	110,000
1,810.68	2,076	1,924	87.2%	2,184.28	2,184.28	2,184.28	-	100.0%	2,762
0.00	-	2,500	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	44,880
14,491.24	19,731	-14,731	73.4%	18,920.75	18,708.67	19,060.33	(140)	98.2%	17,000
10,853.80	12,466	-466	87.1%	14,978.46	13,046.77	14,978.46	-	87.1%	15,659
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	1,000
0.00	10,000	0	0.0%	10,000.00	10,000.00	10,000.00	-	100.0%	10,000
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	2,869
3,734.00	3,734	1,266	100.0%	10,260.00	10,260.00	10,260.00	-	100.0%	10,260
10,564.00	10,564	86	100.0%	10,650.00	10,650.00	10,650.00	-	100.0%	-
38,667.69	43,009	-3,009	89.9%	42,918.09	42,189.21	43,647.15	(729)	96.7%	40,000
26,219.13	16,369	7,631	160.2%	14,640.83	14,640.83	14,640.83	-	100.0%	14,805
5,667.00	5,667	-417	100.0%	6,309.00	6,309.00	6,309.00	-	100.0%	8,352

3,164.00	3,164	236	100.0%	3,688.00	3,688.00	3,688.00	-	100.0%	5,642
16,422.01	16,422	-4,422	100.0%	20,591.99	20,591.99	20,591.99	-	100.0%	28,189
21,176.66	23,139	-2,639	91.5%	18,615.24	14,296.96	16,458.77	2,156	86.9%	27,850
29,204.31	15,203	5,797	192.1%	19,279.15	18,054.19	19,279.15	-	93.6%	17,494
3,918.47	4,052	-552	96.7%	15,477.77	13,477.77	15,477.77	-	87.1%	18,000
148,239.93	169,557	-19,557	87.4%	106,125.16	102,406.85	112,878.56	(6,753)	90.7%	196,858
0.00	-	0	#DIV/0!	3,408.85	3,408.85	3,408.85	-	100.0%	9,520
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	1,882
22,825.53	22,826	-1,826	100.0%	15,772.56	15,772.56	15,772.56	-	100.0%	10,000
5,280.30	5,423	-423	97.4%	3,210.99	3,210.99	3,210.99	-	100.0%	3,853
1,036.22	3,141	5,859	33.0%	2,220.00	2,220.00	2,220.00	-	100.0%	-
354.00	354	-354	100.0%	136.00	136.00	136.00	-	100.0%	-
363.22	363	637	100.0%	947.21	947.21	947.21	-	100.0%	-
1,949.49	3,107	-1,107	62.7%	2,270.10	1,321.00	2,270.10	-	58.2%	3,500
2,681.54	2,682	-682	100.0%	1,138.40	1,138.40	1,138.40	-	100.0%	3,102
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	185
0.00	-	0	#DIV/0!	3,867.44	3,211.44	3,867.44	-	83.0%	3,936
0.00	-	0	#DIV/0!	0.00	110.88	110.88	(111)	100.0%	-
5,445.91	5,778	-2,778	94.3%	6,496.61	6,225.07	6,496.61	-	95.8%	9,292
34.64	35	2,465	100.0%	911.44	1,527.34	1,527.34	(616)	100.0%	-
0.00	31,544	-31,544	0.0%	807,747.00	394,834.25	807,747.00	-	48.9%	49,513
7,689.00	7,689	-7,689	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
963,211.12	1,597,038	-574,428	60.3%	688,197.49	688,197.49	688,197.49	-	100.0%	678,273
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	975
3,500.00	3,500	0	100.0%	7,000.00	7,000.00	7,000.00	-	100.0%	3,500
363,572.83	398,435	51,950	91.3%	387,500.00	297,488.13	414,723.70	27,224	71.7%	518,750
8,957.26	9,933	9,433	90.2%	3,000.00	11,233.08	12,227.66	9,228	91.9%	11,014
21,100.00	23,100	300	91.3%	22,800.00	18,000.00	18,000.00	(4,800)	100.0%	12,600
0.00	-	200	#DIV/0!	200.00	0.00	0.00	200	#DIV/0!	200
0.00	-	4,000	#DIV/0!	4,000.00	0.00	0.00	4,000	#DIV/0!	4,000
2,000.00	2,000	32,648	100.0%	10,000.00	1,250.00	1,250.00	8,750	100.0%	4,767
12,090.00	12,090	-630	100.0%	500.00	17,500.00	17,500.00	(17,000)	100.0%	2,000
0.00	-	200	#DIV/0!	200.00	0.00	0.00	200	#DIV/0!	200
16,500.00	18,000	0	91.7%	18,000.00	13,500.00	18,000.00	-	75.0%	18,000

536.98	537	-537	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
200.00	200	300	100.0%	500.00	0.00	0.00	500	#DIV/0!	1,000
0.00	-	3,750	#DIV/0!	3,750.00	3,750.00	3,750.00	-	100.0%	3,750
27,600.00	27,600	75,000	100.0%	100,000.00	153,160.00	153,160.00	(53,160)	100.0%	200,000
75,000.00	75,000	0	100.0%	70,000.00	70,000.00	70,000.00	-	100.0%	75,000
9,964.50	9,965	1	100.0%	8,322.00	8,322.00	8,322.00	-	100.0%	6,789
363,572.83	398,435	51,950	91.3%	387,500.00	297,488.11	415,263.68	27,764	71.6%	518,750
11,385.95	12,627	12,127	90.2%	3,000.00	14,278.82	15,543.06	12,543	91.9%	14,183
0.00	-	4,000	#DIV/0!	4,000.00	0.00	0.00	4,000	#DIV/0!	4,000
2,000.00	2,000	13,297	100.0%	10,000.00	1,250.00	1,250.00	8,750	100.0%	3,465
0.00	-	0	#DIV/0!	500.00	0.00	0.00	500	#DIV/0!	-
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	2,000
0.00	-	200	#DIV/0!	200.00	0.00	0.00	200	#DIV/0!	200
16,500.00	18,000	0	91.7%	18,000.00	13,500.00	18,000.00	-	75.0%	18,000
0.00	-	500	#DIV/0!	500.00	0.00	0.00	500	#DIV/0!	500
0.00	-	3,750	#DIV/0!	3,750.00	3,750.00	3,750.00	-	100.0%	3,750
5,143.28	5,143	2,357	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
40,201.00	40,201	85,000	100.0%	100,000.00	161,360.00	161,360.00	(61,360)	100.0%	200,000
0.00	-	50,000	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
90,000.00	90,000	0	100.0%	95,000.00	95,000.00	95,000.00	-	100.0%	100,000
17,410.50	17,411	1	100.0%	15,440.00	15,440.00	15,440.00	-	100.0%	13,359
8,697.00	8,697	-8,697	100.0%	0.00	0.00	0.00	-	#DIV/0!	5,000
755,154.40	635,795	-635,795	118.8%	643,600.00	9,333.04	9,333.04	634,267	100.0%	724,100
0.00	-	0	#DIV/0!	50,000.00	416,550.00	459,550.00	(409,550)	90.6%	60,000
727,145.70	796,871	796,871	91.3%	775,000.00	594,976.26	829,447.38	54,447	71.7%	1,037,500
50,000.00	50,000	-50,000	100.0%	50,000.00	50,000.00	50,000.00	-	100.0%	55,000
33,900.00	33,900	-33,900	100.0%	31,400.00	31,400.00	31,400.00	-	100.0%	29,400
564,269.95	564,270	-564,270	100.0%	0.00	563,156.55	563,156.55	(563,157)	100.0%	584,959
1,982,746.43	1,982,746	-1,982,746	100.0%	0.00	1,111,851.00	1,111,851.00	(1,111,851)	100.0%	1,113,195
730,174.08	730,174	-730,174	100.0%	0.00	516,654.60	516,654.60	(516,655)	100.0%	460,204
3,340,076.61	3,340,077	3,340,077	100.0%	0.00	2,350,184.90	2,350,327.40	2,350,327	100.0%	2,789,087
220,392.09	231,015	-22,833	95.4%	193,215.93	164,676.43	185,662.38	7,554	88.7%	200,674
3,065.00	3,295	-1,435	93.0%	2,715.00	2,500.00	2,715.00	-	92.1%	2,543
14,640.74	21,102	-8,102	69.4%	16,724.87	14,057.67	14,793.43	1,931	95.0%	15,062
14,108.02	16,062	-2,233	87.8%	12,924.42	11,055.99	12,394.69	530	89.2%	12,801

3,306.70	3,764	-530	87.9%	3,022.52	2,585.59	2,898.66	124	89.2%	3,138
17,086.88	19,421	-3,228	88.0%	15,291.65	13,029.84	14,603.04	689	89.2%	16,429
26,589.52	29,295	1,450	90.8%	24,039.25	21,110.90	23,307.54	732	90.6%	31,376
5,406.61	5,407	-1,311	100.0%	9,076.90	9,076.90	9,076.90	-	100.0%	7,144
50.89	54	-23	94.0%	137.26	74.93	135.60	2	55.3%	529
1,249.70	1,448	2,098	86.3%	1,781.64	1,581.48	1,737.85	44	91.0%	2,410
0.00	-	5,000	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	5,000
1,368.78	1,433	67	95.5%	2,561.66	1,698.09	2,215.87	346	76.6%	371
0.00	-	0	#DIV/0!	188.27	188.27	188.27	-	100.0%	-
27,066.10	28,411	-28,411	95.3%	36,862.35	34,173.60	36,862.35	-	92.7%	25,000
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	430,515
0.00	-	0	#DIV/0!	770.00	770.00	770.00	-	100.0%	-
0.00	-	12,500	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
68,997.74	74,705	-19,205	92.4%	95,932.71	87,006.96	95,932.71	-	90.7%	129,063
3,002.88	3,003	-3,003	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
2,343.28	2,343	157	100.0%	2,688.00	2,688.00	2,688.00	-	100.0%	4,088
1,286.00	1,286	-86	100.0%	1,344.00	1,344.00	1,344.00	-	100.0%	86,179
51,992.50	52,106	-114	99.8%	20,432.64	20,182.64	20,432.64	-	98.8%	23,725
312.50	313	63	100.0%	380.00	380.00	380.00	-	100.0%	502
375.21	375	2,625	100.0%	7,760.61	7,760.61	7,760.61	-	100.0%	20,550
2,982.24	4,521	-521	66.0%	0.00	0.00	0.00	-	#DIV/0!	9,014
1,979.64	2,124	3,376	93.2%	3,395.18	3,387.68	3,395.18	-	99.8%	5,500
663.37	723	7,277	91.8%	933.45	914.06	933.45	-	97.9%	4,000
1,575.31	1,575	-375	100.0%	937.25	742.59	807.18	130	92.0%	1,159
301.63	582	418	51.8%	746.74	746.74	746.74	-	100.0%	1,000
4.78	5	495	100.0%	40.02	22.66	40.02	-	56.6%	500
201.65	202	298	100.0%	141.67	141.67	141.67	-	100.0%	500
1,804.48	2,010	1,490	89.8%	1,913.46	1,903.92	1,913.46	-	99.5%	2,812
150.82	883	1,117	17.1%	1,619.85	1,297.43	1,619.16	1	80.1%	3,000
3,179.52	3,180	320	100.0%	1,765.10	1,754.15	1,765.10	-	99.4%	12,750
793.51	794	206	100.0%	251.50	251.50	251.50	-	100.0%	730
1,217.69	1,499	2,001	81.2%	11,364.53	11,284.69	11,364.53	-	99.3%	5,501
11,736.31	11,919	5,081	98.5%	15,277.03	16,696.09	17,116.09	(1,839)	97.5%	14,655
5,587.53	6,302	-2,802	88.7%	9,927.96	7,526.21	9,927.96	-	75.8%	28,084
0.00	1,132	2,768	0.0%	358.12	358.12	358.12	-	100.0%	4,000

0.00	-	3,000	#DIV/0!	17,848.53	16,108.53	17,848.53	-	90.3%	64,514
2,238.10	1,052	3,448	212.7%	2,957.29	3,618.29	3,618.29	(661)	100.0%	7,973
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	19,810
10,749.10	10,749	-749	100.0%	10,000.00	10,000.00	10,000.00	-	100.0%	10,000
20,799.25	(4)	20,807	-538840.7%	20,799.25	20,799.25	20,799.25	-	100.0%	20,803
16,280.17	3,977	8,023	409.4%	15,675.84	14,822.03	15,675.84	-	94.6%	41,007
671,032.50	-	671,033	#DIV/0!	990,990.95	990,990.95	990,990.95	-	100.0%	300,000
743,529.55	75,050	419,587	990.7%	4,403,796.79	5,217,368.78	5,292,418.78	(888,622)	98.6%	2,500,000
29,313.52	33,991	-8,991	86.2%	31,956.92	28,417.22	31,956.92	-	88.9%	30,000
208,765.66	211,009	4,991	98.9%	327,449.99	310,843.99	327,449.99	-	94.9%	81,161
10,081.00	12,502	-1,502	80.6%	20,166.00	17,574.00	20,166.00	-	87.1%	16,725
4,038.45	4,790	810	84.3%	4,876.56	5,030.52	5,171.30	(295)	97.3%	9,060
33,650.66	26,908	13,092	125.1%	31,407.18	31,746.43	36,230.18	(4,823)	87.6%	21,104
58,869.31	67,114	-3,114	87.7%	88,353.69	88,334.32	88,334.32	19	100.0%	43,655
24,731.25	25,672	-20,672	96.3%	0.00	0.00	0.00	-	#DIV/0!	5,000
0.00	-	0	#DIV/0!	25.00	25.00	25.00	-	100.0%	-
14,247.97	14,628	25,372	97.4%	0.00	0.00	0.00	-	#DIV/0!	-
148,291.07	158,633	79,839	93.5%	253,144.48	218,767.53	248,278.70	4,866	88.1%	284,537
1,495.00	1,650	850	90.6%	1,345.00	1,240.00	1,345.00	-	92.2%	1,212
11,143.16	12,376	-376	90.0%	25,932.12	22,559.94	25,890.87	41	87.1%	25,891
9,810.50	10,845	4,839	90.5%	17,139.44	14,867.52	16,908.90	231	87.9%	20,205
2,301.49	2,543	1,125	90.5%	4,008.43	3,477.07	3,954.50	54	87.9%	4,880
11,683.54	8,805	9,561	132.7%	20,164.34	17,437.10	19,808.09	356	88.0%	8,133
22,339.70	24,701	15,044	90.4%	31,334.43	27,983.90	30,602.75	732	91.4%	32,924
5,789.16	5,789	-1,466	100.0%	9,719.12	9,719.12	9,719.12	-	100.0%	7,650
39.57	44	-4	88.9%	140.42	138.89	138.89	2	100.0%	683
0.00	-	0	#DIV/0!	358.77	358.77	358.77	-	100.0%	-
1,316.17	1,492	2,639	88.2%	2,442.53	2,198.27	2,400.54	42	91.6%	2,418
0.00	-	5,000	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	5,000
1,628.94	1,728	272	94.3%	6,758.22	3,407.48	5,354.38	1,404	63.6%	2,775
0.00	-	0	#DIV/0!	1,362.50	1,362.50	1,362.50	-	100.0%	30,000
0.00	-	0	#DIV/0!	839.37	839.37	839.37	-	100.0%	348
46,935.07	47,185	-37,185	99.5%	4,905.16	4,905.16	4,905.16	-	100.0%	37,854
0.00	-	12,500	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
7,570.60	8,239	-2,739	91.9%	17,567.48	15,635.63	17,567.48	-	89.0%	39,153

62,594.06	(15,100)	77,694	-414.5%	0.00	0.00	0.00	-	#DIV/0!	-
1,099,792.71	1,224,367	0	89.8%	1,296,613.47	1,134,311.65	1,296,613.47	-	87.5%	1,403,860
1,968.36	1,968	732	100.0%	2,257.92	2,257.92	2,257.92	-	100.0%	3,434
3,178.89	3,203	1,797	99.3%	14,945.68	14,945.68	14,945.68	-	100.0%	4,425
155.00	225	150	68.9%	380.00	380.00	380.00	-	100.0%	447
4,104.08	4,104	-104	100.0%	2,330.22	2,110.22	2,330.22	-	90.6%	4,911
1,972.40	1,972	2,028	100.0%	0.00	0.00	0.00	-	#DIV/0!	4,000
2,035.33	2,035	965	100.0%	2,796.00	2,796.00	2,796.00	-	100.0%	3,027
181.65	199	1,801	91.5%	1,959.74	666.74	1,959.74	-	34.0%	575
1,845.51	1,923	577	96.0%	1,969.17	1,185.55	1,839.10	130	64.5%	1,728
381.60	500	0	76.3%	473.32	473.32	473.32	-	100.0%	500
182.40	182	818	100.0%	359.09	359.09	359.09	-	100.0%	1,000
115.42	115	385	100.0%	226.67	226.67	226.67	-	100.0%	500
2,494.90	2,700	800	92.4%	2,801.60	2,760.98	2,801.60	-	98.6%	2,602
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	29
2,561.23	2,725	1,275	94.0%	3,497.11	3,461.16	3,472.11	25	99.7%	17,996
866.87	867	633	100.0%	251.50	251.50	251.50	-	100.0%	339
28,575.49	39,010	990	73.3%	59,816.60	49,797.30	59,816.60	-	83.2%	64,579
1,480.38	1,480	8,520	100.0%	3,940.18	3,940.18	3,940.18	-	100.0%	59,840
732.11	891	1,109	82.2%	1,864.29	1,655.05	1,891.33	(27)	87.5%	1,804
39,968.00	103,405	-23,405	38.7%	294,452.00	271,826.31	293,624.00	828	92.6%	364,000
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	42,000
0.00	-	0	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	85,507
12,898.02	12,975	-9,475	99.4%	16,563.21	14,468.56	16,563.21	-	87.4%	8,350
12,403.61	13,750	-1,350	90.2%	10,104.39	9,298.46	10,104.39	-	92.0%	10,104
36,867.33	2,354	34,514	1566.2%	72,221.86	72,221.86	72,221.86	-	100.0%	-
3,641,513.40	5,500	3,895,312	66209.3%	1,691,425.28	1,691,425.28	1,691,425.28	-	100.0%	100,843
1,486.72	227	5,773	656.0%	83.34	83.34	83.34	-	100.0%	648
83,708.55	3,643	83,857	2297.6%	0.00	0.00	0.00	-	#DIV/0!	113,060
10,749.09	10,749	-749	100.0%	10,000.00	10,000.00	10,000.00	-	100.0%	10,000
14,811.54	3,564	16,436	415.5%	35,711.86	27,886.46	35,711.86	-	78.1%	81,069
332,193.95	-	0	#DIV/0!	55,505.90	367,797.99	367,797.99	(312,292)	100.0%	738,461
0.00	-	40,000	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
1,689.46	1,689	311	100.0%	1,265.77	1,124.99	1,265.77	-	88.9%	6,001
2,779.22	2,879	-379	96.5%	3,002.08	2,328.08	3,002.08	-	77.5%	5,495

1,349.61	2,539	-2,539	53.2%	1,131.57	1,131.57	1,131.57	-	100.0%	1,166
7,263.65	7,264	7,736	100.0%	9,097.21	9,097.21	9,097.21	-	100.0%	8,922
0.00	-	0	#DIV/0!	9,000.00	9,000.00	9,000.00	-	100.0%	-
91,952.45	99,560	5,534	92.4%	79,936.28	62,965.64	76,382.12	3,554	82.4%	130,310
283.73	284	-284	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
5,301.71	5,907	609	89.8%	4,782.49	3,781.19	4,594.49	188	82.3%	7,696
1,239.83	1,381	143	89.8%	1,118.50	884.33	1,074.54	44	82.3%	1,800
6,696.41	7,443	187	90.0%	5,765.34	4,539.99	5,507.31	258	82.4%	9,719
7,373.16	8,101	14,399	91.0%	11,165.19	9,569.51	11,009.43	156	86.9%	27,112
0.00	-	298	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	400
21.60	22	2,228	100.0%	11.00	11.00	11.00	-	100.0%	209
487.58	547	2,751	89.1%	776.62	673.25	767.86	9	87.7%	1,547
368.22	328	-328	112.2%	419.19	157.01	293.46	126	53.5%	171
0.00	-	160,915	#DIV/0!	4,740.00	4,740.00	4,740.00	-	100.0%	-
931.22	-	0	#DIV/0!	2,857.70	2,857.70	2,857.70	-	100.0%	-
0.00	-	0	#DIV/0!	1,133.19	1,133.19	1,133.19	-	100.0%	1,546
45,904.95	55,930	-20,930	82.1%	25,844.02	34,427.14	34,427.14	(8,583)	100.0%	31,691
0.00	130	-130	0.0%	230.00	230.00	230.00	-	100.0%	157
0.00	70	-70	0.0%	210.00	210.00	210.00	-	100.0%	-
1,666.95	1,667	-1,167	100.0%	460.68	460.68	460.68	-	100.0%	1,000
1,472.55	1,473	-473	100.0%	0.00	0.00	0.00	-	#DIV/0!	1,000
13,331.47	14,726	274	90.5%	17,738.98	17,738.98	17,738.98	-	100.0%	20,500
0.00	-	0	#DIV/0!	1,438.46	0.00	1,438.46	-	0.0%	-
599.17	979	4,021	61.2%	5,350.56	5,350.56	5,350.56	-	100.0%	5,355
30.85	31	-31	100.0%	0.00	0.00	0.00	-	#DIV/0!	200
597.00	597	1,403	100.0%	0.00	0.00	0.00	-	#DIV/0!	2,500
0.00	-	100	#DIV/0!	155.95	155.95	155.95	-	100.0%	100
449.00	449	-449	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
9.99	10	-10	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
3,217.50	3,218	-3,118	100.0%	0.00	0.00	0.00	-	#DIV/0!	500
0.00	-	0	#DIV/0!	0.00	0.00	46,075.00	(46,075)	0.0%	-
4,381.25	4,515	-4,515	97.0%	5,375.94	5,375.94	5,375.94	-	100.0%	-
286,011.39	314,018	0	91.1%	392,772.50	355,667.00	392,772.50	-	90.6%	403,112
1,705.27	1,705	-1,705	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
45,049.78	612,408	567,359	7.4%	0.00	0.00	0.00	-	#DIV/0!	-

1,931,761.54	2,345,274	114,311	82.4%	2,738,103.63	2,295,254.78	2,736,927.06	(1,177)	83.9%	4,074,099
282,888.10	325,279	14,159	87.0%	352,729.26	318,401.90	352,543.78	(185)	90.3%	431,459
50,955.50	56,511	0	90.2%	103,408.19	91,648.52	103,408.19	-	88.6%	85,494
6,621.81	7,182	0	92.2%	6,635.97	6,050.53	6,635.97	-	91.2%	8,354
4,900.00	6,700	400	73.1%	36,400.00	33,000.00	36,400.00	-	90.7%	39,972
60,000.00	84,000	6,000	71.4%	525,528.20	476,028.20	525,528.20	-	90.6%	935,078
278,367.00	360,444	19,044	77.2%	996,609.00	910,336.00	996,609.00	-	91.3%	1,418,332
249,679.00	330,859	19,044	75.5%	987,513.94	1,418,575.00	1,557,794.00	570,280	91.1%	2,391,554
528.20	15,955	0	3.3%	2,187.11	2,187.11	2,187.11	-	100.0%	6,050
26,356.50	37,464	2,212	70.4%	234,054.60	213,366.10	234,054.60	-	91.2%	364,606
43,267.87	49,038	262	88.2%	62,723.65	56,677.11	62,584.30	(139)	90.6%	85,114
-35.00	(35)	0	100.0%	70.00	70.00	70.00	-	100.0%	404
1,085,990.18	1,251,456	52,584	86.8%	1,359,627.15	1,192,128.17	1,358,848.09	(779)	87.7%	1,753,183
80,000.00	112,000	8,000	71.4%	702,000.00	636,000.00	702,000.00	-	90.6%	1,196,440
123,078.82	166,230	151,472	74.0%	345,122.39	319,449.09	345,126.54	4	92.6%	253,345
6,990,701.93	6,483,933	6,405,609	107.8%	0.00	0.00	0.00	-	#DIV/0!	-
0.00	-	80,000	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
3,520.00	3,520	0	100.0%	0.00	1,760.00	0.00	-	#DIV/0!	-
0.00	-	180,000	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
0.00	-	70,000	#DIV/0!	0.00	0.00	0.00	-	#DIV/0!	-
34,017.96	34,018	0	100.0%	0.00	0.00	0.00	-	#DIV/0!	-
0.00	-	125,000	#DIV/0!	125,000.00	0.00	0.00	125,000	#DIV/0!	125,000
1,184.64	1,185	-1,185	100.0%	0.00	1,549.80	1,549.80	(1,550)	100.0%	-
29,674.50	37,919	-8,244	78.3%	0.00	25,732.50	0.00	-	#DIV/0!	-
27,962.00	32,034	-4,072	87.3%	26,987.00	26,987.00	26,987.00	-	100.0%	25,924
0.00	-	120,000	#DIV/0!	120,000.00	0.00	0.00	120,000	#DIV/0!	120,000
16,586.00	16,586	0	100.0%	16,442.00	16,442.00	16,442.00	-	100.0%	16,262
0.00	-	110,000	#DIV/0!	110,000.00	0.00	0.00	110,000	#DIV/0!	115,000
0.00	-	0	#DIV/0!	80,000.00	184,950.00	92,475.00	(12,475)	200.0%	180,950
0.00	-	0	#DIV/0!	184,950.00	0.00	0.00	184,950	#DIV/0!	85,000

0.00	-	0	#DIV/0!	443,542.00	193,108.00	201,468.00	242,074	95.9%	526,824

Notes	3-year Avg YTD Actuals	2024-2025 Total Budget	FY25 YTD Actual 8/31/25
	89.3%	1,108,258	651,546.55
	91.7%	2,951	1,250.00
	28.0%	1,335	6,917.81
	88.2%	65,140	39,946.56
	88.2%	15,235	9,467.77
	88.5%	84,766	52,531.45
	88.4%	83,776	67,782.10
	100.0%	2,462	2,584.49
	96.7%	2,833	816.32
	100.0%	-	0.00
	88.9%	10,387	3,504.61
	101.6%	30,000	96,361.90
	66.3%	5,000	48.56
	88.8%	3,000	1,539.04
	85.6%	15,694	44,479.83
	53.4%	-	129,547.10
	117.0%	-	19,498.63
	93.3%	64,000	254,372.03
	74.2%	14,000	7,050.08
	1468.8%	-	143.49
	100.0%	11,000	0.00
	79.2%	-	671.69
	100.0%	-	0.00
	17.9%	600	200.00
	75.3%	-	20,872.73
	97.7%	-	2,737.89
	100.0%	225	70.00
	88.6%	250	1,121.42
	71.2%	6,000	4,303.42
	100.0%	6,000	5,050.03
	97.2%	700	306.91
	94.5%	200	52.50

91.9%	2,000	2,018.17
95.7%	2,000	2,532.40
89.7%	30,000	14,292.58
91.7%	7,000	14,528.97
96.9%	2,000	4,897.06
#DIV/0!	-	1,469.73
100.0%	-	0.00
53.0%	-	18.78
100.0%	-	0.00
0.0%	-	0.00
100.0%	2,000	650.00
100.0%	22,000	3,673.80
100.0%	-	0.00
94.5%	-	0.00
100.0%	100,000	17,353.90
90.8%	123,852	132,694.60
95.0%	-	0.00
100.0%	1,107	50.18
90.1%	7,772	8,204.12
90.1%	1,303	1,918.98
89.6%	8,733	10,697.80
87.7%	32,951	26,738.58
100.0%	805	625.39
90.0%	1,008	425.04
90.1%	4,219	1,840.71
98.0%	350	42.67
54.4%	-	1,034.39
100.0%	-	0.00
0.0%	600	0.00
100.0%	500	159.95
100.0%	6,000	1,920.83
75.5%	-	12,180.02
100.0%	-	160.00
100.0%	2,000	0.00
99.4%	3,500	2,963.83

137.7%	2,000	16.18
98.2%	500	185.23
100.0%	1,000	224.55
92.8%	3,500	3,273.87
100.0%	226	15.00
13.8%	-	0.00
#DIV/0!	-	765.00
67.4%	7,500	7,783.20
98.8%	30,000	7,282.29
100.0%	500	0.00
88.6%	99,353	88,024.24
93.4%	900	1,100.00
87.4%	741	382.89
88.0%	6,234	5,606.67
88.0%	1,458	1,311.15
87.9%	4,219	7,197.71
87.2%	13,500	11,478.91
100.0%	504	408.40
97.3%	440	188.30
89.7%	3,545	810.75
96.0%	250	60.00
92.9%	-	303.97
90.0%	4,200	3,432.00
91.7%	1,600	1,190.00
89.1%	6,500	3,604.14
100.0%	400	288.00
88.7%	20,000	6,543.76
91.2%	150,000	83,489.04
100.0%	-	0.00
0.0%	158	0.00
100.0%	1,500	0.00
100.0%	1,000	227.93
100.0%	-	0.00
98.6%	1,200	618.23
100.0%	1,000	548.00

	87.9%	4,500	6,189.82
	92.5%	300	151.38
	64.6%	3,000	3,070.50
	12.8%	-	0.00
	#DIV/0!	2,900	0.00
	89.7%	1,214,922	1,081,062
	91.0%	4,578	7,175
	93.8%	14,206	20,549
	89.1%	76,574	66,747
	89.1%	15,681	15,610
	89.2%	103,869	89,531
	86.8%	97,834	102,692
	100.0%	32,589	39,401
	96.2%	157	1,879
	89.2%	8,310	6,954
	72.7%	20,000	11,100
	94.9%	-	6,502
	78.7%	34,039	34,183
	94.0%	60,160	159,608
	100.0%	-	-
	100.0%	12,000	20,026
	100.0%	6,500	8,618
	100.0%	2,500	1,485
	100.0%	8,663	5,047
highest previous actuals	92.9%	5,500	3,134
	100.0%	12,000	7,570
	100.0%	8,658	1,280
	#DIV/0!	5,000	3,284
	95.3%	10,000	3,762
	105.3%	2,300	2,441
	#DIV/0!	1,200	-
	73.5%	8,000	11,092
	95.1%	6,500	3,868
	#DIV/0!	5,000	5,620

	87.8%	1,000	892
	44.2%	2,500	-
working on catching up on new uniforms	89.2%	41,000	12,406
	96.7%	60,800	20,446
	96.7%	8,000	9,399
	0.0%	-	-
	96.7%	12,500	32,216
	96.2%	2,500	242
	#DIV/0!	6,900	6,748
	100.0%	1,400	900
	88.5%	60,000	54,881
	50.2%	-	-
	100.0%	8,500	6,763
	75.0%	-	6,762
	100.0%	3,000	12,682
	123.8%	160,300	39,880
	0.0%	24,000	38,166
	100.0%	-	-
	52.3%	-	-
	148.1%	130,000	227,459
	89.0%	-	-
	100.0%	500	-
	100.0%	7,500	5,275
	#DIV/0!	-	-
	88.3%	1,029,915	695,189.52
	89.9%	5,722	3,975.00
Deployments are accounted for here	78.7%	142,760	328,443.14
	85.9%	24,387	61,395.69
	85.9%	13,788	14,358.62
	85.8%	88,282	83,137.57
	86.5%	105,992	84,179.55
	#DIV/0!	24,644	0.00

	99.8%	2,545	1,169.97
	82.2%	12,459	4,910.42
	0.0%	-	140.37
	97.1%	5,112	624,289.09
needs budget adj. and reimbursement from bond funds. Fire Station Design.	59.0%	30,000	467,565.84
	#DIV/0!	8,898	313.20
	99.8%	554,743	557,207.41
	93.7%	950	17.60
	0.0%	250	0.00
	100.0%	-	0.00
	100.0%	3,025	11,272.49
	100.0%	400	500.00
	87.9%	-	6,733.36
	100.0%	3,245	2,598.00
	100.0%	2,500	3,040.05
	100.0%	58,250	9,714.92
	100.0%	10,000	1,355.00
	-874.8%	17,655	14,477.05
new fire truck down payment	#DIV/0!	-	2,009,809
	60.0%	-	65.00
	100.2%	6,000,722	5,455,976
	83.9%	1,747,000	1,398,493
	84.3%	20,000	16,243.40
	90.3%	370,263	354,337.11
	94.7%	4,928	4,811.28
	89.4%	23,274	21,760.93
	89.4%	5,443	5,089.23
	89.5%	31,570	28,878.96
	87.1%	78,012	41,536.59
	100.0%	19,748	25,576.85

97.0%	808	874.87
89.9%	3,821	4,167.57
84.6%	2,800	2,283.36
83.8%	150,000	104,130.76
0.0%	-	0.00
88.2%	20,000	21,558.82
87.3%	48,000	71,420.34
100.0%	4,000	6,007.72
144.1%	112,000	64,900.01
100.0%	500	335.00
97.9%	5,000	7,227.73
99.6%	4,000	2,834.73
95.3%	4,000	747.62
99.3%	1,000	652.46
76.1%	2,000	344.79
100.0%	100	0.00
96.6%	40,000	15,947.33
96.5%	5,000	4,544.25
96.1%	1,500	1,237.03
89.2%	40,000	36,680.68
87.0%	2,000	249.49
100.0%	4,000	4,544.92
79.4%	4,500	2,411.32
99.1%	10,000	5,723.55
87.8%	13,000	12,196.29
100.0%	2,000	161.64
100.0%	-	0.00
100.0%	2,500	760.97
158.9%	30,850	17,426.00
204.2%	33,250	31,149.40
326.0%	-	1,247.83
81.0%	250,000	161,432.85
92.0%	-	0.00

they are no recorded in Franchise Fees

Kiosk Quarterly Fees	89.3%	2,500	94,431.77
	100.0%	600	1,192.21
	89.8%	500	1,150.00
	85.4%	1,039,350	1,568,399
This line item is no longer used and was combined with building permits	97.6%	317,975	88,780.68
	80.9%	-	1,678.21
	89.4%	55,300	73,250.00
	93.5%	3,000	6,950.00
	88.3%	3,400	12,500.00
	93.5%	700	35.00
	94.7%	6,500	9,750.00
	94.5%	-	25,901.72
	99.6%	50,000	10,734.00
	96.7%	1,000	1,200.00
	77.8%	185,000	1,267,000
	89.1%	55,300	85,896.90
	100.0%	-	0.00
	100.0%	-	36,992.20
	87.6%	-	1,511,821
	89.2%	3,500	246,062.18
	99.5%	10,000	0.00
	68.1%	100	320.00
	100.0%	5	0.00
	97.5%	50,000	8,878.99
	94.3%	8,921	4,754.86
	94.0%	150,000	94,581.96
	93.8%	110,000	135,162.83
	98.4%	12,000	3,817.61
	87.5%	76	3.00
	100.8%	2,384	710.45
	100.0%	77	0.00

	99.3%	7,060	4,311.94	
	100.0%	1,000	2,930.81	
	92.7%	350	590.00	
	100.0%	200	158.00	
	90.6%	250	992.74	
	100.0%	100	0.00	
	99.5%	14,263	29,682.50	
	100.0%	5,000	0.00	
	92.6%	650	4,660.39	
	92.9%	1,976	3,839.62	
	100.0%	5,100	5,365.36	
	100.0%	-	0.00	
	93.3%	75,000	72,050.00	
	100.0%	-	0.00	
	100.0%	20	0.00	
	100.0%	14,200	16,100.00	
	99.9%	-	23,264.26	
	#DIV/0!	-	0.10	
	99.9%	773,208	832,671	
	125.5%	3,000	185,562.86	
	100.0%	-	0.00	
Boss range was paid from Non-Departmental	91.5%	-	931,007.10	
	55.1%	-	0.00	
	90.9%	36,000	30,000.00	
		-	714,479.00	
could change depending on timing of positions being filled	90.8%	598,432	479,688.59	
	90.8%	3,427	1,375.00	
	92.7%	6,380	3,148.14	
	89.9%	34,849	28,770.45	
	89.9%	9,539	6,728.52	

	90.1%	51,086	38,945.92
	88.6%	109,980	62,515.93
	100.0%	2,533	3,190.71
	99.9%	1,727	876.48
	90.3%	11,136	4,289.50
	84.4%	1,500	52.96
	86.5%	2,002	1,531.35
overage covered by salary savings	80.3%	25,000	51,366.00
	#DIV/0!	2,000	0.00
	100.0%	4,000	4,277.79
	99.5%	-	13,939.23
	100.0%	-	0.00
highest historical year, slightly less than YTD trend	100.1%	175,000	183,713.31
	84.8%	13,000	6,650.00
	94.1%	1,000	0.00
	87.4%	4,000	370.00
	#DIV/0!	9,000	3,287.50
	100.0%	-	0.00
	82.1%	25,000	78,050.00
	100.0%	-	0.00
	184.2%	45,595	48,972.01
	0.0%	-	0.00
	100.0%	-	109.05
	100.0%	-	344.40
	100.0%	1,400	284.43
	139.8%	13,000	5,499.98
	98.5%	750	5.58
	98.3%	100	100.00
	96.3%	2,500	736.09
	94.8%	10,000	6,824.18
	99.5%	2,200	1,430.48

0.0%	-	188.34
84.4%	1,500	3,193.30
88.5%	7,500	7,261.21
21.8%	850	387.02
0.0%	-	0.00
131.4%	32,000	21,856.22
6.6%	-	4,924.59
50.0%	-	55.00
69.2%	60,000	20,000.00
73.4%	1,320	414.34
75.7%	346,103	205,000.00
71.9%	35,369	13,455.42
100.0%	120,000	0.00
100.0%	28,616	14,308.01
100.0%	-	350.00
100.0%	120,000	120,000.00
100.0%	61,800	61,800.00
100.0%	-	0.00
99.0%	5,000	6,526.36
92.7%	75,000	6,355.00
87.9%	150,000	72,155.27
96.3%	8,000	3,460.00
96.9%	110,000	86,357.47
92.1%	2,000	2,291.00
100.0%	-	52,963.91
86.2%	17,000	13,577.07
88.8%	12,000	11,678.66
#DIV/0!	1,000	363.33
66.9%	10,000	10,000.00
#DIV/0!	-	5,143.75
100.0%	10,260	0.00
100.0%	-	0.00
92.9%	40,000	23,496.45
123.2%	24,000	16,246.20
20.0%	6,309	8,352.00

	100.0%	3,400	8,142.00
	100.0%	21,455	37,437.94
	87.5%	24,000	25,833.14
	120.2%	25,000	17,291.36
	90.2%	18,000	12,762.96
	91.8%	150,000	133,883.88
	100.0%	-	9,519.90
	#DIV/0!	-	1,882.30
	100.0%	10,000	6,716.39
	98.6%	5,000	1,976.43
	64.9%	-	54.26
	100.0%	-	0.00
	100.0%	-	0.00
	66.6%	3,500	2,376.47
	100.0%	2,000	2,093.76
	#DIV/0!	-	5,575.62
	83.1%	-	5,248.00
	100.0%	-	0.00
	96.5%	3,000	4,258.48
	100.0%	-	0.00
	45.5%	-	87,213.00
	100.0%	-	24,363.18
may need more adjustments	81.1%	500,000	878,858
	#DIV/0!	-	6,726.35
	100.0%	3,500	7,000.00
	83.9%	436,750	349,623
	89.9%	9,000	8,914.98
	93.8%	25,200	13,080.00
	#DIV/0!	200	0.00
	0.0%	4,000	0.00
	100.0%	10,000	1,250.00
	100.0%	2,000	75.00
	#DIV/0!	345,000	0.00
	86.1%	18,000	15,000.00

100.0%	-	0.00
100.0%	500	200.00
100.0%	3,750	3,750.00
100.0%	200,000	105,060.00
100.0%	75,000	75,000.00
100.0%	6,789	6,789.00
83.9%	436,750	349,623
89.9%	9,000	11,407.29
0.0%	4,000	0.00
100.0%	10,000	1,250.00
#DIV/0!	-	0.00
#DIV/0!	17,500	26,750.00
#DIV/0!	200	0.00
86.1%	18,000	15,000.00
100.0%	500	0.00
100.0%	3,750	3,750.00
100.0%	-	0.00
100.0%	200,000	75,070.00
#DIV/0!	-	0.00
100.0%	100,000	100,000.00
100.0%	13,359	13,359.00
100.0%	5,000	0.00
100.0%	724,100	442,030.44
90.6%	60,000	36,849.60
83.9%	873,500	699,246
100.0%	55,000	55,000.00
100.0%	29,400	29,400.00
100.0%	-	629,868
100.0%	-	1,345,939
100.0%	-	574,151
100.0%	-	2,840,956
91.1%	206,827	207,768.97
92.3%	1,634	2,315.00
84.1%	12,000	15,688.38
89.6%	18,167	13,447.05

89.6%	4,284	3,207.79
89.8%	24,643	18,102.89
87.7%	24,810	29,095.66
100.0%	6,759	7,876.83
95.0%	1,008	541.66
89.9%	3,049	2,047.31
0.0%	5,000	0.00
87.2%	1,500	993.28
100.0%	-	2,382.57
93.8%	25,000	27,137.50
#DIV/0!	-	749,133.00
100.0%	-	0.00
100.0%	-	0.00
91.8%	100,000	115,300.26
1265.5%	-	0.00
100.0%	3,000	4,172.04
100.0%	1,344	44,097.28
115.6%	20,000	22,808.59
100.0%	375	245.00
97.9%	3,000	5,657.39
80.5%	4,000	1,409.96
98.6%	5,500	3,079.24
98.2%	4,000	1,462.14
98.2%	1,200	856.69
87.4%	1,000	0.00
97.6%	500	74.03
100.0%	500	0.00
96.3%	3,500	2,357.82
80.1%	3,000	627.89
99.5%	12,750	2,809.17
100.0%	730	434.00
97.4%	3,500	9,317.53
98.0%	25,000	19,679.54
83.8%	6,500	12,046.88
61.9%	4,000	0.00

90.3%	64,514	1,739.00
113.7%	4,500	647.51
#DIV/0!	19,810	19,577.18
100.0%	10,000	4,543.76
150.0%	20,803	0.00
126.7%	13,000	43,490.30
173.8%	300,000	50,025
111.1%	2,500,000	491,112.12
88.9%	30,000	33,364.22
96.5%	30,000	67,291.54
83.2%	15,000	13,074.00
76.1%	5,600	5,930.12
139.5%	40,000	48,664.38
109.2%	85,000	77,086.84
96.3%	5,000	0.00
100.0%	-	0.00
93.6%	-	0.00
90.7%	289,399	267,655.96
91.6%	1,200	1,040.00
89.3%	12,000	30,378.09
89.5%	12,940	18,209.50
89.5%	3,026	4,321.56
276.9%	17,553	23,954.31
88.2%	64,644	28,314.44
100.0%	6,001	8,434.16
99.5%	756	631.10
100.0%	-	0.00
90.5%	3,582	2,123.79
0.0%	5,000	0.00
76.0%	2,000	3,635.82
100.0%	30,000	0.00
100.0%	-	2,571.97
-43.7%	10,000	26,262.72
#DIV/0!	-	0.00
90.1%	18,000	40,137.11

#DIV/0!	-	0.00
86.7%	1,119,000	1,543,557
100.0%	3,600	3,504.52
99.6%	5,000	11,736.33
91.7%	375	400.00
97.5%	4,000	4,943.50
100.0%	4,000	0.00
100.0%	3,000	2,633.49
66.5%	2,000	512.97
87.6%	2,500	1,106.91
94.9%	500	0.00
99.5%	1,000	101.64
100.0%	500	0.00
96.9%	3,500	2,200.97
#DIV/0!	-	29.25
93.8%	17,250	10,305.35
100.0%	730	686.00
93.5%	40,000	27,476.26
100.0%	59,840	50,704.47
77.2%	3,000	1,038.42
84.2%	364,000	235,517.44
#DIV/0!	42,000	0.00
#DIV/0!	-	42,753.29
93.4%	12,000	9,043.21
91.6%	13,000	2,422.27
131.0%	-	0.00
314.3%	-	285,400.00
142.7%	6,000	647.52
2297.6%	113,060	20,863.94
100.0%	10,000	4,543.76
103.5%	24,650	61,686.57
397.1%	110,800	649,014
100.0%	40,000	0.00
97.1%	5,000	3,691.29
90.1%	2,500	3,360.69

67.6%	-	1,165.52
100.0%	15,000	8,973.72
100.0%	-	0.00
89.0%	119,970	104,633.92
100.0%	1,780	0.00
88.9%	7,475	6,189.14
88.9%	1,748	1,447.44
89.1%	10,140	8,420.54
87.5%	21,215	16,494.09
#DIV/0!	400	0.00
100.0%	504	228.73
90.1%	1,152	1,000.39
87.0%	350	268.55
100.0%	-	0.00
132.6%	-	1,274.41
100.0%	-	3,046.38
86.6%	45,000	20,048.49
63.9%	-	100.00
75.0%	-	0.00
85.4%	1,000	1,501.64
63.9%	1,000	0.00
92.3%	20,500	10,070.12
58.3%	-	0.00
94.7%	4,000	1,595.84
100.0%	200	0.00
116.7%	2,500	0.00
100.0%	100	0.00
100.0%	-	0.00
100.0%	-	0.00
99.5%	500	0.00
0.0%	-	0.00
97.3%	-	14,628.13
91.0%	405,000	371,318.78
100.0%	-	0.00
5.7%	-	0.00

New meters, rate increases, new customers, moved to tier structure for rates	83.5%	2,600,000	3,264,896
	88.2%	305,000	400,353.42
	88.9%	50,000	57,039.78
	91.7%	6,000	7,638.24
	90.1%	25,000	41,300.00
	89.5%	375,000	924,000.00
	90.1%	1,309,343	1,160,332
	90.1%	1,854,840	2,410,372
	29.5%	1,500	78,173.60
	89.5%	150,000	313,940.00
	89.9%	50,000	76,032.42
	100.0%	2,000	2,504.45
	88.3%	1,500,000	1,552,906
	89.6%	475,000	1,230,000
	86.4%	3,500	230,158.83
	105.0%	2,500,000	0.00
	#DIV/0!	-	0.00
	120.0%	-	880.00
	#DIV/0!	-	0.00
	#DIV/0!	-	0.00
	100.0%	-	14,308.02
	#DIV/0!	125,000	0.00
	100.0%	-	31,250.00
	111.6%	-	21,681.00
	95.4%	25,924	25,924.50
	#DIV/0!	120,000	0.00
	100.0%	16,262	16,262.00
	#DIV/0!	115,000	0.00
	200.0%	180,950	180,950.00
	#DIV/0!	85,000	0.00

95.9%	526,824	8,357.00

Fund	Account Number	Account Name	Account Type	RevCategory
100	100-410110	PROPERTY TAX	Revenue	410 TAXES
100	100-410120	SALES TAX	Revenue	410 TAXES
100	100-410130	BEVERAGE TAX	Revenue	410 TAXES
100	100-420200	FRANCHISE FEES	Revenue	420 FRANCHISE FEES
100	100-420240	FRONTIER	Revenue	420 FRANCHISE FEES
100	100-420290	MISC	Revenue	420 FRANCHISE FEES
100	100-420305	RIGHT-OF-WAY FEES	Revenue	420 FRANCHISE FEES
100	100-430505	SIGN PERMITS	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430515	BUILDING PERMITS	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430517	PLAN REVIEW FEE	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430518	FIRE CODE REVIEW FEE	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430519	RESIDENTIAL PLAN REVIEW FEE	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430520	CERTIFICATE OF OCCUPANCY	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430525	CONTRACTOR REGISTRATION	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430530	ELECTRIC LICENSE/PERMITS	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430535	GARAGE SALE	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430540	HEALTH PERMIT	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430542	INSPECTION FEES	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430543	DEVELOPMENT INSPECTION FEES	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430545	MECHANICAL	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430550	DEVELOPMENT FEES	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430555	PLUMBING	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430565	ZONING FEES	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-430900	ROADWAY IMPACT FEES	Revenue	430 DEVELOPMENT PERMITS & FEES
100	100-435600	MISC LICENSE , PERMITS & FEES	Revenue	435 MISC LICENSE , PERMITS & FEES
100	100-435640	VENDOR PERMITS	Revenue	435 MISC LICENSE , PERMITS & FEES
100	100-435690	MISC	Revenue	435 MISC LICENSE , PERMITS & FEES
100	100-440310	ARREST	Revenue	440 MUNICIPAL COURT FINES & FEES
100	100-440320	COURT COST	Revenue	440 MUNICIPAL COURT FINES & FEES
100	100-440340	FINES	Revenue	440 MUNICIPAL COURT FINES & FEES
100	100-440350	MVBA	Revenue	440 MUNICIPAL COURT FINES & FEES
100	100-440360	NOTARY	Revenue	440 MUNICIPAL COURT FINES & FEES
100	100-440370	OMNI BASE	Revenue	440 MUNICIPAL COURT FINES & FEES
100	100-440390	WARRANT COLLECTION	Revenue	440 MUNICIPAL COURT FINES & FEES
100	100-445410	LEOSE TRAINING	Revenue	445 POLICE FEES
100	100-445430	ALARMS	Revenue	445 POLICE FEES
100	100-445450	POLICE REPORT	Revenue	445 POLICE FEES
100	100-450710	FINES, FAX, COPIES, PRINTING	Revenue	450 LIBRARY FEES
100	100-460810	BALLFIELD RENTAL	Revenue	460 PARKS
100	100-470310	SECURITY FEES	Revenue	470 FUND REVENUE
100	100-470320	TECHNOLOGY FEES	Revenue	440 MUNICIPAL COURT FINES & FEES
100	100-470410	CHILD SAFETY FUNDS	Revenue	470 FUND REVENUE
100	100-470440	COMMUNITY EVENTS	Revenue	470 FUND REVENUE
100	100-470720	COUNTY FUNDING-LIBRARY	Revenue	450 LIBRARY FEES
100	100-470730	LIBRARY DONATIONS	Revenue	450 LIBRARY FEES
100	100-470745	POLICE DONATION - RESTRICTED	Revenue	470 FUND REVENUE
100	100-475160	PROPERTY TAX I & S	Revenue	410 TAXES
100	100-475910	INTEREST INCOME	Revenue	475 INVESTIMENT REVENUE
100	100-480900	MISCELLANEOUS REVENUE	Revenue	480 MISCELLANEOUS REVENUE
100	100-490200	EDC/CDC STAFF SUPPORT	Revenue	490 OTHER FINANCING SOURCES
100	100-490800	OTHER FINANCING SOURCES - PROCEEDS FROM DEBT	Revenue	490 OTHER FINANCING SOURCES

235	235-410100	SALES TAX	Revenue	410 TAXES
235	235-475910	INTEREST INCOME	Revenue	475 INVESTIMENT REVENUE
235	235-480200	LEASE REVENUE	Revenue	480 MISCELLANEOUS REVENUE
235	235-480900	MISCELLANEOUS REVENUE	Revenue	480 MISCELLANEOUS REVENUE
236	236-410100	SALES TAX	Revenue	410 TAXES
236	236-475910	INTEREST	Revenue	475 INVESTIMENT REVENUE
300	300-410120	SALES TAX	Revenue	410 TAXES
450	450-410110	PROPERTY TAX	Revenue	410 TAXES
505	505-470010	WATER FEES	Revenue	470 FUND REVENUE
505	505-470020	GARBAGE	Revenue	470 FUND REVENUE
505	505-470030	BULK WATER	Revenue	470 FUND REVENUE
505	505-470035	CREDIT CARD FEES	Revenue	470 FUND REVENUE
505	505-470040	CSI	Revenue	470 FUND REVENUE
505	505-470045	WATER TAP FEES	Revenue	470 FUND REVENUE
505	505-470050	WATER IMPACT FEES	Revenue	470 FUND REVENUE
505	505-470051	SEWER IMPACT FEES	Revenue	470 FUND REVENUE
505	505-470055	METER PURCHASE	Revenue	470 FUND REVENUE
505	505-470060	METER SET FEES	Revenue	470 FUND REVENUE
505	505-470070	MISC. FEES	Revenue	470 FUND REVENUE
505	505-470080	RECONNECT FEES	Revenue	470 FUND REVENUE
505	505-470110	SEWER FEES	Revenue	470 FUND REVENUE
505	505-470115	SEWER TAP FEES	Revenue	470 FUND REVENUE
505	505-475910	INTEREST INCOME	Revenue	475 INVESTIMENT REVENUE

Source	2024-2025 YTD Activity Through August	2023-2024 YTD Activity Through August	2022-2023 YTD Activity Through August	2021-2022 YTD Activity Through August
410110 PROPERTY TAX	5,455,975.96	5199450.2	4273263.19	3383966.16
410120 SALES TAX	1,398,492.72	1189952.5	1454291.29	1226715.96
410130 BEVERAGE TAX	16,243.40	14870.12	23635.93	23645.69
420200 FRANCHISE FEES	161,432.85	266054.58	238555.68	217826.59
420240 VERIZON	1,751.33	0	0	0
420290 MISC	94,431.77	8880	12740	6510
420305 RIGHT-OF-WAY FEES	1,192.21	979.16	463.98	625.55
430505 SIGN PERMITS	1,150.00	600	1250	800
430515 BUILDING PERMITS	1,568,398.76	1229103.83	149716.87	454120.58
430517 PLAN REVIEW FEE	88,780.68	14361.48	48125.28	118500.11
430518 FIRE CODE REVIEW FEE	1,678.21	5306.04	0	0
430519 RESIDENTIAL PLAN REVIEW FEE	26,250.00	0	0	0
430520 CERTIFICATE OF OCCUPANCY	73,250.00	58550	13300	26850
430525 CONTRACTOR REGISTRATION	6,950.00	8050	5670	4930
430530 ELECTRIC LICENSE/PERMITS	12,500.00	4600	5140	7109
430535 GARAGE SALE	35.00	209.85	175	695
430540 HEALTH PERMIT	9,750.00	6100	6975	6750
430542 INSPECTION FEES	25,901.72	10790	2275	12681.36
430543 DEVELOPMENT INSPECTION FEES	10,734.00	35933.84	29600.42	1247164.24
430545 MECHANICAL	1,200.00	1400	2340	2130
430550 PLAT	1,267,000.44	269134.77	159449.77	46564.88
430555 PLUMBING	85,896.90	41837.1	9920	21372
430565 ZONING FEES	36,992.20	13770	9705	8840
430900 ROADWAY IMPACT FEES	1,511,821.08	1198951.23	127318.62	0
435600 MISC LICENSE , PERMITS & FEES	246,062.18	5875.33	3170.42	4825.73
435640 VENDOR PERMITS	320.00	485	590	100
435690 MISC	8,878.99	94275.43	8819.33	3180
440310 ARREST	4,754.86	6492.13	10121.63	6624.57
440320 COURT COST	94,581.96	131348.77	139539.75	66447.16
440340 FINES	135,162.83	179582.92	190904.02	109691.79
440350 MVBA	3,817.61	5891.43	8922.5	7799.32
440360 NOTARY	3.00	39	64	64.95
440370 OMNI BASE	710.45	852.87	1173.71	1562.5
440390 WARRANT COLLECTION	4,311.94	4721.44	4192.26	4782.56
445410 LEOSE TRAINING	2,930.81	0	1029.02	983.36
445430 ALARMS	590.00	409.55	510	420
445450 POLICE REPORT	158.00	358.03	193	160.01
450710 FINES, FAX, COPIES, PRINTING	992.74	1190.6	780.85	511.3
460810 BALLFIELD RENTAL	29,682.50	22202.5	22852.5	21942.5
470310 SECURITY FEES	4,660.39	6319.43	4689.55	1180.71
470320 TECHNOLOGY FEES	3,839.62	5239.45	4451.25	1575.81
470410 CHILD SAFETY FUNDS	5,365.36	5241.38	5115.36	5101.35
470440 COMMUNITY EVENTS	72,050.00	62300.01	19350	106743
470720 COUNTY FUNDING - LIBRARY	16,100.00	18400	11483.84	14200
470730 LIBRARY DONATIONS	23,264.26	21514.38	11019.12	8035.66
470745 FUND REVENUE	0.10	0	0	0
475160 PROPERTY TAX I & S	832,670.72	879282.48	496254.34	497579.5
475910 INTEREST INCOME	185,562.86	51782.78	97271.24	10784.35
480900 MISCELLANEOUS REVENUE	931,007.10	33222.79	145998.96	82159.97
490200 EDC/CDC STAFF SUPPORT	30,000.00	24000	33000	33000
490800 OTHER FINANCING SOURCES - LOAN PROCEED	714,479.00	0	0	0

410100 TAXES	349,623.18	297488.13	363572.83	306678.98
475910 INTEREST INCOME	8,914.98	11233.08	8957.26	983.51
480200 LEASE REVENUES	13,080.00	18000	21100	19550
480900 MISCELLANEOUS REVENUE	483.03	0	0	0
410100 TAXES	349,623.18	297488.11	363572.83	306678.98
475910 INTEREST INCOME	11,407.29	14278.82	11385.95	1249.74
410120 SALES TAX	699,246.38	594976.26	727145.7	613357.99
410110 PROPERTY TAX	2,840,956.27	2350184.9	3340076.61	1448395.33
470010 WATER FEES	3,264,896.35	2295254.78	1931761.54	1850682.98
470020 GARBAGE	400,353.42	318401.9	282888.1	249426.79
470030 BULK WATER	57,039.78	91648.52	50955.5	40060.75
470035 CREDIT CARD FEES	7,638.24	6050.53	6621.81	0
470040 CSI	41,300.00	33000	4900	16700
470045 WATER TAP FEES	924,000.00	476028.2	60000	119200
470050 IMPACT FEES	1,160,332.29	910336	278367	631282
470051 SEWER IMPACT FEE	2,410,372.00	1418575	249679	653283
470055 METER PURCHASE	78,173.60	2187.11	528.2	3856.59
470060 METER SET FEES	313,940.00	213366.1	26356.5	52643.5
470070 MISC. FEES	76,032.42	56677.11	43267.87	57088.17
470080 RECONNECT FEES	2,504.45	70	-35	11357.67
470110 SEWER FEES	1,552,905.91	1192128.17	1085990.18	1076729.16
470115 SEWER TAP FEES	1,230,000.00	636000	80000	161600
475910 INTEREST INCOME	230,158.83	319449.09	123078.82	2748.64

Account	Account Name	FY 2024-2025 Budget
100-1570-636515	BUILDING MAINTENANCE	-
100-3200-626180	CONTRACT SERVICES	60,160
100-3200-636810	AUTO MAINT & REPAIRS	12,500
100-3200-647030	COMPUTER HARDWARE/SOFTWARE	3,000
100-3200-647050	EQUIPMENT	160,300
100-3200-647100	VEHICLE	130,000
100-3500-616030	SOCIAL SECURITY (FICA)	24,387
100-3500-626180	CONTRACT SERVICES	5,112
100-3500-626182	CONTRACT SERVICES-FIRE	30,000
100-3500-647900	OTHER CAPITAL OUTLAY	-
100-4100-626280	TELEPHONE	-
100-430545	MECHANICAL	1,000
100-490800	Other Financing Sources	-
100-7410-626180	CONTRACT SERVICES	-
100-8000-688065	2017 GO REFUNDING - PRINCIPAL	346,103
100-8000-688090	FINANCIAL FEES	-
100-9999-647060	CAPITAL PROJECTS	-
100-9999-647900	OTHER CAPITAL OUTLAY	500,000
100-9999-688090	FINANCIAL FEES	3,500
450-1300-688010	PID IA DEBT SERVICE	-
450-1301-688010	PID IA2 DEBT SERVICE	-
450-1305-688010	PID MIA DEBT SERVICE	-
450-410110	PROPERTY TAX	-

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider adopting Resolution 783-25, which approves a negotiated settlement between the Atmost Cities Steering Committee and the adoption of Negotiated Settlement Rates, and take appropriate action

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Motion to adopt Resolution 783-25, as presented.

Background:

BACKGROUND AND SUMMARY
The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.
Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2025, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2024, entitled it to additional system-wide revenues of $245.2 million.
Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $225.6 million, $163.5 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $185.6 million instead of the claimed $245.2 million.

After several settlement meetings, the parties have agreed to settle the case for $205.6 million. This is a reduction of $20 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2025. ACSC members should take action approving the Resolution/Ordinance before October 1, 2025.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution that will generate $205.6 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of $7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be $25.73 or 6.56%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2025, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	Average Bill	Compared to RRM Cities
RRM Cities:	$54.68	-
DARR:	$58.57	$3.89
ATM Cities:	$57.39	$2.71
Environs:	$55.96	$1.28

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $205.6 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate

tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $245.2 million in additional system-wide revenues, the RRM settlement at $205.6 million for ACSC members reflects substantial savings to ACSC cities. Settlement at $205.6 million is fair and reasonable. The ACSC Executive Committee, consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2025. New rates become effective October 1, 2025.

City Attorney Review: Yes

Attachments:

1. RES 783-25 Atmos Mid-Tex 2025 RRM Settlement Resolution
2. CY24 MTX RRM - Average Bill
3. Attachment 1_CY24 MTX RRM - Tariffs
4. Attachment 2_CY24 MTX RRM - Pension Benchmark

RESOLUTION NO. 783-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Justin, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2025, Atmos Mid-Tex filed its 2025 RRM rate request with ACSC Cities based on a test year ending December 31, 2024; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $245.2 million on a system-wide basis with an Effective Date of October 1, 2025; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. That the findings set forth in this Resolution are hereby in all things approved.

SECTION 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $205.6 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2025 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

SECTION 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

SECTION 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $205.6 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

SECTION 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

SECTION 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2025 RRM filing.

SECTION 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

SECTION 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

SECTION 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2025.

SECTION 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, BY A VOTE OF _ TO _, ON THIS THE 11TH DAY OF SEPTEMBER 2025.

_____
James Clark, Mayor

ATTEST:

_____
Amy Piukana, City Secretary

APPROVED AS TO FORM:

_____
Matthew Boyle, City Attorney

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	**Rate R @ 42.1 Ccf**							
2	Base Rates:							
3	Customer Charge		$ 22.95	$ 23.65	$ 22.95	$ 23.65	$ 0.70	
4	Consumption Charge (Ccf)	42.1	$ 0.58974	$ 0.74748	24.80	31.44	6.64	
5	Total Base Rates				$ 47.75	$ 55.09	$ 7.34	15.37%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	42.1	$ 0.20875	$ 0.20875	$ 8.78	$ 8.78	$ -	
9	Rider GCR Part B (Ccf)	42.1	$ 0.53838	$ 0.53838	22.64	22.64	-	
10	Total Gas Cost				$ 31.42	$ 31.42	$ -	0.00%
11								
12	Total Base with Gas Cost				$ 79.17	$ 86.51	$ 7.34	
13	Rider FF & Rider TAX		0.06725	0.06725	5.32	5.82	0.49	9.27%
14								
15	**Total Residential Average Bill**				**$ 84.49**	**$ 92.33**	**$ 7.83**	**9.27%**
16								
17	**Rate C @ 367.6 Ccf**							
18	Base Rates:							
19	Customer Charge		$ 81.75	$ 94.00	$ 81.75	$ 94.00	$ 12.25	
20	Consumption Charge (Ccf)	367.6	$ 0.19033	$ 0.22261	69.97	81.83	11.86	
21	Total Base Rates				$ 151.72	$ 175.83	$ 24.11	15.89%
22								
23	Gas Cost:							
24	Rider GCR Part A	367.6	$ 0.20875	$ 0.20875	$ 76.74	$ 76.74	$ -	
25	Rider GCR Part B	367.6	$ 0.37860	$ 0.37860	139.18	139.18	-	
26	Total Gas Cost				$ 215.92	$ 215.92	$ -	0.00%
27								
28	Total Base with Gas Cost				$ 367.64	$ 391.75	$ 24.11	
29	Rider FF & Rider TAX		0.06725	0.06725	24.72	26.35	1.62	6.56%
30								
31	**Total Commercial Average Bill**				**$ 392.36**	**$ 418.10**	**$ 25.73**	**6.56%**
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	**Rate I at 1277 MMBTU**							
34	Base Rates:							
35	Customer Charge		$1,587.75	$ 1,848.75	$ 1,587.75	$ 1,848.75	$ 261.00	
36	Block 1 - Consumption Charge (MMBtu)	1,277	$ 0.6553	$ 0.7678	836.99	980.69	143.69	
37	Block 2 - Consumption Charge (MMBtu)	-	$ 0.4799	$ 0.5623	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1029	$ 0.1206	-	-	-	
39	Total Base Rates	1,277			$ 2,424.74	$ 2,829.44	$ 404.69	16.69%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,277	$ 2.07711	$ 2.07711	$ 2,653.03	$ 2,653.03	$ -	
43	Rider GCR Part B (MMBtu)	1,277	$ 0.88986	$ 0.88986	1,136.59	1,136.59	-	
44	Total Gas Cost				$ 3,789.63	$ 3,789.63	$ -	0.00%
45								
46	Total Base with Gas Cost				$ 6,214.37	$ 6,619.07	$ 404.69	
47	Rider FF and Rider TAX		0.06725	0.06725	417.92	445.14	27.22	6.51%
48								
49	**Total Industrial Average Bill**				**$ 6,632.29**	**$ 7,064.20**	**$ 431.91**	**6.51%**
50								
51	**Rate T at 4534 MMBTU**							
52	Base Rates:							
53	Customer Charge		$1,587.75	$ 1,848.75	$ 1,587.75	$ 1,848.75	$ 261.00	
54	Block 1 - Consumption Charge (MMBtu)	1,500	$ 0.6553	$ 0.7678	982.95	1,151.70	168.75	
55	Block 2 - Consumption Charge (MMBtu)	3,034	$ 0.4799	$ 0.5623	1,456.19	1,706.22	250.03	
56	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1029	$ 0.1206	-	-	-	
57	Total Base Rates	4,534			$ 4,026.89	$ 4,706.67	$ 679.78	16.88%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,534	$ 0.88986	$ 0.88986	$ 4,034.96	$ 4,034.96	$ -	
61	Total Gas Cost				$ 4,034.96	$ 4,034.96	$ -	0.00%
62								
63	Total Base with Gas Cost				$ 8,061.85	$ 8,741.63	$ 679.78	
64	Rider FF and Rider TAX		0.06725	0.06725	542.17	587.88	45.72	8.43%
65								
66	**Total Transportation Average Bill**				**$ 8,604.01**	**$ 9,329.51**	**$ 725.50**	**8.43%**

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 23.65 per month
Rider CEE Surcharge	$ 0.03 per month[1]
Total Customer Charge	$ 23.68 per month
Commodity Charge – All Ccf	$ 0.74748 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 94.00 per month
Rider CEE Surcharge	$ 0.01 per month[1]
Total Customer Charge	$ 94.01 per month
Commodity Charge – All Ccf	$ 0.22261 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.7678 per MMBtu
Next 3,500 MMBtu	$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1206 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service
Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.7678 per MMBtu
Next 3,500 MMBtu	$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1206 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

Overpull Fee
Upon notification by Company of an event of interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (0.12)
Rate C – Commercial Sales	$ (0.41)
Rate I – Industrial Sales	$ (8.68)
Rate T – Transportation	$ (8.68)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
APPLICABLE TO:	**Entire Division as Set Forth Below**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	**PAGE:**

Application

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T, except for exempt State Agency Customers, to the extent of state gross receipts taxes only.

1. State Gross Receipts Taxes

Applicability - Entire Division except for Unincorporated Areas

Each monthly bill shall be adjusted for Miscellaneous state gross receipts taxes imposed by Sections 182-021 - 182-025 of the Texas Tax Code.

Entire Division

Each monthly bill shall also be adjusted by an amount equivalent to the amount of all applicable taxes and any other governmental impositions, rentals, fees, or charges (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed upon or allocated to Company with respect to the Gas Service provided to Customer by Company, and any associated facilities involved in the performance of such Gas Service. Each monthly bill shall also be adjusted by an amount equivalent to the proportionate part of any increase or decrease of any tax and any other governmental imposition, rental, fee, or charge (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed subsequent to the effective date of this tariff, upon or allocated to Company's operations, by any new or amended law, ordinance, or contract.

2. Federal or State Tax Law or Rate Changes:

Applicability – All Customers in the Mid-Tex Division ("MTX") Under the RRM Tariff

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T.

To ensure that gas utility customers receive the benefits or costs associated with the changes in tax rates at a federal or state level, MTX shall establish and accrue on its books and records, as of the effective date of the federal or state tax law or rate change: 1) regulatory liabilities to reflect the impact of a decrease in federal corporate income tax rates or state margin tax rates; or, 2) regulatory assets to reflect the impact of an increase in federal corporate income tax rates or state margin tax rates.

The gas utility may not change rates to give effect to a change in Federal or State Tax law or rates through the Rider TAX unless and until the city issues final authorization, an Accounting Order, or other express guidance authorizing such recovery through the RRM process.

Company may also not change rates to capture the impacts associated with the effects of Public Law 117-169, 136 STAT. 1818 of August 16, 2022 ("Tax Act 2022") and certain other tax-related costs that will change from the amounts included in the most recent base revenue requirement established through an RRM filing unless and until the city issues a final authorization, an Accounting Order, or other express guidance authorizing such recovery.

Upon receipt of authorization from the city through an Accounting Order, final authorization or other express guidance, the calculation applicable to the aforementioned federal or state tax rate or law changes are as follows; however, to the extent there is a conflict between the calculation or methodology

prescribed by an Accounting Order, final authorization, or other express guidance, and those contained in this rate schedule, the Accounting Order, final authorization, or other express guidance controls:

Calculations

1. With regard to changes in the tax rates at a federal or state level, the increase or decrease shall be calculated as follows:

    a. A portion of the gas utility's revenue representing the difference between: 1) the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding, and 2) the cost of service that would have resulted had the rates been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change;
    b. If applicable, the portion of the gas utility's revenue representing the difference between: 1) each Interim Rate Adjustment surcharge approved by the regulatory authority since the gas utility's most recent statement of intent or other rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the surcharges been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change; and
    c. The excess or deficient deferred tax reserve, including any associated gross up in taxes, caused by the reduction or increase in the federal corporate income tax rate or state related tax increases, as of the effective date of the change.

Upon the receipt of authorization from the Commission or applicable regulatory authority, the gas utility shall separately refund to customers based on a decrease in federal or state tax rates or separately collect from customers based on an increase in federal or state tax rates within twelve (12) months or, pursuant to applicable Internal Revenue Code ("IRC") rules and regulations, as follows:

    d. The amount collected/refunded by the gas utility that reflects the difference in base rates between: 1) the cost of service approved by the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
    e. If applicable, the amount collected/refunded by the gas utility that reflects the difference between: 1) each Interim Rate Adjustment surcharge approved by the Commission or the regulatory authority since the gas utility's most recent statement of intent rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
    f. The amount collected/refunded by the gas utility that reflects the difference in the excess or deficient deferred tax reserve included in base rates between: 1) the cost of service approved by the Commission or the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes. These amounts shall be refunded or collected from customers based upon IRC rules and regulations if applicable.

2. With regard to the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement established through an RRM filing, any change in rates shall be calculated as follows:

   (a) The amount shall be calculated as the product of Company's grossed-up rate of return authorized in the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding times the Corporate Alternative Minimum Tax deferred tax asset ("CAMT DTA") estimated at September 30 of the fiscal year or applicable quarter-end within a fiscal year prior to the annual change in the rates pursuant to this tariff, less the income tax credits received in accordance with IRC requirements applicable to the Tax Act 2022 grossed-up for income taxes to a revenue equivalent.

   (b) The estimated CAMT DTA and the related effects on the rider revenue requirements shall be trued up to the actual effects in the following year and the over/under recovery amortized over the twelve months that each year's recalculated tariff rates are in effect. The over/under recovery shall include a grossed-up rate of return as authorized in Company's most recent statement of intent or other rate proceeding.

   (c) The methodology for computing Company's CAMT is as follows:

      i. Confirm when Atmos Energy Corporation and its affiliates are subject to CAMT as an "applicable corporation" as defined the Tax Act 2022, then there will be MTX's CAMT DTA in the tariff.

      ii. Calculate the Mid-Tex Division's (MTX) contribution to Adjusted Financial Statement Income ("AFSI") on a stand-alone basis. MTX's AFSI is calculated by adjusting MTX's applicable financial statement income by adjustments to depreciation, pension costs and federal income tax to arrive at AFSI. AFSI is intended to be computed consistent with applicable IRC requirements.

      iii. Compare MTX's CAMT stand-alone amount with MTX's regular stand-alone tax liability. If the stand alone CAMT is in excess of the stand-alone regular tax, the CAMT DTA is recorded to MTX.

If the Internal Revenue Service issues new guidance related to the Tax Act 2022, Company shall have the right to make additional filings to recognize such adjustments.

Any Commission filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change with the Commission's Oversight and Safety Division or as part of a Statement of Intent.

Any city filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change and addressed to the city official at the address of record with the Mid-Tex Division.

With the exception of the authorization required from the Commission to allow the gas utility to recognize the new federal income tax rate (increase or decrease) or state taxes (increase or decrease) or the impacts associated with the effects of the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement in the last approved RRM Tariff filing, no action on the part of the regulatory authority is required to give effect to the amount to be refunded or

collected from customers. However, any amount refunded or collected from customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding, and if applicable, the gas utility shall be required to reconcile any discrepancies.

Regulatory orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007). Rate changes subject to the provisions of this tariff may be implemented upon the filing of an appeal to the relevant authority.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.61	0.1476	91.65	0.7406
Austin	8.19	0.1394	183.99	1.1581
Dallas	12.74	0.2017	193.53	1.1001
Waco	9.23	0.1277	148.26	0.7631
Wichita Falls	10.43	0.1387	122.94	0.7038

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2025 Willis Towers Watson Report as adjusted	$ 572,372	$ (649,253)	$ 882,931	$ (3,920,499)	$ 65,943	
2	Allocation Factor	46.27%	46.27%	84.14%	84.14%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 264,856	$ (300,432)	$ 742,888	$ (3,298,664)	$ 65,943	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 264,856	$ (300,432)	$ 742,888	$ (3,298,664)	$ 65,943	$ (2,525,408)
6							
7	O&M Expense Factor	76.41%	76.41%	39.54%	39.54%	10.97%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	$ 202,374		$ 293,727			$ 496,101
11	Total Post-Employment Benefit Plan		$ (229,557)		$ (1,304,242)		(1,533,799)
12	Total Supplemental Executive Benefit Plan					$ 7,231	7,231
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 202,374	$ (229,557)	$ 293,727	$ (1,304,242)	$ 7,231	$ (1,030,467)

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider and act upon a second reading for Ordinance 821-25 of the City Council of the City of Justin, Texas approving the 2025 Annual Service Plan Update for Timberbrook Public Improvement District No. 2; and take appropriate action

Department: Administration

Contact: Abbey Reece

Recommendation:

Motion to adopt Ordinance 821-25, as presented.

Background:

On March 28, 2024, the City approved the 2024 SAP for the District by adopting Ordinance No. 773-24 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll, and Ordinance No. 774-24, which approved and authorized the issuance and sale of the City of Justin, Texas, Special Assessment Revenue Bonds, Series 2024 (Timberbrook Public Improvement District No. 2 Improvement Area #1 Project).

The 2024 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2024 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2024 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

City Attorney Review: Yes

Attachments:

1. Ordinance approving 2025 Annual SAP Update - Justin Timberbrook PID No. 2

ORDINANCE NO. 821-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND IMPROVEMENT AREA #1 ASSESSMENT ROLL FOR TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 372.013, AS AMENDED, PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Justin, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district consisting of certain property now located within the corporate limits of the City; and

WHEREAS, the petition contained the signature of the owner of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the proposed district, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District, and the signature of the record owner of taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the proposed district; and

WHEREAS, on February 8, 2024, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 651-24, adopted by a majority of the members of the City Council, authorized and created the Timberbrook Public Improvement District No. 2 (the "District") in accordance with its findings as to the advisability of the Authorized Improvements (as defined in the hereinafter defined Service and Assessment Plan); and

WHEREAS, on February 13, 2024, the City Secretary filed a copy of Resolution No. 651-24 with the county clerk of each county in which all or part of the District is located in accordance with the provisions of the PID Act; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, in conformity with the PID Act and pursuant to an ordinance adopted by the City Council on March 28, 2024, the City Council approved and accepted the "Timberbrook Public Improvement District No. 2 Service and Assessment Plan" (the " Service and Assessment Plan") relating to the District and levied the Improvement Area #1 Assessments against the parcels identified in the Improvement Area #1 Assessment Roll to finance the costs of certain Authorized Improvements conferring a special benefit on the Assessed Parcels in Improvement Area #1 (as all such terms are defined in the Service and Assessment Plan); and

WHEREAS, the City Secretary filed the Improvement Area #1 Assessment Roll and made the same available for public inspection; and

WHEREAS, the Service and Assessment Plan and the Improvement Area #1 Assessment Roll are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (each an "Annual Service Plan Update"); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance for the Annual Service Plan Update for 2025, in conformity with the requirements of the PID Act.

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

Section 1. Terms.

Terms not otherwise defined herein are defined in the Timberbrook Public Improvement District 2025 Annual Service Plan Update (the "2025 Annual Service Plan Update") attached hereto as Exhibit A.

Section 2. Findings.

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

Section 3. Service Plan.

The 2025 Annual Service Plan Update, including the Improvement Area #1 Assessment Roll, attached hereto as Exhibit A, is hereby approved and accepted by the City Council. The City Council ratifies all prior actions of the City related to the adoption of all prior Annual Service Plan Updates for the District.

Section 4. Filing in Land Records.

The City Secretary is directed to cause a copy of this Ordinance, including the 2025 Annual Service Plan Update, to be recorded in the real property records of Denton County, Texas, on or before September 18, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 5. Cumulative.

The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

Section 6. Severability.

If any provision, section, subsection, sentence, clause or phrase of this resolution, 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 herein, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 7. Effective Date.

This Ordinance shall become effective from and after its date of passage in accordance with law.

(Signate page follows.)

PASSED AND APPROVED on first reading on this the 28th day of August, 2025.

PASSED AND APPROVED on second reading on this the 11th day of September, 2025.

CITY OF JUSTIN, TEXAS

_____
James Clark, Mayor

ATTEST:

_____
Amy M. Piukana, City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF DENTON §

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons whose names were subscribed in my presence to the foregoing instrument.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

2025 Annual Service Plan Update

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2

2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 28, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the 2024 Service and Assessment Plan (the "2024 SAP"), used for issuing PID Bonds and levying the Assessments for the Assessed Property.

The District was created pursuant to the PID Act by Resolution No. 651-24 on February 8, 2024, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On March 28, 2024, the City approved the 2024 SAP for the District by adopting Ordinance No. 773-24 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll, and Ordinance No. 774-24, which approved and authorized the issuance and sale of the City of Justin, Texas, Special Assessment Revenue Bonds, Series 2024 (Timberbrook Public Improvement District No. 2 Improvement Area #1 Project).

The 2024 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2024 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2024 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

Improvement Area #1

The final plat of Timberbrook, Phase 7, attached hereto as **Exhibit C**, was filed and recorded with the County on July 1, 2024, and includes 155 residential Lots and 15 Lots of Non-Benefited Property located within the boundary of Improvement Area #1.

See the completed Lot Type classification summary within Improvement Area #1 below:

Improvement Area #1	
Lot Type	**Number of Units**
1	119
2	36
Total	**155**

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

LOT AND HOME SALES

Improvement Area #1

Per the Quarterly Report dated May 15, 2025, the Lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 1: 119 Lots
  - Lot Type 2: 36 Lots
- Homebuilder Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots
- End-User Owner:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots

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

AUTHORIZED IMPROVEMENTS

Improvement Area #1

Per the Developer, the Authorized Improvements listed in the 2024 SAP for Improvement Area #1 have been completed. The budget for the Authorized Improvements remains unchanged as shown on the table below. The table below shows the Actual Costs spent by the Developer on the Authorized Improvements for Improvement Area #1, as of May 2, 2025, per draw requests submitted by the Developer, as of such date.

Improvement Area #1			
Authorized Improvements	**Budget[a]**	**Actual Costs Spent to Date[b]**	**Percent Complete[c]**
Major Improvements			
Paving	$ 610,061.87	$ 64,909.78	10.64%
Water	$ 239,484.76	$ 193,606.81	80.84%
Sanitary Sewer	$ 279,631.56	$ 226,078.93	80.85%
Storm Drainage	$ 583,568.49	$ 200,569.99	34.37%
Soft Costs	$ 598,286.63	$ 168,097.80	28.10%
	$ 2,311,033.31	**$ 853,263.31**	36.92%
Improvement Area #1 Improvements			
Paving	$ 1,757,147.50	$ 1,132,392.42	64.44%
Water	$ 704,540.50	$ 590,832.25	83.86%
Sanitary Sewer	$ 492,430.00	$ 673,265.99	136.72%
Storm Drainage	$ 1,188,747.50	$ 1,035,234.95	87.09%
Soft Costs	$ 1,416,456.27	$ 318,691.62	22.50%
	$ 5,559,321.77	**$ 3,750,417.23**	67.46%

Footnotes:

[a] Per Service and Assessment Plan.

[b] Per Draw No. 4.

[c] Includes costs-overruns.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due September 1, 2025, Improvement Area #1 has an outstanding Assessment of $5,412,000.00.

ANNUAL INSTALLMENT DUE 1/31/2026

Improvement Area #1

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is $391,132.50.

- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to $297,660.00 and has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of $27,060.00.

- ***Annual Collection Costs*** – The cost of administering Improvement Area #1 and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is $64,754.97.

Improvement Area #1	
Annual Collection Costs Breakdown	
P3Works Administration	$ 31,212.00
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	1,000.00
PID Trustee Fees	4,500.00
Dissemination Agent	3,500.00
Draw Request Review	3,800.00
P3Works Dev/Issuer CDA Review	3,500.00
Past Due P3Works, LLC Invoices	3,742.97
Collection Cost Maintenance Balance	10,000.00
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	**$ 64,754.97**

Improvement Area #1		
Due January 31, 2026		
Principal	$	93,000.00
Interest		298,132.50
	$	391,132.50
Additional Interest	$	27,060.00
Annual Collection Costs	$	64,754.97
Total Annual Installment	**$**	**482,947.47**

See the limited offering memorandum for the Improvement Area #1 Bonds pay period. See **Exhibit B** for the debt service schedule for the Improvement Area #1 Bonds as shown in the limited offering memorandum.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

No full Prepayments of Assessments have occurred within Improvement Area #1.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No partial Prepayments of Assessments have occurred within Improvement Area #1.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

No Extraordinary Optional Redemptions have occurred within Improvement Area #1.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

Improvement Area #1

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Improvement Area #1						
Annual Installments Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 93,000.00	$ 96,000.00	$ 100,000.00	$ 105,000.00	$ 109,000.00
Interest		298,132.50	293,947.50	289,627.50	285,127.50	280,402.50
Capitalized Interest		-	-	-	-	-
	(1)	$ 391,132.50	$ 389,947.50	$ 389,627.50	$ 390,127.50	$ 389,402.50
Additional Interest	(2)	$ 27,060.00	$ 26,595.00	$ 26,115.00	$ 25,615.00	$ 25,090.00
Annual Collection Costs	(3)	$ 64,754.97	$ 50,502.24	$ 51,512.28	$ 52,542.53	$ 53,593.38
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ 482,947.47**	**$ 467,044.74**	**$ 467,254.78**	**$ 468,285.03**	**$ 468,085.88**

ASSESSMENT ROLL

The list of current Parcels or Lots of Assessed Property within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048677	1	$ 33,366.21	$ 2,977.48
1048678	1	$ 33,366.21	$ 2,977.48
1048679	1	$ 33,366.21	$ 2,977.48
1048680	1	$ 33,366.21	$ 2,977.48
1048681	1	$ 33,366.21	$ 2,977.48
1048682	1	$ 33,366.21	$ 2,977.48
1048683	1	$ 33,366.21	$ 2,977.48
1048684	1	$ 33,366.21	$ 2,977.48
1048685	1	$ 33,366.21	$ 2,977.48
1048686	1	$ 33,366.21	$ 2,977.48
1048687	1	$ 33,366.21	$ 2,977.48
1048688	1	$ 33,366.21	$ 2,977.48
1048689	1	$ 33,366.21	$ 2,977.48
1048690	1	$ 33,366.21	$ 2,977.48
1048691	1	$ 33,366.21	$ 2,977.48
1048692	1	$ 33,366.21	$ 2,977.48
1048693	1	$ 33,366.21	$ 2,977.48
1048694	1	$ 33,366.21	$ 2,977.48
1048695	1	$ 33,366.21	$ 2,977.48
1048696	1	$ 33,366.21	$ 2,977.48
1048697	1	$ 33,366.21	$ 2,977.48
1048698	1	$ 33,366.21	$ 2,977.48
1048699	1	$ 33,366.21	$ 2,977.48
1048700	1	$ 33,366.21	$ 2,977.48
1048701	1	$ 33,366.21	$ 2,977.48
1048702	1	$ 33,366.21	$ 2,977.48
1048703	1	$ 33,366.21	$ 2,977.48
1048719	1	$ 33,366.21	$ 2,977.48
1048720	1	$ 33,366.21	$ 2,977.48
1048721	1	$ 33,366.21	$ 2,977.48
1048722	1	$ 33,366.21	$ 2,977.48
1048723	1	$ 33,366.21	$ 2,977.48
1048724	1	$ 33,366.21	$ 2,977.48
1048725	1	$ 33,366.21	$ 2,977.48
1048726	1	$ 33,366.21	$ 2,977.48
1048727	1	$ 33,366.21	$ 2,977.48
1048728	1	$ 33,366.21	$ 2,977.48
1048729	1	$ 33,366.21	$ 2,977.48
1048730	1	$ 33,366.21	$ 2,977.48
1048731	1	$ 33,366.21	$ 2,977.48

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048732	1	$ 33,366.21	$ 2,977.48
1048733	1	$ 33,366.21	$ 2,977.48
1048734	1	$ 33,366.21	$ 2,977.48
1048735	1	$ 33,366.21	$ 2,977.48
1048736	1	$ 33,366.21	$ 2,977.48
1048737	1	$ 33,366.21	$ 2,977.48
1048738	1	$ 33,366.21	$ 2,977.48
1048739	1	$ 33,366.21	$ 2,977.48
1048740	1	$ 33,366.21	$ 2,977.48
1048741	1	$ 33,366.21	$ 2,977.48
1048742	1	$ 33,366.21	$ 2,977.48
1048743	1	$ 33,366.21	$ 2,977.48
1048744	1	$ 33,366.21	$ 2,977.48
1048745	1	$ 33,366.21	$ 2,977.48
1048746	1	$ 33,366.21	$ 2,977.48
1048747	1	$ 33,366.21	$ 2,977.48
1048748	1	$ 33,366.21	$ 2,977.48
1048749	1	$ 33,366.21	$ 2,977.48
1048750	1	$ 33,366.21	$ 2,977.48
1048751	1	$ 33,366.21	$ 2,977.48
1048752	1	$ 33,366.21	$ 2,977.48
1048753	1	$ 33,366.21	$ 2,977.48
1048754	1	$ 33,366.21	$ 2,977.48
1048755	1	$ 33,366.21	$ 2,977.48
1048756	1	$ 33,366.21	$ 2,977.48
1048757	1	$ 33,366.21	$ 2,977.48
1048758	1	$ 33,366.21	$ 2,977.48
1048759	1	$ 33,366.21	$ 2,977.48
1048760	1	$ 33,366.21	$ 2,977.48
1048761	1	$ 33,366.21	$ 2,977.48
1048762	1	$ 33,366.21	$ 2,977.48
1048763	1	$ 33,366.21	$ 2,977.48
1048764	1	$ 33,366.21	$ 2,977.48
1048765	1	$ 33,366.21	$ 2,977.48
1048766	1	$ 33,366.21	$ 2,977.48
1048767	1	$ 33,366.21	$ 2,977.48
1048768	1	$ 33,366.21	$ 2,977.48
1048769	1	$ 33,366.21	$ 2,977.48
1048770	1	$ 33,366.21	$ 2,977.48
1048771	1	$ 33,366.21	$ 2,977.48

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048772	1	$ 33,366.21	$ 2,977.48
1048773	1	$ 33,366.21	$ 2,977.48
1048774	1	$ 33,366.21	$ 2,977.48
1048775	1	$ 33,366.21	$ 2,977.48
1048776	1	$ 33,366.21	$ 2,977.48
1048777	1	$ 33,366.21	$ 2,977.48
1048778	1	$ 33,366.21	$ 2,977.48
1048779	1	$ 33,366.21	$ 2,977.48
1048780	1	$ 33,366.21	$ 2,977.48
1048781	1	$ 33,366.21	$ 2,977.48
1048782	1	$ 33,366.21	$ 2,977.48
1048783	1	$ 33,366.21	$ 2,977.48
1048784	1	$ 33,366.21	$ 2,977.48
1048785	1	$ 33,366.21	$ 2,977.48
1048786	1	$ 33,366.21	$ 2,977.48
1048787	Non-Benefited Property	$ -	$ -
1048788	Non-Benefited Property	$ -	$ -
1048789	Non-Benefited Property	$ -	$ -
1048790	Non-Benefited Property	$ -	$ -
1048791	Non-Benefited Property	$ -	$ -
1048792	Non-Benefited Property	$ -	$ -
1048793	Non-Benefited Property	$ -	$ -
1048794	Non-Benefited Property	$ -	$ -
1048795	Non-Benefited Property	$ -	$ -
1048796	Non-Benefited Property	$ -	$ -
1048797	Non-Benefited Property	$ -	$ -
1048798	2	$ 40,039.46	$ 3,572.98
1048799	2	$ 40,039.46	$ 3,572.98
1048800	2	$ 40,039.46	$ 3,572.98
1048801	2	$ 40,039.46	$ 3,572.98
1048802	2	$ 40,039.46	$ 3,572.98
1048803	2	$ 40,039.46	$ 3,572.98
1048804	2	$ 40,039.46	$ 3,572.98
1048805	2	$ 40,039.46	$ 3,572.98
1048806	2	$ 40,039.46	$ 3,572.98
1048807	2	$ 40,039.46	$ 3,572.98
1048808	2	$ 40,039.46	$ 3,572.98
1048809	2	$ 40,039.46	$ 3,572.98
1048810	2	$ 40,039.46	$ 3,572.98
1048811	2	$ 40,039.46	$ 3,572.98

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048812	2	$ 40,039.46	$ 3,572.98
1048813	2	$ 40,039.46	$ 3,572.98
1048814	2	$ 40,039.46	$ 3,572.98
1048815	2	$ 40,039.46	$ 3,572.98
1048816	2	$ 40,039.46	$ 3,572.98
1048817	2	$ 40,039.46	$ 3,572.98
1048818	2	$ 40,039.46	$ 3,572.98
1048819	2	$ 40,039.46	$ 3,572.98
1048820	2	$ 40,039.46	$ 3,572.98
1048821	2	$ 40,039.46	$ 3,572.98
1048822	2	$ 40,039.46	$ 3,572.98
1048823	2	$ 40,039.46	$ 3,572.98
1048824	2	$ 40,039.46	$ 3,572.98
1048825	2	$ 40,039.46	$ 3,572.98
1048826	2	$ 40,039.46	$ 3,572.98
1048827	2	$ 40,039.46	$ 3,572.98
1048828	2	$ 40,039.46	$ 3,572.98
1048829	2	$ 40,039.46	$ 3,572.98
1048830	2	$ 40,039.46	$ 3,572.98
1048831	2	$ 40,039.46	$ 3,572.98
1048832	1	$ 33,366.21	$ 2,977.48
1048833	1	$ 33,366.21	$ 2,977.48
1048834	1	$ 33,366.21	$ 2,977.48
1048835	1	$ 33,366.21	$ 2,977.48
1048836	1	$ 33,366.21	$ 2,977.48
1048837	1	$ 33,366.21	$ 2,977.48
1048838	1	$ 33,366.21	$ 2,977.48
1048839	1	$ 33,366.21	$ 2,977.48
1048840	1	$ 33,366.21	$ 2,977.48
1048841	1	$ 33,366.21	$ 2,977.48
1048842	1	$ 33,366.21	$ 2,977.48
1048843	1	$ 33,366.21	$ 2,977.48
1048844	1	$ 33,366.21	$ 2,977.48
1048845	1	$ 33,366.21	$ 2,977.48
1048846	1	$ 33,366.21	$ 2,977.48
1048861	1	$ 33,366.21	$ 2,977.48
1048862	1	$ 33,366.21	$ 2,977.48
1048863	2	$ 40,039.46	$ 3,572.98
1048864	1	$ 33,366.21	$ 2,977.48
1048865	2	$ 40,039.46	$ 3,572.98

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048866	1	$ 33,366.21	$ 2,977.48
1048867	1	$ 33,366.21	$ 2,977.48
1048868	1	$ 33,366.21	$ 2,977.48
1048869	1	$ 33,366.21	$ 2,977.48
1048870	1	$ 33,366.21	$ 2,977.48
1048871	1	$ 33,366.21	$ 2,977.48
1048889	Non-Benefited Property	$ -	$ -
1048890	Non-Benefited Property	$ -	$ -
1048891	Non-Benefited Property	$ -	$ -
1048895	Non-Benefited Property	$ -	$ -
Total[c]		**$ 5,412,000.00**	**$ 482,947.40**

Footnotes:

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

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

[c] Totals may not add or match the Service Plan or Improvement Area #1 Annual Installment Schedule due to rounding.

EXHIBIT B – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2024	–	$ 111,623.02	$ 111,623.02
2025	$ 89,000.00	302,137.50	391,137.50
2026	93,000.00	298,132.50	391,132.50
2027	96,000.00	293,947.50	389,947.50
2028	100,000.00	289,627.50	389,627.50
2029	105,000.00	285,127.50	390,127.50
2030	109,000.00	280,402.50	389,402.50
2031	114,000.00	275,497.50	389,497.50
2032	118,000.00	270,367.50	388,367.50
2033	124,000.00	263,877.50	387,877.50
2034	131,000.00	257,057.50	388,057.50
2035	138,000.00	249,852.50	387,852.50
2036	145,000.00	242,262.50	387,262.50
2037	153,000.00	234,287.50	387,287.50
2038	161,000.00	225,872.50	386,872.50
2039	170,000.00	217,017.50	387,017.50
2040	179,000.00	207,667.50	386,667.50
2041	189,000.00	197,822.50	386,822.50
2042	199,000.00	187,427.50	386,427.50
2043	210,000.00	176,482.50	386,482.50
2044	221,000.00	164,932.50	385,932.50
2045	233,000.00	152,777.50	385,777.50
2046	247,000.00	139,380.00	386,380.00
2047	261,000.00	125,177.50	386,177.50
2048	276,000.00	110,170.00	386,170.00
2049	292,000.00	94,300.00	386,300.00
2050	309,000.00	77,510.00	386,510.00
2051	327,000.00	59,742.50	386,742.50
2052	346,000.00	40,940.00	386,940.00
2053	366,000.00	21,045.00	387,045.00
Total	**$5,501,000.00**	**$5,852,465.52**	**$11,353,465.52**

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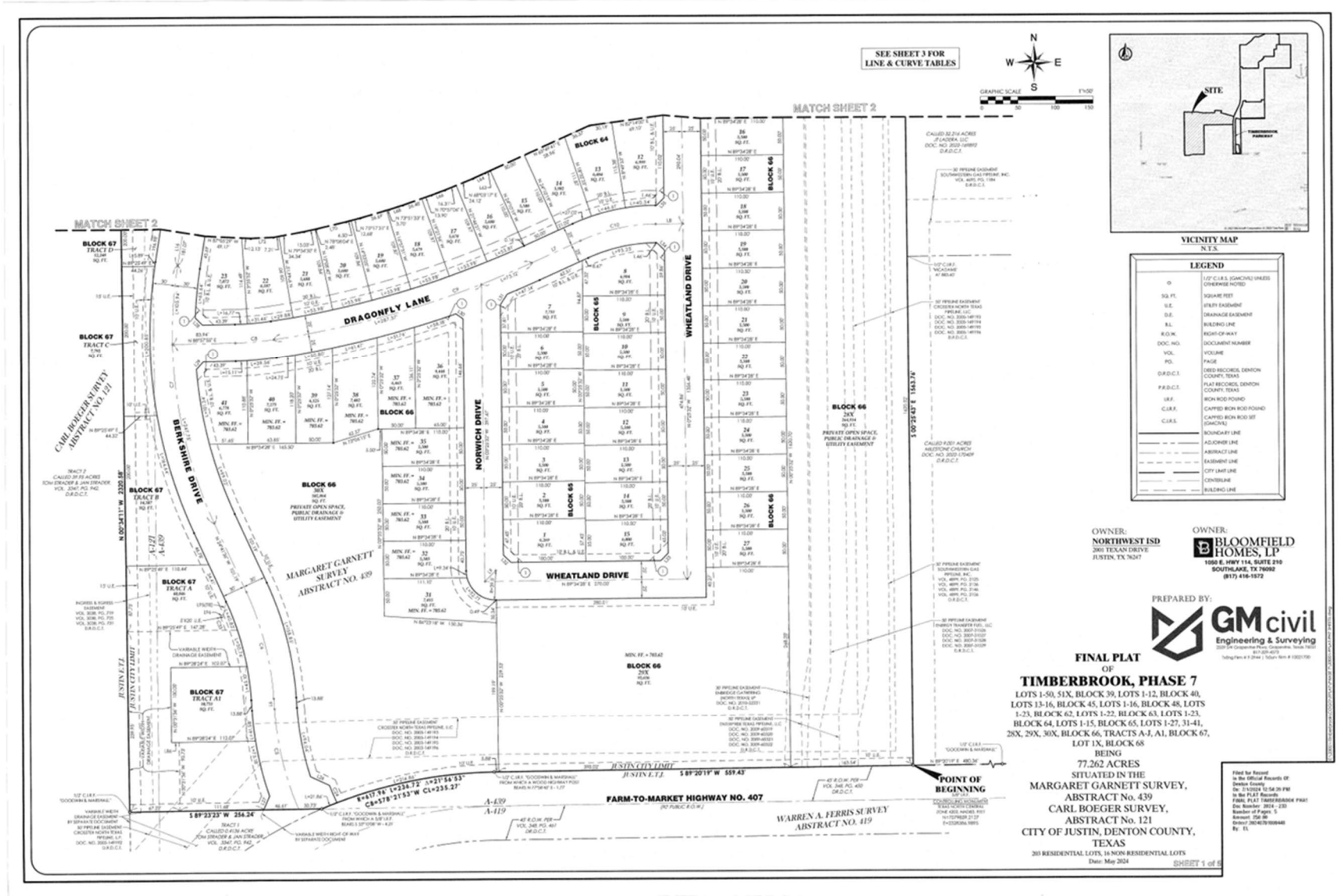
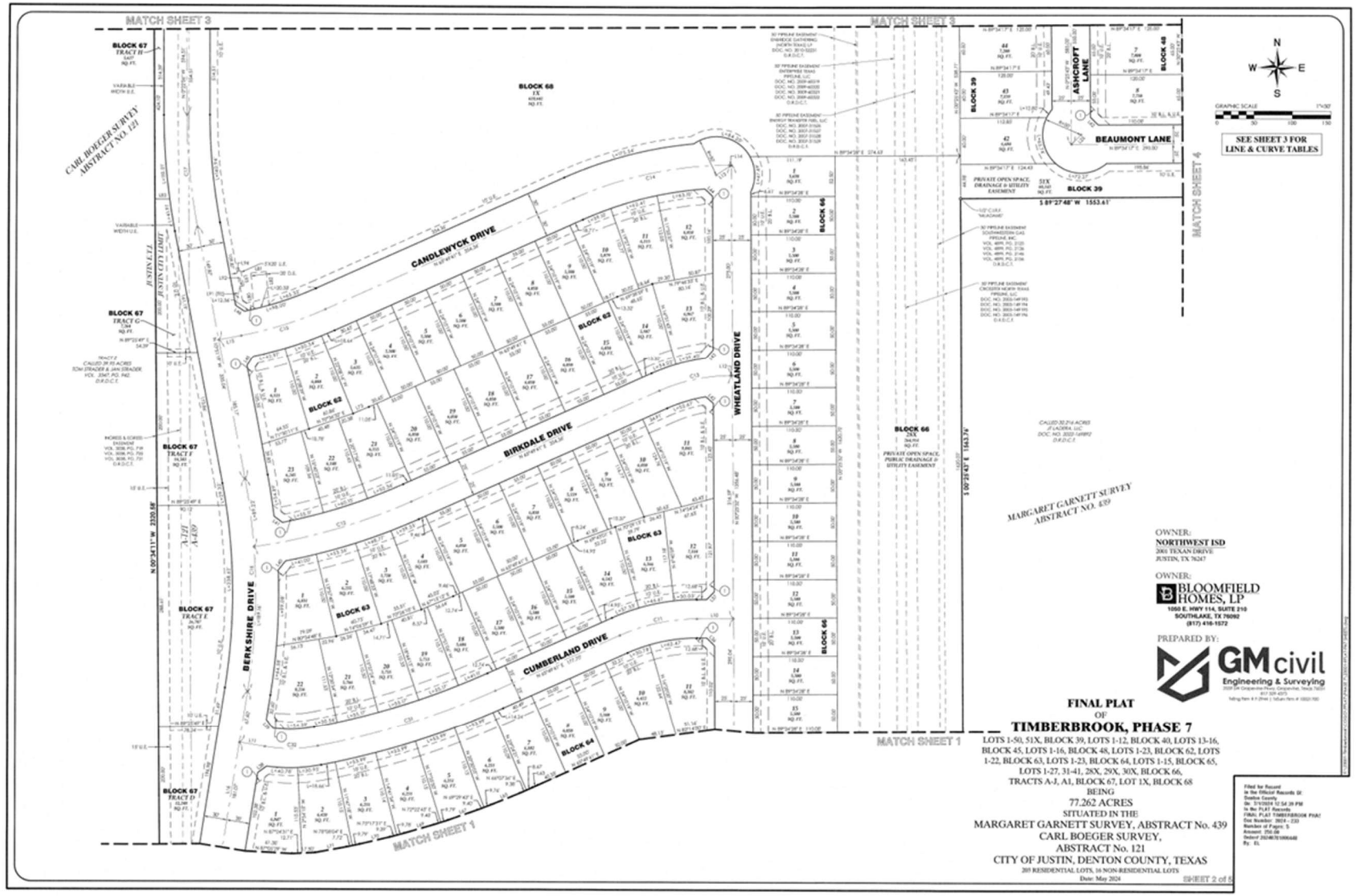
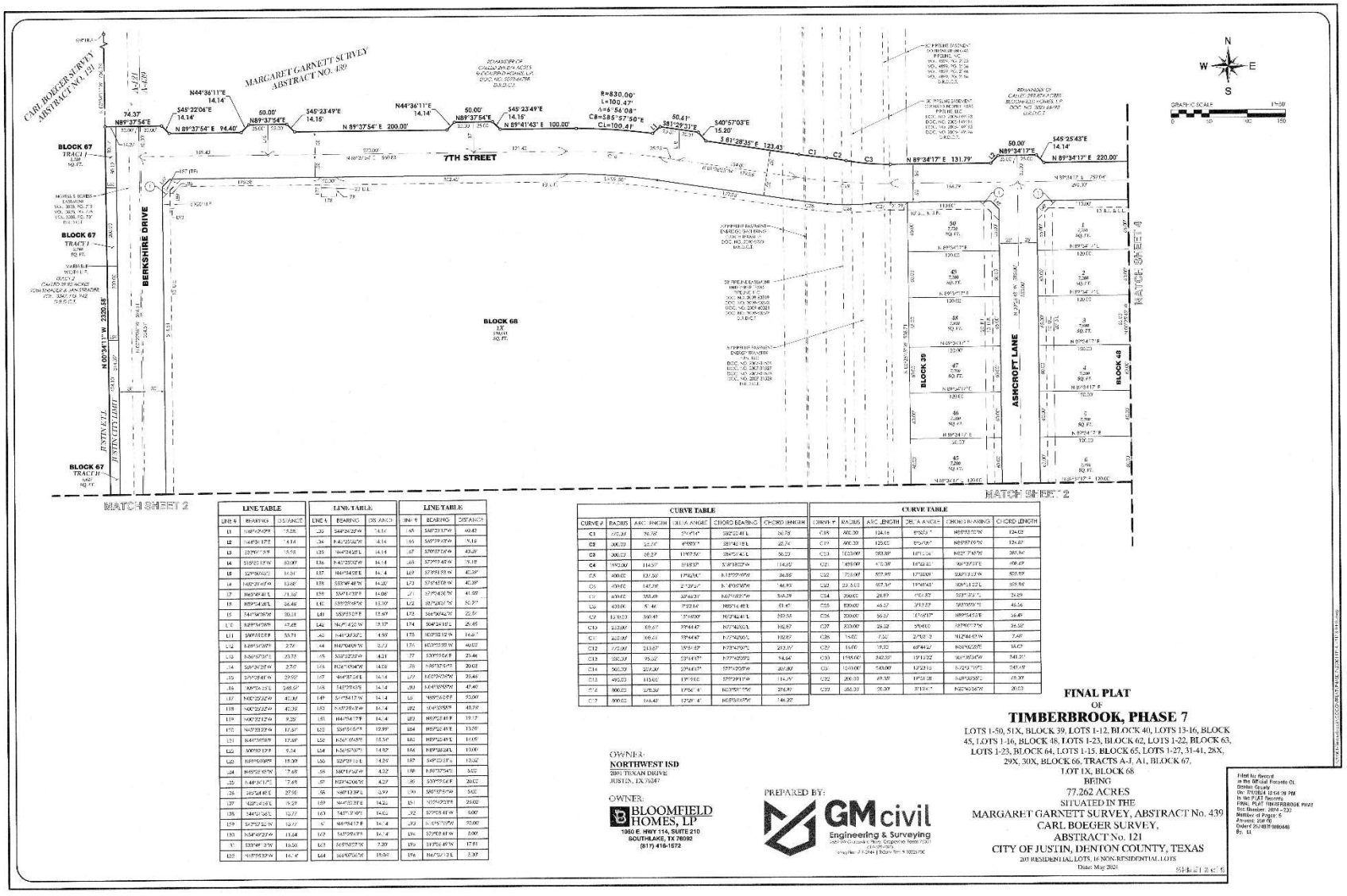
EXHIBIT C – PHASE 7 FINAL RECORDED PLAT




MATCH SHEET 3
MATCH SHEET 2
MATCH SHEET 4
MATCH SHEET 1
CANDLEWYCK DRIVE
BIRKDALE DRIVE
CUMBERLAND DRIVE
WHEATLAND DRIVE
BERKSHIRE DRIVE
BEAUMONT LANE
ASHCROFT LANE
CARL BOEGER SURVEY ABSTRACT NO. 121
MARGARET GARNETT SURVEY ABSTRACT NO. 439
BLOCK 67 TRACT H
BLOCK 67 TRACT G
BLOCK 67 TRACT F
BLOCK 67 TRACT E
BLOCK 67 TRACT D
BLOCK 68
BLOCK 66
BLOCK 63
BLOCK 62
BLOCK 64
BLOCK 39
BLOCK 40
SEE SHEET 3 FOR LINE & CURVE TABLES
OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247
OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1072
PREPARED BY:
GM civil
Engineering & Surveying
FINAL PLAT
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-15, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-1, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY, ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
205 RESIDENTIAL LOTS, 16 NON-RESIDENTIAL LOTS
Date: May 2024
SHEET 2 of 5



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N40°24'09"E	15.28'
L2	N44°36'11"E	14.14'
L3	S89°37'54"E	15.58'
L4	S19°25'18"W	80.00'
L5	S29°56'02"E	14.51'
L6	N60°31'47"W	13.66'
L7	N65°54'41"E	71.16'
L8	N89°54'38"E	36.46'
L9	S41°54'38"W	30.11'
L10	N89°54'38"E	47.68'
L11	S00°05'22"E	33.71'
L12	N89°54'38"E	2.75'
L13	N36°57'38"E	33.73'
L14	S89°54'38"W	2.75'
L15	S70°08'41"W	29.99'
L16	N00°05'22"W	248.60'
L17	N00°05'22"W	40.00'
L18	N00°05'22"W	40.00'
L19	N00°05'22"W	9.29'
L20	N45°33'22"W	17.68'
L21	N44°36'11"E	17.68'
L22	S00°05'22"E	9.14'
L23	N89°54'38"E	15.00'
L24	N89°54'38"E	7.68'
L25	N44°36'11"E	17.68'
L26	S89°54'38"E	27.95'
L27	N89°54'38"E	19.29'
L28	S45°05'22"E	19.27'
L29	S45°05'22"E	19.27'
L30	N54°49'22"W	11.64'
L31	S89°48'38"W	16.26'
L32	N89°54'38"E	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L33	S44°24'22"W	14.14'
L34	N45°35'38"W	14.14'
L35	N44°24'22"E	14.14'
L36	N45°35'38"W	14.14'
L37	N44°36'11"E	14.14'
L38	S89°54'38"E	14.00'
L39	S54°14'38"E	14.00'
L40	S89°54'38"E	13.97'
L41	S89°54'38"E	15.97'
L42	N42°45'22"W	19.13'
L43	N41°38'38"E	4.95'
L44	N47°04'09"W	2.83'
L45	S38°02'22"W	4.21'
L46	N26°09'04"E	14.00'
L47	N44°36'11"E	14.14'
L48	S45°23'49"E	14.14'
L49	S45°54'17"W	14.14'
L50	N45°23'49"W	14.14'
L51	N44°54'17"E	14.14'
L52	N45°05'43"E	14.14'
L53	N45°05'43"E	14.14'
L54	S89°54'38"E	14.14'
L55	S89°54'38"E	4.22'
L56	S89°54'38"E	4.22'
L57	N89°54'38"W	0.99'
L58	N44°36'11"E	14.14'
L59	S45°36'11"W	14.14'
L60	N44°54'17"E	14.14'
L61	S45°05'43"E	7.20'
L62	S45°05'43"E	18.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L63	S44°54'17"W	40.42'
L64	S45°23'49"E	5.16'
L65	S45°23'49"E	49.26'
L66	S73°53'48"W	19.18'
L67	S73°53'48"W	42.39'
L68	S73°53'48"W	42.39'
L69	S73°53'48"W	42.39'
L70	S73°53'48"W	41.98'
L71	S73°04'06"W	42.97'
L72	S66°56'42"W	22.56'
L73	S00°34'17"E	25.46'
L74	S00°34'17"E	16.61'
L75	N00°25'43"E	40.02'
L76	N00°25'43"E	25.46'
L77	S89°54'38"E	20.02'
L78	S45°23'49"E	25.46'
L79	N45°36'11"E	47.46'
L80	N89°54'38"E	93.00'
L81	N45°23'49"W	48.79'
L82	N89°54'38"E	19.17'
L83	N89°54'38"E	13.00'
L84	N89°54'38"E	11.05'
L85	N89°54'38"E	13.00'
L86	S45°05'43"E	13.02'
L87	N89°54'38"E	3.02'
L88	S45°05'43"E	20.02'
L89	S89°54'38"W	3.02'
L90	S89°54'38"W	3.02'
L91	N00°05'22"E	20.02'
L92	S89°54'38"W	3.02'
L93	N89°54'38"E	20.00'
L94	S89°54'38"W	2.00'
L95	S89°54'38"W	17.81'
L96	N45°05'43"E	2.37'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	775.00'	76.78'	5°40'54"	S82°23'41"E	76.75'
C2	300.00'	25.15'	4°48'01"	S81°53'18"E	25.14'
C3	300.00'	50.23'	9°35'56"	S76°54'43"E	50.17'
C4	1950.00'	114.97'	3°22'53"	S79°18'27"W	114.95'
C5	400.00'	131.50'	18°49'56"	N13°59'09"W	130.93'
C6	400.00'	141.78'	20°18'27"	N14°05'08"W	141.03'
C7	400.00'	273.28'	39°08'23"	N40°19'03"W	267.99'
C8	400.00'	57.44'	8°13'58"	N69°16'48"E	57.39'
C9	1030.00'	300.49'	16°42'44"	N82°42'41"E	299.44'
C10	1030.00'	69.67'	3°52'47"	N75°40'03"E	69.66'
C11	400.00'	106.61'	15°16'42"	N72°52'05"E	106.29'
C12	775.00'	210.83'	15°35'22"	N73°42'05"E	210.19'
C13	980.00'	79.62'	3°44'07"	N77°20'05"E	79.60'
C14	960.00'	207.60'	12°23'33"	S77°20'05"W	207.20'
C15	490.00'	113.05'	13°13'02"	S77°29'17"W	112.79'
C16	800.00'	278.20'	19°55'41"	N83°55'05"W	276.81'
C17	800.00'	146.48'	10°29'41"	N68°56'05"W	146.27'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C18	800.00'	124.16'	8°53'51"	N89°53'05"W	124.03'
C19	800.00'	125.02'	8°57'06"	N80°57'07"W	124.89'
C20	1030.00'	283.89'	15°47'34"	N82°27'53"W	283.04'
C21	1030.00'	410.38'	22°49'21"	S66°58'31"E	407.63'
C22	770.00'	557.35'	41°28'09"	S70°10'31"W	545.19'
C23	22.50'	35.34'	90°00'00"	N89°34'17"E	31.82'
C24	250.00'	24.87'	5°41'57"	S87°33'42"E	24.89'
C25	800.00'	46.63'	3°20'29"	S85°55'01"E	46.56'
C26	300.00'	56.52'	10°47'37"	N89°54'51"E	56.45'
C27	300.00'	28.28'	5°24'02"	S87°52'22"W	28.26'
C28	15.00'	7.32'	27°57'13"	N12°46'49"W	7.25'
C29	15.00'	19.32'	68°44'24"	N58°56'28"E	18.07'
C30	1195.00'	342.39'	16°24'52"	S83°36'54"W	341.27'
C31	1030.00'	583.00'	32°25'15"	N72°21'10"E	575.19'
C32	300.00'	49.39'	9°25'58"	N48°39'58"E	49.33'
C33	450.00'	70.39'	8°57'41"	N52°43'56"W	70.32'

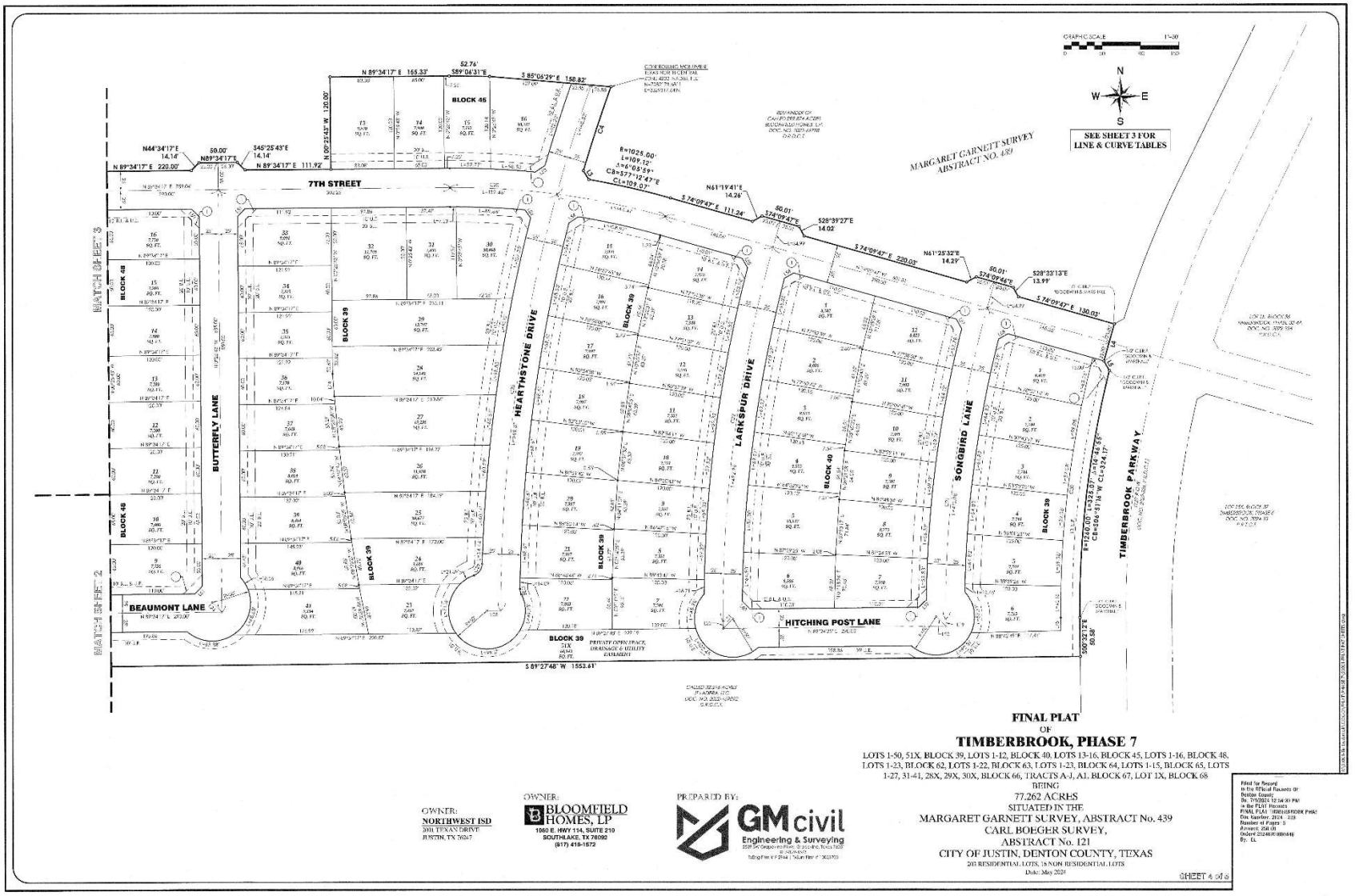
OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

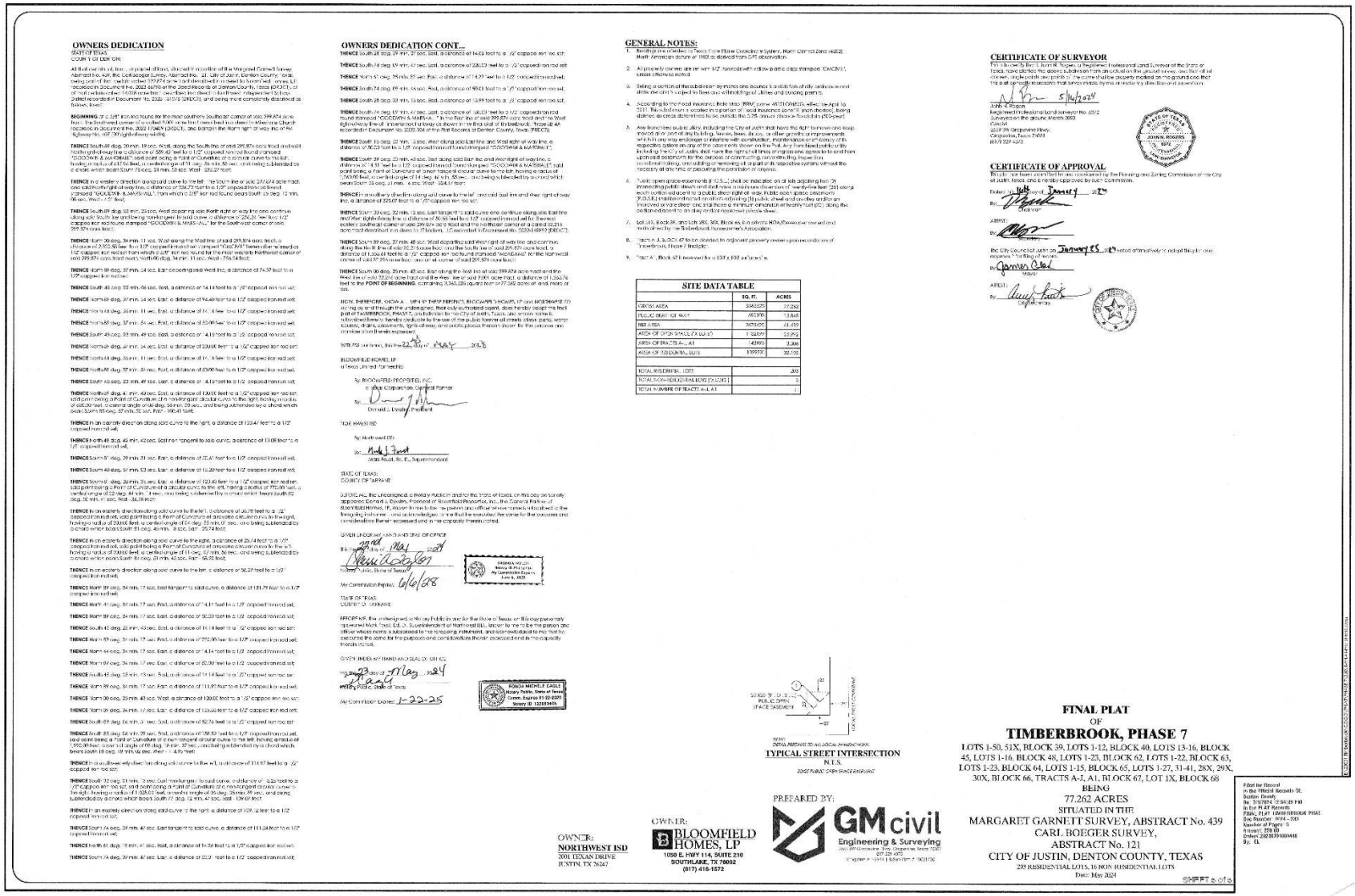
OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GM civil
Engineering & Surveying

FINAL PLAT
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, SIX, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-15, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT IX, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY, ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
207 RESIDENTIAL LOTS, 16 NON-RESIDENTIAL LOTS
Date: May 2025
SHEET 2 of 5

Filed for Record in the Official Records Of: Denton County On: 7/1/2025 12:54:20 PM In the PLAT Records FINAL PLAT TIMBERBROOK PHASE Doc Number: 2025 - 232 Number of Pages: 5 Amount: 208.00 Order #: 25-0070-0000446 By: M


7TH STREET
BEAUMONT LANE
HITCHING POST LANE
BUTTERFLY LANE
HEARTHSTONE DRIVE
LARKSPUR DRIVE
SONGBIRD LANE
TIMBERBROOK PARKWAY
BLOCK 39
BLOCK 40
BLOCK 45
BLOCK 46
BLOCK 48
SEE SHEET 3 FOR LINE & CURVE TABLES
MARGARET GARNETT SURVEY ABSTRACT NO. 439
FINAL PLAT
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-15, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
TOTING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
215 RESIDENTIAL LOTS, 16 NON RESIDENTIAL LOTS
Date: May 2024
OWNER:
NORTHWEST ISD
3001 TEXAN DRIVE
JUSTIN, TX 76247
OWNER:
BLOOMFIELD HOMES, LP
1980 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GM civil
Engineering & Surveying
SHEET 4 of 6



OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, the Carl Boeger Survey, Abstract No. 121, City of Justin, Denton County, Texas, being part of that certain called 177.979 acre tract described in deed to Avery Real Estate, LP recorded in Document No. 2022 66765 of the Deed Records of Denton County, Texas (DRDCT), all of that certain called 14.000 acre tract described in deed to Northwest ISD recorded in Document No. 2022 141015 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the most southerly Southeast corner of said 177.979 acre tract, the Southwest corner of a called 7.041 acre tract described in deed to Alliance Church recorded in Document No. 2022 173409 (DRDCT), and being in the North right-of-way line of FM 407 (variable width right-of-way width);

THENCE South 88 deg. 30 min. 19 sec. West, along the South line of said 177.979 acre tract and said North right-of-way line a distance of 559.40 feet to a 1/2" capped iron rod found stamped "GOODWIN & ASSOCIATES" said point being a Point of Curvature of a circular curve to the left, having a radius of 617.56 feet, a central angle of 31 deg. 36 min. 58 sec., and being subtended by a chord which bears South 72 deg. 21 min. 51 sec. West - 336.27 feet;

THENCE in a westerly direction along said curve to the left, the South line of said 177.979 acre tract, and said North right-of-way line, a distance of 334.73 feet to a 1/2" capped iron rod found stamped "GOODWIN & MASS-ALL", from which a 1/2" iron rod found bears South 19 deg. 10 min. 06 sec. West - 1.01 feet;

THENCE South 89 deg. 33 min. 23 sec. West departing said North right-of-way line and continuing along said South line and being coincident to said curve, a distance of 256.26 feet to a 1/2" capped iron rod found stamped "GOODWIN & MASS-ALL" for the Southwest corner of said 177.979 acre tract;

THENCE North 00 deg. 36 min. 11 sec. West along the West line of said 177.979 acre tract, a distance of 2,905.56 feet to a 1/2" capped iron rod found stamped "GOODWIN" for the most westerly Northwest corner of said 177.979 acre tract, from which a 1/2" iron rod found for the most westerly Northwest corner of said 177.979 acre tract bears North 00 deg. 36 min. 11 sec. West - 756.04 feet;

THENCE North 89 deg. 37 min. 24 sec. East departing said West line, a distance of 74.37 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 52 min. 06 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 24 sec. East, a distance of 94.40 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 35 min. 11 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 24 sec. East, a distance of 53.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 33 min. 49 sec. East, a distance of 14.15 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 24 sec. East, a distance of 230.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 35 min. 11 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 24 sec. East, a distance of 53.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 33 min. 49 sec. East, a distance of 14.15 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 41 min. 43 sec. East, a distance of 130.05 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 400.00 feet, a central angle of 06 deg. 36 min. 20 sec., and being subtended by a chord which bears South 85 deg. 37 min. 32 sec. East - 100.41 feet;

THENCE in an easterly direction along said curve to the right, a distance of 102.47 feet to a 1/2" capped iron rod set;

THENCE North 48 deg. 45 min. 42 sec. East non-tangent to said curve, a distance of 13.08 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 39 min. 31 sec. East, a distance of 22.47 feet to a 1/2" capped iron rod set;

THENCE South 40 deg. 57 min. 12 sec. East, a distance of 16.20 feet to a 1/2" capped iron rod set;

THENCE South 0 deg. 28 min. 29 sec. East, a distance of 123.40 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a circular curve to the left, having a radius of 770.00 feet, a central angle of 22 deg. 44 min. 14 sec., and being subtended by a chord which bears South 12 deg. 50 min. 41 sec. East - 36.78 feet;

THENCE in an easterly direction along said curve to the left, a distance of 36.78 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a reverse circular curve to the right, having a radius of 330.00 feet, a central angle of 24 deg. 53 min. 01 sec., and being subtended by a chord which bears South 11 deg. 46 min. 18 sec. East - 25.74 feet;

THENCE in an easterly direction along said curve to the right, a distance of 25.74 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a reverse circular curve to the left, having a radius of 330.00 feet, a central angle of 11 deg. 17 min. 56 sec., and being subtended by a chord which bears South 18 deg. 21 min. 43 sec. East - 64.92 feet;

THENCE in an easterly direction along said curve to the left, a distance of 65.02 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, tangent to said curve, a distance of 131.79 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 34 min. 17 sec. East, a distance of 14.17 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 25 min. 43 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 292.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 34 min. 17 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 25 min. 43 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 111.95 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 25 min. 43 sec. West, a distance of 130.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 130.00 feet to a 1/2" capped iron rod set;

THENCE South 69 deg. 56 min. 31 sec. East, a distance of 50.76 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 56 min. 29 sec. East, a distance of 138.83 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,992.00 feet, a chord angle of 08 deg. 19 min. 37 sec., and being subtended by a chord which bears South 18 deg. 19 min. 42 sec. West - 289.16 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 289.40 feet to a 1/2" capped iron rod set;

THENCE South 32 deg. 01 min. 12 sec. East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,942.00 feet, a central angle of 05 deg. 25 min. 59 sec., and being subtended by a chord which bears South 77 deg. 12 min. 47 sec. East - 184.87 feet;

THENCE in an easterly direction along said curve to the right, a distance of 184.94 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 29 min. 47 sec. East tangent to said curve, a distance of 111.24 feet to a 1/2" capped iron rod set;

THENCE North 61 deg. 19 min. 41 sec. East, a distance of 14.54 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 29 min. 47 sec. East, a distance of 203.71 feet to a 1/2" capped iron rod set;

OWNERS DEDICATION CONT...

THENCE South 28 deg. 29 min. 47 sec. East, a distance of 14.03 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 29 min. 47 sec. East, a distance of 220.01 feet to a 1/2" capped iron rod set;

THENCE North 61 deg. 30 min. 13 sec. East, a distance of 14.29 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 29 min. 47 sec. East, a distance of 90.01 feet to a 1/2" capped iron rod set;

THENCE South 28 deg. 33 min. 13 sec. East, a distance of 13.99 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 29 min. 47 sec. East, a distance of 161.01 feet to a 1/2" capped iron rod found stamped "GOODWIN & MASS-ALL" in the East line of said 177.979 acre tract and the West right-of-way line of Shoreline Trail (a 60' right-of-way), from which a 1/2" iron rod found bears South 00 deg. 36 min. 11 sec. West - 1.01 feet;

THENCE South 00 deg. 36 min. 11 sec. East, along said East line and West right-of-way line, a distance of 1,139.98 feet to a 1/2" capped iron rod found stamped "GOODWIN & MASS-ALL" for the Southeast corner of said 177.979 acre tract;

THENCE South 89 deg. 23 min. 49 sec. West departing said West right-of-way line and along the South line of said 177.979 acre tract, a distance of 1,139.98 feet to a 1/2" capped iron rod found stamped "GOODWIN & MASS-ALL" for the Southwest corner of said 177.979 acre tract, from which a 1/2" iron rod found bears South 89 deg. 23 min. 49 sec. East - 1.00 feet;

THENCE South 00 deg. 36 min. 11 sec. East, along the East line of said 7.041 acre tract and the West line of said 177.979 acre tract, a distance of 1,366.76 feet to the **POINT OF BEGINNING**, containing 9,363,226 square feet or 77.262 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BLOOMFIELD HOMES, LP and NORTHWEST ISD acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of TIMBERBROOK, PHASE 7, subdivision to the City of Justin, Texas, and whose name is hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS our hand, this the 22nd day of May, 2024.

BLOOMFIELD HOMES, LP
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.
a Texas Corporation, General Partner

By: _____
Donald J. Dyden, President

NORTHWEST ISD

By: Northwest ISD

By: _____
Mark Trout, B.C.E., Superintendent

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dyden, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 22nd day of May, 2024

_____
Notary Public, State of Texas

My Commission Expires: 6/6/28

RONDA MICHELE CAGLE
Notary Public, State of Texas
Comm. Expires 06-06-2028
Notary ID 132833405

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mark Trout, Ed.D., Superintendent of Northwest ISD, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 23rd day of May, 2024

_____
Notary Public, State of Texas

My Commission Expires: 1-22-25

RONDA MICHELE CAGLE
Notary Public, State of Texas
Comm. Expires 01-22-2025
Notary ID 132833405

GENERAL NOTES:

1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMCIVIL" unless otherwise noted.
3. Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
4. According to the Flood Insurance Rate Map (FIRM) dated 4/01/2021, effective April 18, 2011, this subdivision is located in portion of local insurance zone 'X' (non-shaded), being distinct as areas determined to be outside the 0.2% annual chance floodplain (500-year).
5. Any fence over public alleys, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the utility easements shown on the Plat. Any Trees listed public utility including the City of Justin, shall have the right of ingress or egress to and from said and easements for the purpose of constructing, reconstructing, inspecting, patrolling, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
6. Public open space easements (L.O.S.,) shall be indicated on all lots applying two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street right-of-way. Public open space easements (L.O.S.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved or gravel street and have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or improved gravel street.
7. Lot 1-X, Block 39, and Lots 28X, 30X, Block 65, is to provide HOA/Developer ownership and maintained by the Timberbrook Homeowner's Association.
8. Tracts A-1, Block 67 is to be dedicated to adjacent property owner upon completion of Timberbrook, Phase 7 Replat.
9. Tract A-1, Block 67 is reserved for a 137 x 100' entrance's.

SITE DATA TABLE

	SQ. FT.	ACRES
GROSS AREA	3363225	77.262
PUBLIC RIGHT-OF-WAY	483799	13.845
NET AREA	2879495	61.417
AREA OF OPEN SPACE (TX LOT)	1132177	25.992
AREA OF TRACTS A-1, A1	140993	3.306
AREA OF RESIDENTIAL LOTS	1599325	32.108
TOTAL RESIDENTIAL LOTS		208
TOTAL NON-RESIDENTIAL LOTS (TX LOT)		2
TOTAL NUMBER OF TRACTS A-1, A1		1

CERTIFICATE OF SURVEYOR

This is to certify that I, John R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all corners, angle points and points of curve shall be properly marked on the ground and that this is a correct representation of that survey made by me or under my direction and supervision.

5/16/2024

John R. Rogers
Registered Professional Land Surveyor No. 6212
Surveyed on the ground: March 2022
GMCIVIL
2239 Empire Pkwy
Grapevine, Texas 76051
817.329.4212

JOHN R. ROGERS
6212
REGISTERED
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Justin, Texas, and is hereby approved by such Commission.

Dated this 16th day of January, 2025

By: _____
Chairman

ATTEST:

By: _____
Secretary

The City Council of Justin on January 28, 2025 voted affirmatively to adopt this plat and approve 7 building of lots/tracts.

By: _____
Mayor

ATTEST:

By: _____
City Secretary

NOTE:
DETAIL MATCHES TO NO LOCAL JURISDICTION

TYPICAL STREET INTERSECTION
N.T.S.
2060' PUBLIC OPEN SPACE EASEMENT

PREPARED BY:

GMcivil
Engineering & Surveying
2239 Empire Pkwy, Grapevine, Texas 76051
817.329.4212
Engineer # 15911 | Surveyor # 100170

OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

FINAL PLAT
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-15, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-1, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING
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MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
239 RESIDENTIAL LOTS, 16 NON RESIDENTIAL LOTS
Date: May 2024

SHEET 6 of 8

Filed for Record
in the Official Records Of:
Denton County
On: 7/17/2024 12:54:08 PM
In the PLAT Records
PP&C PLAT 1240918000UK PHASE
Doc Number: 2024 - 230
Number of Pages: 9
Amount: 259.00
Order#:230197180448
By: EL

EXHIBIT D – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP

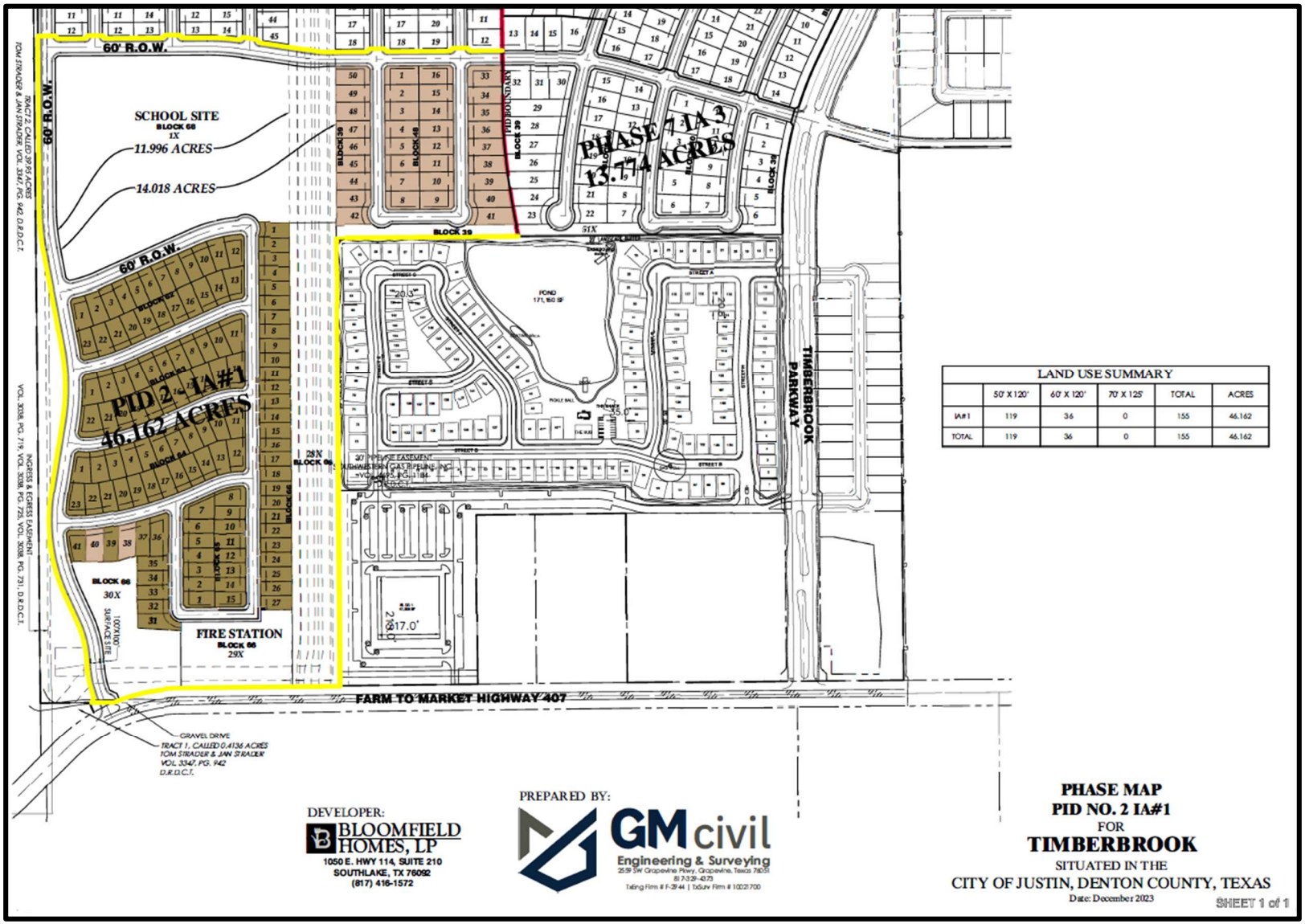

EXHIBIT E – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this exhibit:

- Improvement Area #1
  - Lot Type 1
  - Lot Type 2

[Remainder of page intentionally left blank.]

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 – IMPROVEMENT AREA #1 – LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 1 PRINCIPAL ASSESSMENT: $33,366.21

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, 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 the ***TIMBERBROOK 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 the City of Justin. The exact amount of each annual installment will be approved each year by the City of Justin City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Justin.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[c]
2026	$ 573.37	$ 1,838.05	$ 166.83	$ 399.23	$ 2,977.48
2027	$ 591.86	$ 1,812.25	$ 163.96	$ 311.36	$ 2,879.44
2028	$ 616.52	$ 1,785.62	$ 161.00	$ 317.58	$ 2,880.73
2029	$ 647.35	$ 1,757.88	$ 157.92	$ 323.94	$ 2,887.08
2030	$ 672.01	$ 1,728.75	$ 154.69	$ 330.42	$ 2,885.86
2031	$ 702.84	$ 1,698.50	$ 151.33	$ 337.02	$ 2,889.69
2032	$ 727.50	$ 1,666.88	$ 147.81	$ 343.76	$ 2,885.95
2033	$ 764.49	$ 1,626.86	$ 144.17	$ 350.64	$ 2,886.17
2034	$ 807.64	$ 1,584.82	$ 140.35	$ 357.65	$ 2,890.47
2035	$ 850.80	$ 1,540.40	$ 136.31	$ 364.81	$ 2,892.32
2036	$ 893.96	$ 1,493.60	$ 132.06	$ 372.10	$ 2,891.72
2037	$ 943.28	$ 1,444.44	$ 127.59	$ 379.54	$ 2,894.85
2038	$ 992.60	$ 1,392.56	$ 122.87	$ 387.13	$ 2,895.16
2039	$ 1,048.09	$ 1,337.96	$ 117.91	$ 394.88	$ 2,898.84
2040	$ 1,103.58	$ 1,280.32	$ 112.67	$ 402.77	$ 2,899.34
2041	$ 1,165.23	$ 1,219.62	$ 107.15	$ 410.83	$ 2,902.83
2042	$ 1,226.88	$ 1,155.53	$ 101.33	$ 419.05	$ 2,902.79
2043	$ 1,294.70	$ 1,088.05	$ 95.19	$ 427.43	$ 2,905.37
2044	$ 1,362.52	$ 1,016.85	$ 88.72	$ 435.98	$ 2,904.06
2045	$ 1,436.50	$ 941.91	$ 81.91	$ 444.70	$ 2,905.01
2046	$ 1,522.81	$ 859.31	$ 74.72	$ 453.59	$ 2,910.43
2047	$ 1,609.12	$ 771.75	$ 67.11	$ 462.66	$ 2,910.64
2048	$ 1,701.60	$ 679.22	$ 59.06	$ 471.91	$ 2,911.80
2049	$ 1,800.25	$ 581.38	$ 50.55	$ 481.35	$ 2,913.54
2050	$ 1,905.06	$ 477.87	$ 41.55	$ 490.98	$ 2,915.46
2051	$ 2,016.03	$ 368.33	$ 32.03	$ 500.80	$ 2,917.18
2052	$ 2,133.17	$ 252.40	$ 21.95	$ 510.82	$ 2,918.34
2053	$ 2,256.47	$ 129.75	$ 11.28	$ 521.03	$ 2,918.53
Total[d]	**$ 33,366.21**	**$ 33,530.86**	**$ 2,970.04**	**$ 11,403.96**	**$ 81,271.07**

Footnotes:

[a] Interest rate on the Improvement Area #1 Bonds is 4.50% for bonds maturing 2031, 5.50% for bonds maturing 2044, and 5.75% for bonds maturing 2053.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

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

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 – IMPROVEMENT AREA #1 – LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 2 PRINCIPAL ASSESSMENT: $40,039.46

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, 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 the ***TIMBERBROOK 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 the City of Justin. The exact amount of each annual installment will be approved each year by the City of Justin City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Justin.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[c]
2026	$ 688.04	$ 2,205.67	$ 200.20	$ 479.07	$ 3,572.98
2027	$ 710.23	$ 2,174.70	$ 196.76	$ 373.63	$ 3,455.32
2028	$ 739.83	$ 2,142.74	$ 193.21	$ 381.10	$ 3,456.88
2029	$ 776.82	$ 2,109.45	$ 189.51	$ 388.72	$ 3,464.50
2030	$ 806.41	$ 2,074.49	$ 185.62	$ 396.50	$ 3,463.03
2031	$ 843.40	$ 2,038.21	$ 181.59	$ 404.43	$ 3,467.63
2032	$ 873.00	$ 2,000.25	$ 177.37	$ 412.52	$ 3,463.14
2033	$ 917.39	$ 1,952.24	$ 173.01	$ 420.77	$ 3,463.40
2034	$ 969.17	$ 1,901.78	$ 168.42	$ 429.18	$ 3,468.56
2035	$ 1,020.96	$ 1,848.48	$ 163.58	$ 437.77	$ 3,470.78
2036	$ 1,072.75	$ 1,792.32	$ 158.47	$ 446.52	$ 3,470.07
2037	$ 1,131.94	$ 1,733.32	$ 153.11	$ 455.45	$ 3,473.82
2038	$ 1,191.12	$ 1,671.07	$ 147.45	$ 464.56	$ 3,474.20
2039	$ 1,257.71	$ 1,605.55	$ 141.49	$ 473.85	$ 3,478.61
2040	$ 1,324.29	$ 1,536.38	$ 135.20	$ 483.33	$ 3,479.20
2041	$ 1,398.27	$ 1,463.55	$ 128.58	$ 493.00	$ 3,483.40
2042	$ 1,472.26	$ 1,386.64	$ 121.59	$ 502.86	$ 3,483.34
2043	$ 1,553.64	$ 1,305.67	$ 114.23	$ 512.91	$ 3,486.45
2044	$ 1,635.02	$ 1,220.22	$ 106.46	$ 523.17	$ 3,484.87
2045	$ 1,723.80	$ 1,130.29	$ 98.29	$ 533.63	$ 3,486.01
2046	$ 1,827.37	$ 1,031.17	$ 89.67	$ 544.31	$ 3,492.52
2047	$ 1,930.95	$ 926.10	$ 80.53	$ 555.19	$ 3,492.77
2048	$ 2,041.92	$ 815.07	$ 70.88	$ 566.30	$ 3,494.16
2049	$ 2,160.30	$ 697.66	$ 60.67	$ 577.62	$ 3,496.24
2050	$ 2,286.07	$ 573.44	$ 49.86	$ 589.18	$ 3,498.55
2051	$ 2,419.24	$ 441.99	$ 38.43	$ 600.96	$ 3,500.62
2052	$ 2,559.80	$ 302.89	$ 26.34	$ 612.98	$ 3,502.00
2053	$ 2,707.77	$ 155.70	$ 13.54	$ 625.24	$ 3,502.24
Total[d]	**$ 40,039.46**	**$ 40,237.03**	**$ 3,564.04**	**$ 13,684.75**	**$ 97,525.28**

Footnotes:

[a] Interest rate on the Improvement Area #1 Bonds is 4.50% for bonds maturing 2031, 5.50% for bonds maturing 2044, and 5.75% for bonds maturing 2053.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

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

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 1. (POSSIBLE ACTION ITEMS)

Title: Consider approving Resolution 781-25 declaring Justin Day on October 4th; and take appropriate action

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

This item was requested by Mayor Pro Tem Shelby St. Claire for discussion in May 2025. Chris Young, GIS Technician for the City of Justin and Jeremy Hill (Justin Journal) worked together on research of some historically significant dates and provided an update to City Council on June 26, 2025. The dates that were discussed are below. Ultimately, the City Council requested a date in October be proposed for future action. The proposed date at this time is October 4th to be designated as Justin Day.

Historically significant dates:

- **January 1st, 1887 (New Years Day):** According to the research by Jeremy, this is when the newly completed train station offices officially opened and the very first train stopped in town. It marked the beginning of an era that drew many of the town's first residents away from old Elizabethtown near present-day Roanoke to build homes, businesses, and farms here. Without the railroad, it is unlikely that a full-fledged town would have ever formed in this spot.
- **May 5th, 1887:** This was the date of the original town plat's signing and filing with Denton County. This allowed for the public sale of lots a month later. Currently, this also appears to be the first official record with the correct spelling of the town's name on it. When the first postmaster was sworn in on January 25th of the same year, a clerical error landed us with the name, "Justine" until it was later corrected.
- **October 4th, 1887:** John W. Berry is sworn in for the second time as the postmaster of "Justin" *(the first was on May 2nd, just before the plat was signed, but the town's name was still misspelled).* This finally and officially corrected the town's name. The establishment of a post office was often how early towns and settlements "got on the map" and registered with the state. So, for many purposes, this marked the date that Justin was officially "Justin."

City Attorney Review: No

Attachments:

1. Justin Day Resolution

RESOLUTION NO. 781-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, DECLARING OCTOBER 4, 2025, AS "JUSTIN DAY" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin traces its origins back to the late 1800s, when the railroad's arrival in 1887 spurred the formation of a thriving community; and

WHEREAS, on January 1, 1887, the newly completed train station opened and welcomed its first train, beginning an era that brought many of the town's earliest settlers from Elizabethtown to Justin; and

WHEREAS, on May 5, 1887, the original town plat was signed and filed with Denton County, establishing the public sale of lots and creating the first official record of Justin's name; and

WHEREAS, on October 4, 1887, John W. Berry was sworn in for the second time as postmaster, officially correcting the town's name to "Justin" and marking the date when Justin was formally recognized with a post office and entered onto the map of Texas; and

WHEREAS, the City Council of the City of Justin desires to honor this historic milestone by designating October 4th as "Justin Day";

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. That October 4, 2025, and each October 4th thereafter, is hereby declared as Justin Day within the City of Justin, Texas.

SECTION 2. That Justin Day shall be recognized as a celebration of the City's heritage, community spirit, and bright future.

SECTION 3. This Resolution shall take effect immediately upon its passage and approval.

DULY PASSED by the City Council of the City of Justin, Texas, on the 11th day of September 2025.

APPROVED:

_____
James Clark, Mayor

ATTEST:

_____
Amy Piukana, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 2. (POSSIBLE ACTION ITEMS)

Title: Consider and act upon Resolution 782-25 of the City of Justin, Texas, determining the costs of certain Improvement Area #2 Projects to be financed within Improvement Area #2 of Timberbrook Public Improvement District No. 2; approving a preliminary 2025 amended and restated service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed Improvement Area #2 Assessment Roll with the City Secretary; noticing a public hearing for October 9, 2025 to consider an ordinance levying assessments on property located within Improvement Area #2 of Timberbrook Public Improvement District No.2; and directing City staff to publish and mail notice of such public hearing.

Department: Administration

Contact: Abbey Reece

Recommendation:

Approve the resolution as presented.

Background:

In March of 2024, council approved an SAP for the district. Within this district, there is Improvement Area #2 that includes approximately 39 acres. Staff recommend that we update, amend, and restate the SAP to reflect IA #2. This also calls a Public Hearing at the October 9th council meeting.

City Attorney Review: Yes

Attachments:

1. Resolution 782-25 calling public hearing on levy - Justin Timberbrook PID No. 2 IA #2

CITY OF JUSTIN, TEXAS

RESOLUTION NO. 782-25

A RESOLUTION OF THE CITY OF JUSTIN, TEXAS DETERMINING THE COSTS OF CERTAIN IMPROVEMENT AREA #2 PROJECTS TO BE FINANCED WITHIN TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2; APPROVING A PRELIMINARY 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR OCTOBER 9, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Justin, Texas (the "City") to create a public improvement district within the City or the extraterritorial jurisdiction of the City; and

WHEREAS, on February 8, 2024, the City Council conducted a public hearing to consider a petition accepted by the City on December 28, 2023, titled "Petition for Creation of Timberbrook Public Improvement District No. 2 within the City of Justin, Texas," requesting the creation of a public improvement district; and

WHEREAS, on February 8, 2024, the City Council approved Resolution No. 651-24 (the "Authorization Resolution"), authorizing, establishing, and creating Timberbrook Public Improvement District No. 2 (the "District"); and

WHEREAS, the City authorized the creation of the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

WHEREAS, on March 28, 2024, the City Council adopted Ordinance No. 773-24 which approved the Service and Assessment Plan for the District (the "SAP"), which SAP has been amended, restated and supplemented as provided in the Act; and

WHEREAS, the property within the District is being developed in phases, of which Improvement Area #2 includes approximately 39.005 acres and certain Authorized Improvements will be constructed to benefit Improvement Area #2 (the "Improvement Area #2 Projects"); and

WHEREAS, the City desires to update, amend, and restate the SAP to reflect Improvement Area #2 and the construction and development of Improvement Area #2 of the District; and

WHEREAS, the City Council and the City staff have been presented a "Timberbrook Public Improvement District No. 2 Preliminary 2025 Amended and Restated Service and Assessment Plan", including a proposed assessment roll for Improvement Area #2 of the District attached thereto (the "Preliminary SAP"), relating to certain assessments proposed to be levied against property within the second construction phase of the District ("Improvement Area #2") that benefit from a portion of the Improvement Area #2 Projects. A copy of the Preliminary SAP (i) is attached hereto as **Exhibit A,** (ii) is incorporated herein for all purposes, (iii) identifies the area constituting Improvement Area #2 of the District, (iv) identifies the costs of the Improvement Area #2 Projects, and (v) sets forth the proposed assessment roll for Improvement Area #2 of the District (the "Proposed Improvement Area #2 Assessment Roll"); and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Improvement Area #2 Projects to be financed by assessments levied against property within Improvement Area #2 of the District at this time and the Proposed Improvement Area #2 Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in Improvement Area #2 of the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary SAP; and

WHEREAS, the Act requires that the Proposed Improvement Area #2 Assessment Roll be filed with the municipal secretary of the City (the "City Secretary"), and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "Assessment Hearing") be called to consider proposed assessments against the benefitted property within Improvement Area #2 of the District and requires City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to the property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS AS FOLLOWS:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary SAP for the District, including the Proposed Improvement Area #2 Assessment Roll, in a form substantially similar to the attached **Exhibit A** and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. The City Council hereby determines that the total costs of the Improvement Area #2 Projects to be financed by the District are as set forth in Exhibit B of the Preliminary SAP.

SECTION 4. The City Council's final determination and approval of the costs of the Improvement Area #2 Projects, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Improvement Area #2 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Improvement Area #2 Assessment Roll states the assessments and the projected annual installments proposed to be levied against each parcel of land in Improvement Area #2 of the District that benefits from the Improvement Area #2 Projects, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. The City Council hereby authorizes and directs the filing of the Proposed Improvement Area #2 Assessment Roll with the City Secretary and directs the City Secretary to make the same available for public inspection.

SECTION 7. The City Council hereby authorizes and calls a public hearing (the Assessment Hearing, as defined above) to be held on **October 9, 2025, at or after 5:00 p.m.** at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247, at which, the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property located within Improvement Area #2 of the District that benefits from the Improvement Area #2 Projects and which ordinance shall specify the method of payment of the assessments.

SECTION 8. The City Council hereby authorizes and directs the City Secretary to publish or cause to be published notice of the Assessment Hearing, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in the *Denton Record-Chronicle*, or another newspaper of general circulation in the City, on or before **September 27, 2025**, as required by Section 372.016(b) of the Act.

SECTION 9. When the Proposed Improvement Area #2 Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before **September 27, 2025**, to mail or cause to be mailed to the owners of property liable for the proposed assessments notice of the Assessment Hearing, as required by Section 372.016(c) of the Act.

SECTION 10. City staff is authorized and directed to take such other actions as are required (including, but not limited to, providing notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the **October 9, 2025** meeting of the City Council.

SECTION 11. This Resolution shall become effective from and after its date of passage in accordance with law.

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ADOPTED, PASSED, AND APPROVED on this the 11th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

PRELIMINARY SAP

Timberbrook Public Improvement District No. 2

2025 PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

SEPTEMBER 11, 2025

P3 WORKS

AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

TABLE OF CONTENTS

Table of Contents 1
Introduction 3
Section I: Definitions 5
Section II: The District 14
Section III: Authorized Improvements 14
Section IV: Service Plan 18
Section V: Assessment Plan 18
Section VI: Terms of the Assessments 24
Section VII: Assessment Roll 30
Section VIII: Additional Provisions 31
Section IX: Additional Information 32
Exhibits 35
Appendices 35
Exhibit A-1 – Map of the District 36
Exhibit A-2 – Map of Improvement Area #1 37
Exhibit A-3 – Map of Improvement Area #2 38
Exhibit A-4 – Map of Remainder Area 39
Exhibit A-5 – Improvement Area #1 Lot Type Classification Map 40
Exhibit A-6 – Improvement Area #2 Lot Type Classification Map 41
Exhibit B-1 – Project Costs 42
Exhibit B-2 – Major Improvements Allocation of Costs 43
Exhibit B-3 – Major Improvements Apportionment of Costs 44
Exhibit C – Service Plan 45
Exhibit D – Sources and Uses of Funds 46
Exhibit E – Maximum Assessment and Tax Rate Equivalent 47
Exhibit F-1 – Improvement Area #1 Assessment Roll 48
Exhibit F-2 – Improvement Area #1 Annual Installments 53
Exhibit G-1 – Improvement Area #2 Assessment Roll 54
Exhibit G-2 – Improvement Area #2 Annual Installments 55
Exhibit H-1 – Maps of Major Improvements 56
Exhibit H-2 – Maps of Improvement Area #1 Improvements 59

Exhibit H-3 – Maps of Improvement Area #2 Improvements 62
Exhibit I – Notice of Termination of Assessment 65
Exhibit J-1 – Debt Service Schedule for Improvement Area #1 Bonds 68
Exhibit J-2 – Debt Service Schedule for Improvement Area #2 Bonds 69
Exhibit K-1 – District Legal Description 70
Exhibit K-2 – Improvement Area #1 Legal Description 76
Exhibit K-3 – Improvement Area #2 Legal Description 83
Exhibit K-4 – Remainder Area Legal Description 87
Exhibit L – Timberbrook, Phase 7 Final Plat 90
Appendix A – Engineer's Report 96
Appendix B – Buyer Disclosures 111

INTRODUCTION

Capitalized terms used in this 2025 A&R Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2025 A&R Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section", "Exhibit", or an "Appendix" shall be a reference to a Section of this 2025 A&R Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2025 A&R Service and Assessment Plan for all purposes.

On February 8, 2024, the City Council passed and approved Resolution No. 651-24 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon the date the resolution was adopted in accordance with the provisions as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 155.285 acres located within the corporate limits of the City, as described by the legal description on **Exhibit K-1** and depicted on **Exhibit A-1**.

On March 28, 2024, the City Council passed and approved the 2024 Service and Assessment Plan and levied the Improvement Area #1 Assessments to finance the Improvement Area #1 Projects to be constructed for the benefit of the Improvement Area #1 Assessed Property within the District by approving the 2024 Assessment Ordinance. The 2024 Assessment Ordinance (1) identified the Improvement Area #1 Authorized Improvements to be provided by the District; (2) identified the costs of the Improvement Area #1 Authorized Improvements; (3) identified the indebtedness to be incurred for the Improvement Area #1 Authorized Improvements, and the manner of assessing the Improvement Area #1 Assessed Property for the costs of the Improvement Area #1 Authorized Improvements; (4) levied the Improvement Area #1 Assessments for the Improvement Area #1 Assessed Property; and (5) approved the Improvement Area #1 Assessment Roll.

On March 28, 2024, the City Council passed and approved Ordinance No. 774-24 authorizing the issuance and sale of the Improvement Area #1 Bonds.

On August 28, 2025, the City Council approved the 2025 Annual Service Plan Update for the District by adopting an ordinance which updated the Improvement Area #1 Assessment Roll for 2025.

This 2025 A&R Service and Assessment Plan serves to amend and restate the 2024 Service and Assessment Plan in its entirety, including any previously approved Annual Service Plan Updates, for the purposes of (1) updating the Improvement Area #1 Assessment Roll; (2) identifying the Improvement Area #2 Authorized Improvements to be provided by the District; (3) identifying

the costs of the Improvement Area #2 Authorized Improvements; (4) identifying the indebtedness to be incurred for the Improvement Area #2 Authorized Improvements, and the manner of assessing the Improvement Area #2 Assessed Property for the costs of the Improvement Area #2 Authorized Improvements; (5) levying the Improvement Area #2 Assessments for the Improvement Area #2 Assessed Property; and (6) approving the Improvement Area #2 Assessment Roll.

The PID Act requires a Service Plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the notice form is attached as **Appendix B**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel as determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1** and the Improvement Area #2 Assessment Roll is included as **Exhibit G-1**.

SECTION I: DEFINITIONS

"2024 Assessment Ordinance" means Assessment Ordinance No. 773-24 approved and adopted by the City Council on March 28, 2024, which levied the Improvement Area #1 Assessment against the Improvement Area #1 Assessed Property and approved the 2024 Service and Assessment Plan.

"2024 Service and Assessment Plan" means the Timberbrook Public Improvement District No. 2 Service and Assessment Plan that was approved by the City Council on March 28, 2024.

"2025 A&R Service and Assessment Plan" means this Timberbrook Public Improvement District No. 2 2025 Amended and Restated Service and Assessment Plan as updated, amended, and supplemented from time to time, which is to replace in its entirety the 2024 Service and Assessment Plan and any and all prior Annual Service Plan Updates.

"2025 Assessment Ordinance" means an Assessment Ordinance approved and adopted by the City Council on October 9, 2025, which levied the Improvement Area #2 Assessment against the Improvement Area #2 Assessed Property and approved this 2025 A&R Service and Assessment Plan.

"Actual Costs" mean with respect to Authorized Improvements, the actual costs of constructing or acquiring such Authorized Improvements, paid by or on behalf of the Developer (either directly or through affiliates), including: (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, architectural, engineering, consulting fees, and governmental fees and charges; and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

"Additional Interest" means the amount collected by the application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

"Administrator" means the City or independent firm designated by the City who shall have the responsibilities provided in this 2025 A&R Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this 2025 A&R Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City's continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) the principal amount of any Assessment; (2) the interest associated with any Assessment; (3) Annual Collection Costs; and (4) Additional Interest related to the PID Bonds, if applicable.

"Annual Service Plan Update" means an update to this 2025 A&R Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Apportioned Property" means any Parcel within the District against which the costs of the Authorized Improvements are apportioned based on special conferred benefit and against which an Assessment is anticipated to be levied, but not yet levied.

"Apportionment of Costs" means an amount allocated by this 2025 A&R Service and Assessment Plan to a Parcel within the District, other than Non-Benefited Property, for Actual Costs of Authorized Improvements, subject to a future levy of Assessments by the City, as shown on **Exhibit B-3**, and also subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against Assessed Property located within the District, other than Non-Benefited Property, to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, and is subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

"Assessment Roll" means any assessment roll for the Assessed Property, including the Improvement Area #1 Assessment Roll and the Improvement Area #2 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with any Annual Service Plan Update.

"Authorized Improvements" means the improvements authorized by Section 372.003 of the PID Act, as depicted on **Exhibit H-1**, **Exhibit H-2**, and **Exhibit H-3** and described in **Section III.**

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

"City" means the City of Justin, Texas.

"City Council" means the governing body of the City.

"County" means Denton County, Texas.

"Delinquent Collection Costs" mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2025 A&R Service and Assessment Plan including penalties

and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Developer" means Bloomfield Homes, L.P., a Texas limited partnership and any successors or assignees thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

"District" means Timberbrook Public Improvement District No. 2 containing approximately 155.285 acres located within the corporate limits of the City, and more specifically described in **Exhibit K-1** and depicted in **Exhibit A-1.**

"District Formation Costs" means the costs associated with forming the District, including, but not limited to, attorney fees, and any other cost or expense incurred by the City or the Developer directly associated with the establishment of the District.

"Engineer's Report" means a report provided by a licensed professional engineer that identifies the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix A**.

"Estimated Buildout Value" means the estimated value of an Assessed Property or Apportioned Property, as applicable, with fully constructed buildings, as provided by the Developer and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E.**

"Improvement Area #1" means approximately 46.162 acres located within the District, as more specifically described in **Exhibit K-2** and depicted on **Exhibit A-2**.

"Improvement Area #1 Annual Installment" means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #1; and (4) Additional Interest related to the Improvement Area #1 Bonds, as shown on **Exhibit F-2**.

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment" means an Assessment levied against Improvement Area #1 Assessed Property to pay the Actual Costs of the Improvement Area #1 Authorized Improvements, which Improvement Area #1 Assessment is imposed pursuant to the 2024

Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, and is subject to reallocation upon the subdivision of such Parcel or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area #1 Assessment Roll" means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit F-1**.

"Improvement Area #1 Authorized Improvements" means collectively, (1) the Improvement Area #1 Projects; (2) the deposit to the administrative fund related to the Improvement Area #1 Bonds; and (3) Bond Issuance Costs associated with the issuance of Improvement Area #1 Bonds.

"Improvement Area #1 Bonds" means those certain "City of Justin, Texas, Special Assessment Revenue Bonds, Series 2024 (Timberbrook Public Improvement District No. 2 Improvement Area #1 Project)" that are primarily secured by Improvement Area #1 Assessments.

"Improvement Area #1 Improvements" means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.B** and depicted on **Exhibit H-2**.

"Improvement Area #1 Projects" means, collectively (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; and (2) the Improvement Area #1 Improvements.

"Improvement Area #2" means approximately 39.005 acres located within the District, as more specifically described in **Exhibit K-3** and depicted on **Exhibit A-3**.

"Improvement Area #2 Annual Installment" means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #2; and (4) Additional Interest related to the Improvement Area #2 Bonds, as shown on **Exhibit G-2**.

"Improvement Area #2 Assessed Property" means any Parcel within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

"Improvement Area #2 Assessment" means an Assessment levied against Improvement Area #2 Assessed Property to pay the Actual Costs of the Improvement Area #2 Authorized Improvements, which Improvement Area #2 Assessment is imposed pursuant to the 2025 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2

Assessment Roll, and is subject to reallocation upon the subdivision of such Parcel or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area #2 Assessment Roll" means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this 2025 A&R Service and Assessment Plan as **Exhibit G-1**.

"Improvement Area #2 Authorized Improvements" means collectively, (1) the Improvement Area #2 Projects; (2) the deposit to the administrative fund related to the Improvement Area #2 Bonds; and (3) Bond Issuance Costs associated with the issuance of Improvement Area #2 Bonds.

"Improvement Area #2 Bonds" means those certain "City of Justin, Texas, Special Assessment Revenue Bonds, Series 2025 (Timberbrook Public Improvement District No. 2 Improvement Area #2 Project)" that are primarily secured by Improvement Area #2 Assessments.

"Improvement Area #2 Improvements" means the Authorized Improvements which only benefit the Improvement Area #2 Assessed Property, as further described in **Section III.C** and depicted on **Exhibit H-3**.

"Improvement Area #2 Initial Parcel" means all of the Improvement Area #2 Assessed Property against which the entire Improvement Area #2 Assessment is levied, as shown on the Improvement Area #2 Assessment Roll.

"Improvement Area #2 Projects" means, collectively (1) the pro rata portion of the Major Improvements allocable to Improvement Area #2; and (2) the Improvement Area #2 Improvements.

"Indenture" means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended or supplemented from time to time, between the City and the Trustee setting forth the terms and conditions related to a series of PID Bonds.

"Lot" means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by "lot" in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A "Lot" shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined at the time of the applicable Assessment Ordinance and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Developer, and confirmed by the City Council, as shown on **Exhibit E.**

"Lot Type 1" means a Lot within Improvement Area #1 generally marketed to homebuilders as a 50' Lot. The buyer disclosure for Lot Type 1 is attached in **Appendix B**.

"Lot Type 2" means a Lot within Improvement Area #1 generally marketed to homebuilders as a 60' Lot. The buyer disclosure for Lot Type 2 is attached in **Appendix B**.

"Lot Type 3" means a Lot within Improvement Area #2 generally marketed to homebuilders as a 50' Lot. The buyer disclosure for Lot Type 3 is attached in **Appendix B**.

"Lot Type 4" means a Lot within Improvement Area #2 generally marketed to homebuilders as a 60' Lot. The buyer disclosure for Lot Type 4 is attached in **Appendix B**.

"**Major Improvements**" means those Authorized Improvements that confer a special benefit to all of the Assessed Property, the Non-Assessed Property, and Apportioned Property within the District, as further described in **Section III.A** and depicted on **Exhibit H-1**, and as allocated to Improvement Area #1, Improvement Area #2, and apportioned to the Remainder Area, as shown in **Exhibit B-3**.

"Maximum Assessment" means, for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) for each Lot Type, the amount shown on **Exhibit E.**

"Non-Assessed Property" means Parcels located outside the boundary of the District that accrue special benefit from the Authorized Improvements as determined by the City Council but are not assessed. Non-Assessed Property consists of a school site of approximately 14.018 acres. The Developer has agreed to pay for the portion of the Actual Costs of the Authorized Improvements that benefit the Non-Assessed Property in lieu of the City levying assessments against such property.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

"Notice of Assessment Termination" means a document that shall be recorded in the Official Public Records of the County evidencing the termination of an Assessment, a form of which is attached as **Exhibit I.**

"Parcel" or **"Parcels"** means a specific property within the District identified by either a tax parcel identification number assigned by the Denton Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the Official Public Records of the County, or by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

"Prepayment Costs" means interest, including Additional Interest and Annual Collection Costs to the date of Prepayment.

"Private Improvements" means improvements required to be constructed by the Developer that are not Authorized Improvements. Costs of Private Improvements will not be paid nor reimbursed through Annual Installments.

"Remainder Area" means approximately 70.118 acres located within the District and entirely outside of Improvement Area #1 and Improvement Area #2, as more specifically described in **Exhibit K-4** and depicted on **Exhibit A-4**, to be developed as one or more future improvement areas.

"Remainder Area Apportioned Property" means any Parcel within the Remainder Area against which a portion of the Actual Costs of the Remainder Area Projects are apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but not yet levied.

"Remainder Area Apportionment of Costs" means an Apportionment of Costs against the Remainder Area Apportioned Property for the Remainder Area Projects, as shown on **Exhibit B-3**, subject to (1) reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act; and (2) a future levy of Assessments by the City.

"Remainder Area Projects" means the pro rata portion of the Major Improvements allocable to the Remainder Area.

"Service Plan" covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

"Trustee" means the trustee or successor trustee under an Indenture.

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SECTION II: THE DISTRICT

The District includes approximately 155.285 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit K-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 456 Lots developed with single-family homes.

Improvement Area #1 includes approximately 46.162 contiguous acres, the boundaries of which are more particularly described by legal description on **Exhibit K-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 155 Lots developed with single-family homes (119 single-family homes that are on Lots classified as Lot Type 1 and 36 single-family homes that are on Lots classified as Lot Type 2).

Improvement Area #2 includes approximately 39.005 contiguous acres, the boundaries of which are more particularly described by legal description on **Exhibit K-3** and depicted on **Exhibit A-3**. Development of Improvement Area #2 is anticipated to include approximately 172 Lots developed with single-family homes (93 single-family homes that are on Lots classified as Lot Type 3 and 79 single-family homes that are on Lots classified as Lot Type 4).

The Remainder Area includes approximately 70.118 contiguous acres, the boundaries of which are more particularly described by legal description on **Exhibit K-4** and depicted on **Exhibit A-4**. Development of the Remainder Area is anticipated to include approximately 129 Lots developed with single-family homes.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information in the Engineer's Report provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property, Apportioned Property, and Non-Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City. The budget and allocation for the Authorized Improvements is shown on **Exhibit B-1, Exhibit B-2,** and **Exhibit B-3**.

A. Major Improvements

- *Paving*

  Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, handicapped ramps, and

sidewalks. All related earthwork, clearing and grubbing, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The paving improvements will provide street access to each Lot within the District.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, valves, fire hydrants, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service to all Lots within the District.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide wastewater service to all Lots within the District.

- *Storm Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in the District.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Major Improvements including engineering and design, construction inspection fees, geotechnical testing and governmental submittal fees associated with the street, water, sanitary sewer, and storm drainage improvements as described above, and District Formation Costs.

B. Improvement Area #1 Improvements

- *Paving*

  Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, handicapped ramps, and sidewalks. All related earthwork, clearing and grubbing, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The paving improvements will provide street access to each Lot

within Improvement Area #1.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, valves, fire hydrants, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Storm Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots within Improvement Area #1.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including engineering and design, construction inspection fees, geotechnical testing and governmental submittal fees for the costs associated with the street, water, sanitary sewer, and storm drainage improvements as described above.

C. Improvement Area #2 Improvements

- *Paving*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, barrier free ramps, sidewalks, barricades, traffic control, platting, and staking. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area #2.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, hydrants, platting, staking, steel encasement, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #2.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control, platting, staking, and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #2.

- *Storm Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control, manholes, traffic control, encasement, removal and replacement of existing pavement, platting, staking, and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #2.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #2 Improvements including land planning, engineering and design, construction inspection fees, geotechnical testing, survey, construction management, contingency, legal fees, consultants, and governmental submittal fees.

D. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount to be deposited in a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

  Equals the amount required to be deposited for the purpose of paying capitalized interest under an applicable Indenture in connection with the issuance of PID Bonds.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds, including the fees of the underwriter's counsel.

- *Cost of Issuance*

  Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney's fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City's costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

E. Other Costs

- *Deposit to Administrative Fund*

  Equals the amount necessary to fund the first year's Annual Collection Costs for a particular series of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the initial Service Plan for Improvement Area #1 and Improvement Area #2. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2025 A&R Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B.**

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements and Private Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property, Non-Assessed Property, and Apportioned Property based on the special

benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2025 A&R Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the Assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Developer and their engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs related to the Authorized Improvements shall be allocated and/or apportioned as follows:

- By the adoption of the 2024 Assessment Ordinance, the costs of the Major Improvements were allocated to the District and the Non-Assessed Property pro rata based upon acreage. The District is allocated 91.72% of the costs of the Major Improvements and the Non-Assessed Property is allocated 8.28%. See **Exhibit B-2** for the allocation of the Major Improvements between the District and the Non-Assessed Property.

- The costs of the Major Improvements allocated to the District, after the allocation to the Non-Assessed Property, shall be allocated to each Assessed Property and apportioned to the Apportioned Property in the District pro rata based on the proportionate share of the Estimated Buildout Value of each Assessed Property and Apportioned Property relative to the total Estimated Buildout Value of the District. By the adoption of the 2024 Assessment Ordinance, a portion of the costs of the Major Improvements were allocated to Improvement Area #1 Assessed Property.

- By the adoption of the 2025 Assessment Ordinance, the remainder of such Major Improvements costs, after the allocation to Improvement Area #1, shall be allocated 55.63% to the Improvement Area #2 Assessed Property, and 44.37% apportioned to the Remainder Area Apportioned Property based on the proportionate share of the Estimated Buildout Value of each Assessed Property and Apportioned Property relative to the total Estimated Buildout Value of Improvement Area #2 and the Remainder Area, as shown on **Exhibit B-3**. Currently, of the Major Improvements costs allocated to the Assessed Property and Apportioned Property, the Improvement Area #1 Assessed Property is allocated 32.45% of such Major Improvements costs, the Improvement Area #2 Assessed Property is allocated 37.58% of such Major Improvements costs, and the Remainder Area Apportioned Property is apportioned 29.97% of such Major Improvements costs. See **Exhibit B-1** for the allocation and apportionment of such Major Improvements costs to Improvement Area #1, Improvement Area #2, and the Remainder Area.

- The costs of the Improvement Area #1 Authorized Improvements shall be allocated to each Parcel within Improvement Area #1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property.

- The costs of the Improvement Area #2 Authorized Improvements shall be allocated to each Parcel within Improvement Area #2 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2 Assessed Property to the Estimated Buildout Value of all Improvement Area #2 Assessed Property. Currently, the Improvement Area #2 Initial Parcel is the only Parcel within Improvement Area #2, and as such, the Improvement Area #2 Initial Parcel is allocated 100% of the Improvement Area #2 Authorized Improvements.

B. Assessments

The Improvement Area #1 Assessment shall be levied on the Improvement Area #1 Assessed Property according to the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**. The Improvement Area #1 Annual Installments are shown on **Exhibit F-2** and are subject to revisions made in any Annual Service Plan Update.

The Improvement Area #2 Assessment shall be levied on the Improvement Area #2 Initial Parcel according to the Improvement Area #2 Assessment Roll attached hereto as **Exhibit G-1**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2** and are subject to revisions made in any Annual Service Plan Update. Upon division or subdivision of the Improvement Area #2 Initial Parcel, the Improvement Area #2 Assessment will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Lot Type within the District is shown on **Exhibit E**. In no case will the Assessment for Lots classified as Lot Type 1, Lot Type 2, Lot Type 3, or Lot Type 4, respectively, exceed the corresponding Maximum Assessment for each Lot Type classification.

C. Findings of Special Benefit

Acting in its legislative capacity and based on information provided by the Developer and their engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has found and determined the following:

- *Improvement Area #1*

    - The Actual Costs of the Improvement Area #1 Authorized Improvements equal $8,876,646 as shown on **Exhibit B-1**;

    - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements;

    - As of the approval of the 2024 Assessment Ordinance by the City Council, the Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equaled $5,501,000; of which $5,412,000 remains outstanding, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**;

    - The special benefit ($\geq$ $8,876,646) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessment ($5,501,000) levied on the Improvement Area #1 Assessed Property at the time the City Council approved the 2024 Assessment Ordinance for the Improvement Area #1 Authorized Improvements; and

    - At the time the City Council approved the 2024 Service and Assessment Plan, the Developer owned 100% of the Improvement Area #1 Assessed Property. The Developer acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations

and findings by the City Council as to the special benefits described herein and the 2024 Assessment Ordinance; (2) the 2024 Service and Assessment Plan and the 2024 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Assessed Property.

- *Improvement Area #2*

a. The costs of the Improvement Area #2 Authorized Improvements equal $7,851,456, as shown on **Exhibit B-1**;

b. The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2 Authorized Improvements;

c. As of the approval of the 2025 Assessment Ordinance by the City Council, the Improvement Area #2 Initial Parcel was allocated 100% of the Improvement Area #2 Assessment levied for the Improvement Area #2 Authorized Improvements, which equals $6,770,000 as shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit G-1**;

d. The special benefit ($\geq$ $7,851,456) received by the Improvement Area #2 Initial Parcel from the Improvement Area #2 Authorized Improvements is equal to or greater than the amount of the Improvement Area #2 Assessment ($6,770,000) levied on the Improvement Area #2 Initial Parcel for the Improvement Area #2 Authorized Improvements; and

e. As of the approval of this 2025 A&R Service and Assessment Plan by the City Council, the Developer owned 100% of the Improvement Area #2 Initial Parcel. The Developer acknowledged that the Improvement Area #2 Authorized Improvements confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessment to pay for the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2025 Assessment Ordinance; (2) this 2025 A&R Service and Assessment Plan and the 2025 Assessment Ordinance; and (3) the levying of the Improvement Area #2 Assessment on the Improvement Area #2 Assessed Property.

- *Remainder Area*

    - The costs of the Remainder Area Projects apportioned to the Remainder Area equal to $2,134,358 as shown on **Exhibit B-3**; and

    - The Remainder Area is expected to receive special benefit from the Remainder Area Projects equal to or greater than the Actual Cost of the Remainder Area Projects apportioned to the Remainder Area Apportioned Property; and

    - The Remainder Area Apportioned Property will be apportioned 29.97% of the total costs of the Major Improvements (excluding the portion of the Major Improvements allocated to the Non-Assessed Property) as shown on **Exhibit B-3**, which equals $2,134,358 as shown on **Exhibit B-1**, of which all or a portion is anticipated to be financed by Assessments levied at a later date; and

    - At the time the City Council approved this 2025 A&R Service and Assessment Plan, the Developer owned 100% of the Remainder Area. The Developer acknowledged that the Remainder Area Projects confer a special benefit on the Remainder Area and consented to the apportionment of the Remainder Area Apportionment of Costs in anticipation of a future levy of Assessments by the City Council to pay for all or a portion of the Remainder Area Apportionment of Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein; (2) this 2025 A&R Service and Assessment Plan; and (3) the Remainder Area Apportionment of Costs.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments securing each respective series of PID Bonds may exceed the interest rate on each respective series of PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual

Installment related to a series of PID Bonds and shall be deposited pursuant to the applicable Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property, as provided by the Developer. The Estimated Buildout Value for Lot Type 1, Lot Type 2, Lot Type 3, and Lot Type 4 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the

Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type
D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property
E= the number of newly subdivided Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Value for Lot Type 1, Lot Type 2, Lot Type 3, and Lot Type 4 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C.**

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit I.**

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement the Actual Costs of any Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all

Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that a related series of PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds that are not expected to be used for the purposes of the project fund as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property; and (4) the City shall provide the owner with a recordable "Notice of Assessment Termination."

If an Assessment on an Assessed Property is prepaid in part with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the estimated Improvement Area #1 Annual Installments. **Exhibit G-2** shows the estimated Improvement Area #2 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the property not including any Non-Benefited Property, as shown by the Denton Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute “PID Bonds.”

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual

Installments of the Improvement Area #1 Assessments were due when billed and were delinquent if not paid prior to February 1, 2025. The initial Annual Installments of the Improvement Area #2 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2027.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment on the property tax bill shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act, or other applicable law.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Retained Property**"), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Retained Property after any required Prepayment as set forth below. The owner of the Retained Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2025 A&R Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Retained Property, subject to an adjustment in the Assessment applicable to the Retained Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Retained Property exceeds the applicable Maximum Assessment, the owner of the Retained Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Retained Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Retained Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the Assessment on the remaining property.

In all instances the Assessment remaining on the Retained Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Retained Property shall be subject to the $100 Assessment (provided that this $100 Assessment does not exceed the Maximum Assessment on the Retained Property). If the Administrator determines that the $100 Assessment reallocated to the Retained Property would exceed the Maximum Assessment, as applicable, on the Retained Property by $10, then the owner shall be required to pay $10 as a Prepayment of the Assessment against the Retained Property and the Assessment on the Retained Property shall be adjusted to be $90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Retained Property notifies the City and the Administrator that the Taking prevents the Retained Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Retained Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Retained Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #2 Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #2 Assessment Roll and Improvement Area #2 Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 A&R Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of the year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days of such receipt of a written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2025 A&R Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2025 A&R Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2025 A&R Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2025 A&R Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 A&R Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2025 A&R Service and Assessment Plan. Interpretations of this 2025 A&R Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard.

Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure; Filing Requirements

Per Section 5.014 of the Texas Property Code, as amended, this 2025 A&R Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the district. The buyer disclosures are attached hereto as **Appendix B.** Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance approving this 2025 A&R Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2025 A&R Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2025 A&R Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

SECTION IX: ADDITIONAL INFORMATION

A. Parcel Subdivision

Improvement Area #1

The final plat of Timberbrook, Phase 7, attached hereto as **Exhibit L**, was filed and recorded with the County on July 1, 2024, and consists of 155 residential Lots and 15 Lots of Non-Benefited Property located within the boundary of Improvement Area #1.

See the completed Lot Type classification summary within Improvement Area #1 below:

Improvement Area #1	
Lot Type	**Number of Units**
1	119
2	36
Total	**155**

See **Exhibit A-5** for the Improvement Area #1 Lot Type classification map.

B. Lot and Home Sales

Improvement Area #1

Per the Quarterly Report dated May 15, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 1: 119 Lots
  - Lot Type 2: 36 Lots
- Homebuilder Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots
- End-User Owner:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots

See **Appendix B** for the buyer disclosures.

C. Outstanding Assessment

Improvement Area #1

Net of the principal bond payment due September 1, 2025, Improvement Area #1 has an outstanding Assessment of $5,412,000.00.

D. Annual Installment Due 1/31/2026

Improvement Area #1

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is $391,132.50.

- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to $297,660.00 and has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of $27,060.00.

- ***Annual Collection Costs*** – The cost of administering Improvement Area #1 and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is $64,754.97.

Improvement Area #1		
Due January 31, 2026		
Principal	$	93,000.00
Interest		298,132.50
	$	391,132.50
Additional Interest	$	27,060.00
Annual Collection Costs	$	64,754.97
Total Annual Installment	**$**	**482,947.47**

See below for a table showing the breakdown of the Annual Collection Costs for the Annual Installments due 1/31/2026.

Improvement Area #1	
Annual Collection Costs Breakdown	
P3Works Administration	$ 31,212.00
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	1,000.00
PID Trustee Fees	4,500.00
Dissemination Agent	3,500.00
Draw Request Review	3,800.00
P3Works Dev/Issuer CDA Review	3,500.00
Past Due P3Works, LLC Invoices	3,742.97
Collection Cost Maintenance Balance	10,000.00
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	**$ 64,754.97**

See the limited offering memorandum for the Improvement Area #1 Bonds pay period. See **Exhibit J-1** for the debt service schedule for the Improvement Area #1 Bonds as shown in the limited offering memorandum.

EXHIBITS

The following Exhibits are attached to and made a part of this 2025 A&R Service and Assessment Plan for all purposes:

Exhibit A-1	Map of the District
Exhibit A-2	Map of Improvement Area #1
Exhibit A-3	Map of Improvement Area #2
Exhibit A-4	Map of Remainder Area
Exhibit A-5	Improvement Area #1 Lot Type Classification Map
Exhibit A-6	Improvement Area #2 Lot Type Classification Map
Exhibit B-1	Project Costs
Exhibit B-2	Major Improvements Allocation of Costs
Exhibit B-3	Major Improvements Apportionment of Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Maximum Assessment and Tax Rate Equivalent
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Improvement Area #2 Assessment Roll
Exhibit G-2	Improvement Area #2 Annual Installments
Exhibit H-1	Maps of Major Improvements
Exhibit H-2	Maps of Improvement Area #1 Improvements
Exhibit H-3	Maps of Improvement Area #2 Improvements
Exhibit I	Notice of Termination of Assessment
Exhibit J-1	Debt Service Schedule for Improvement Area #1 Bonds
Exhibit J-2	Debt Service Schedule for Improvement Area #2 Bonds
Exhibit K-1	District Legal Description
Exhibit K-2	Improvement Area #1 Legal Description
Exhibit K-3	Improvement Area #2 Legal Description
Exhibit K-4	Remainder Area Legal Description
Exhibit L	Timberbrook, Phase 7 Final Plat

APPENDICES

The following Appendices are attached to and made a part of this 2025 A&R Service and Assessment Plan for all purposes:

Appendix A	Engineer's Report
Appendix B	Buyer Disclosure

EXHIBIT A-1 – MAP OF THE DISTRICT

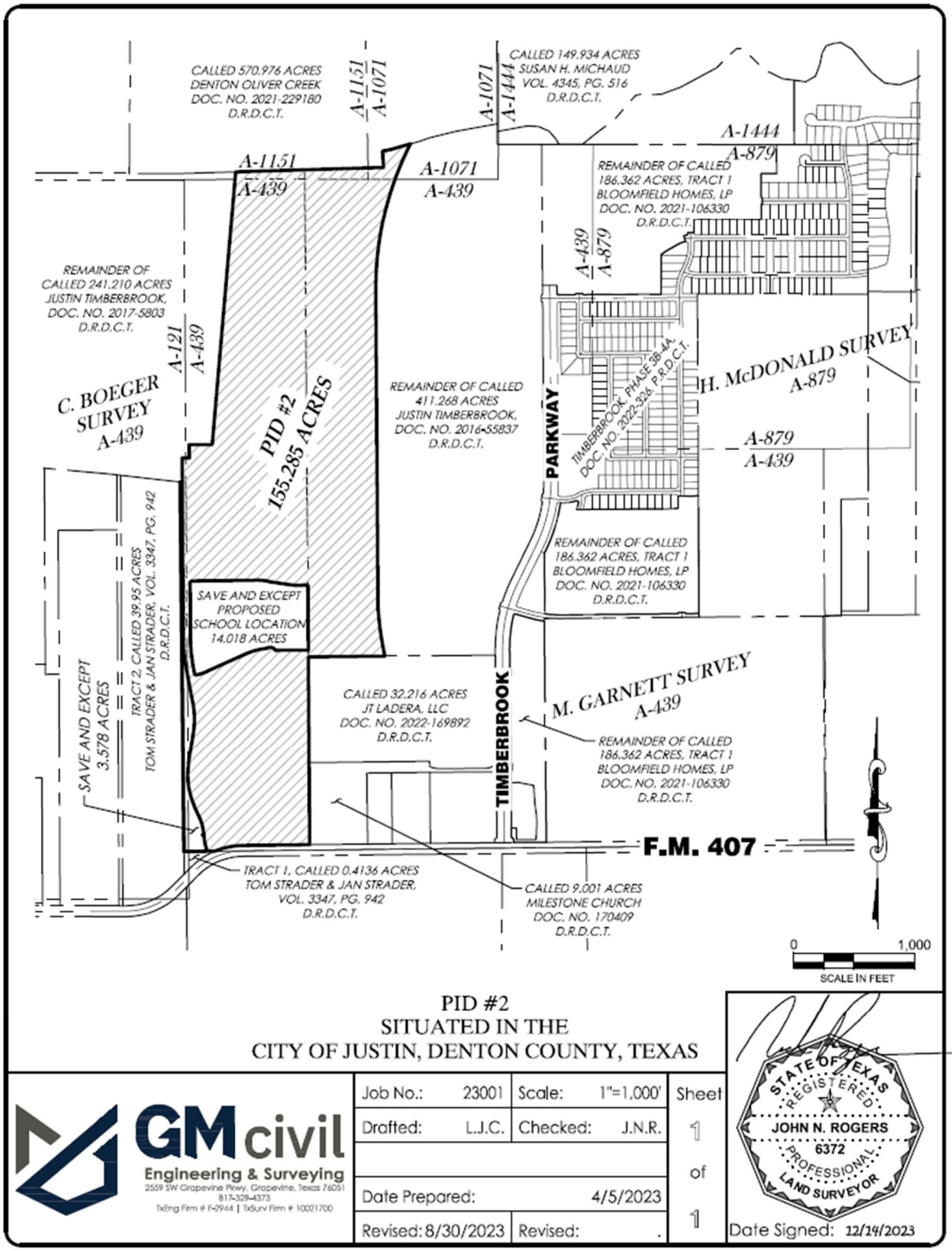


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1

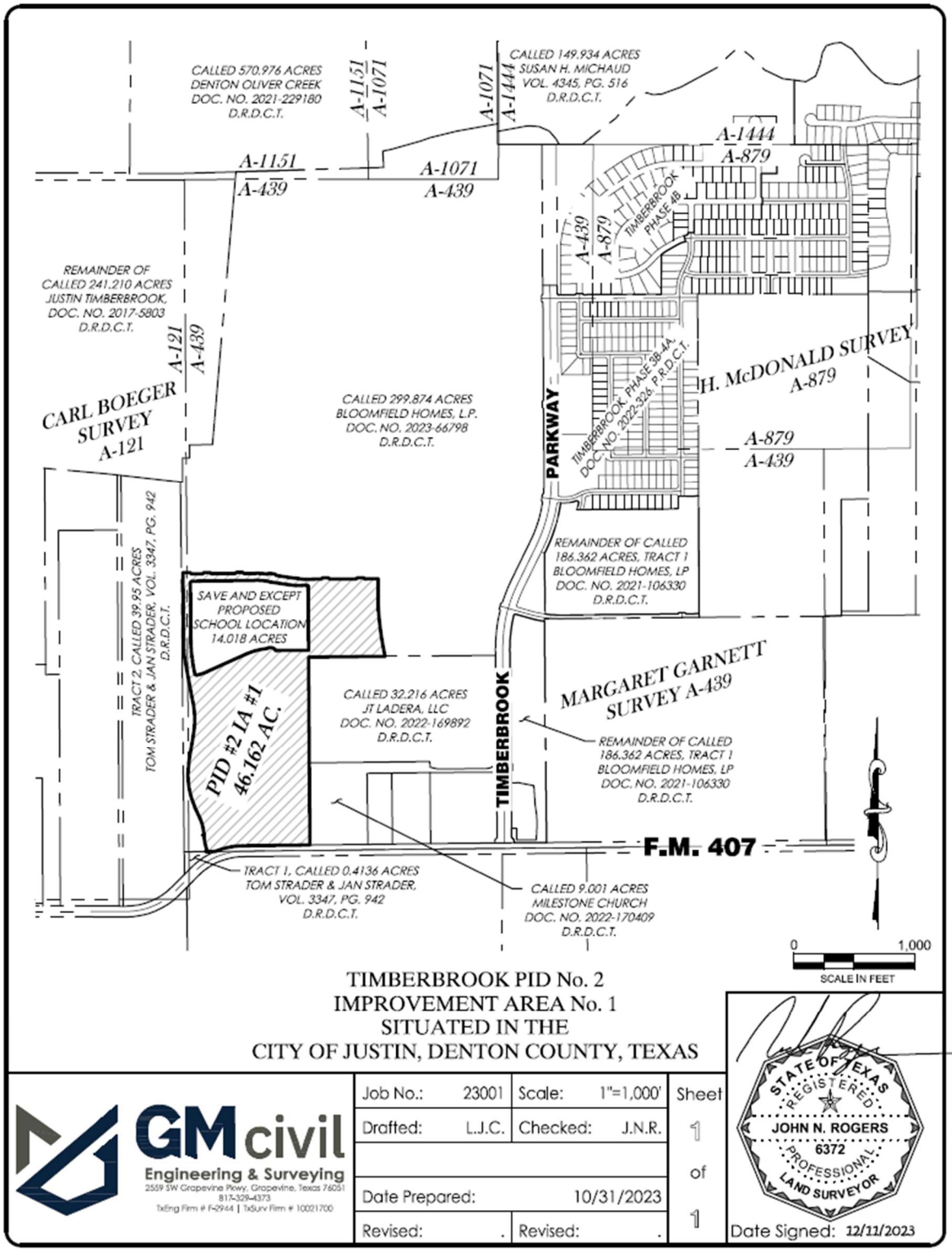
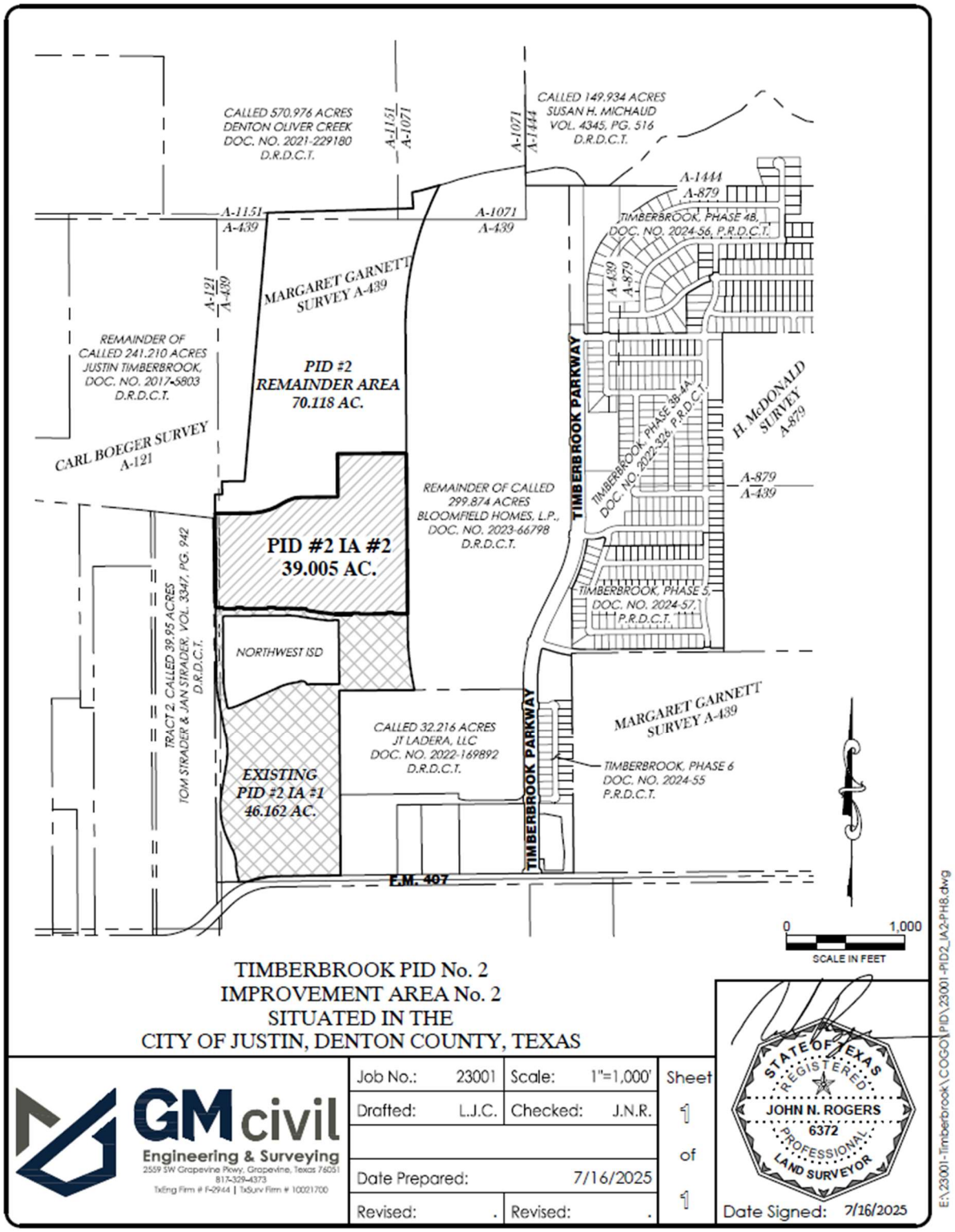


EXHIBIT A-3 – MAP OF IMPROVEMENT AREA #2



TIMBERBROOK PID No. 2
IMPROVEMENT AREA No. 2
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

Job No.:	23001	Scale:	1"=1,000'	Sheet 1 of 1
Drafted:	L.J.C.	Checked:	J.N.R.	
Date Prepared:		7/16/2025		
Revised:	.	Revised:	.	

STATE OF TEXAS
REGISTERED
JOHN N. ROGERS
6372
PROFESSIONAL
LAND SURVEYOR

Date Signed: 7/16/2025

EXHIBIT A-4 – MAP OF REMAINDER AREA

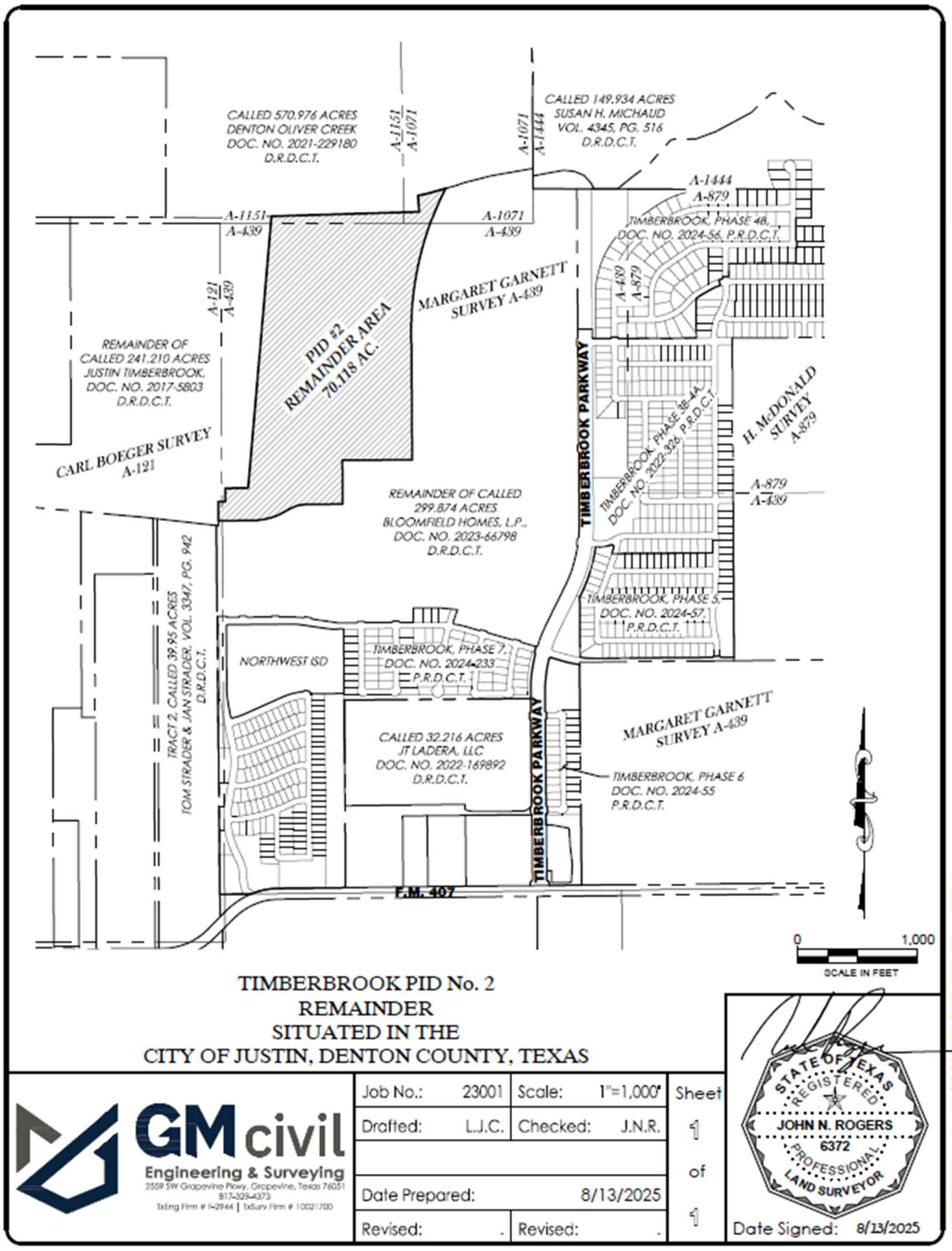


EXHIBIT A-5 – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP

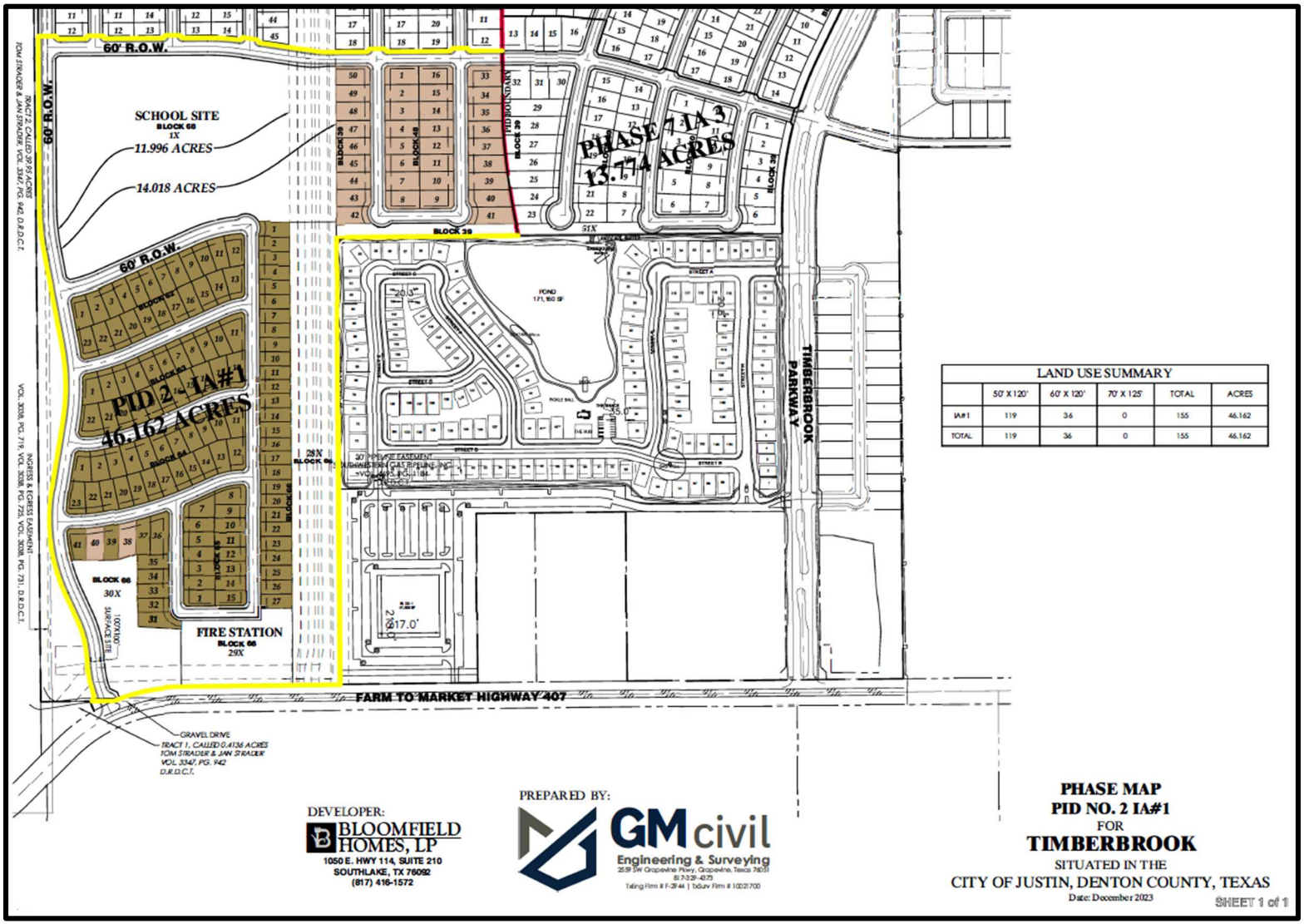


EXHIBIT A-6 – IMPROVEMENT AREA #2 LOT TYPE CLASSIFICATION MAP

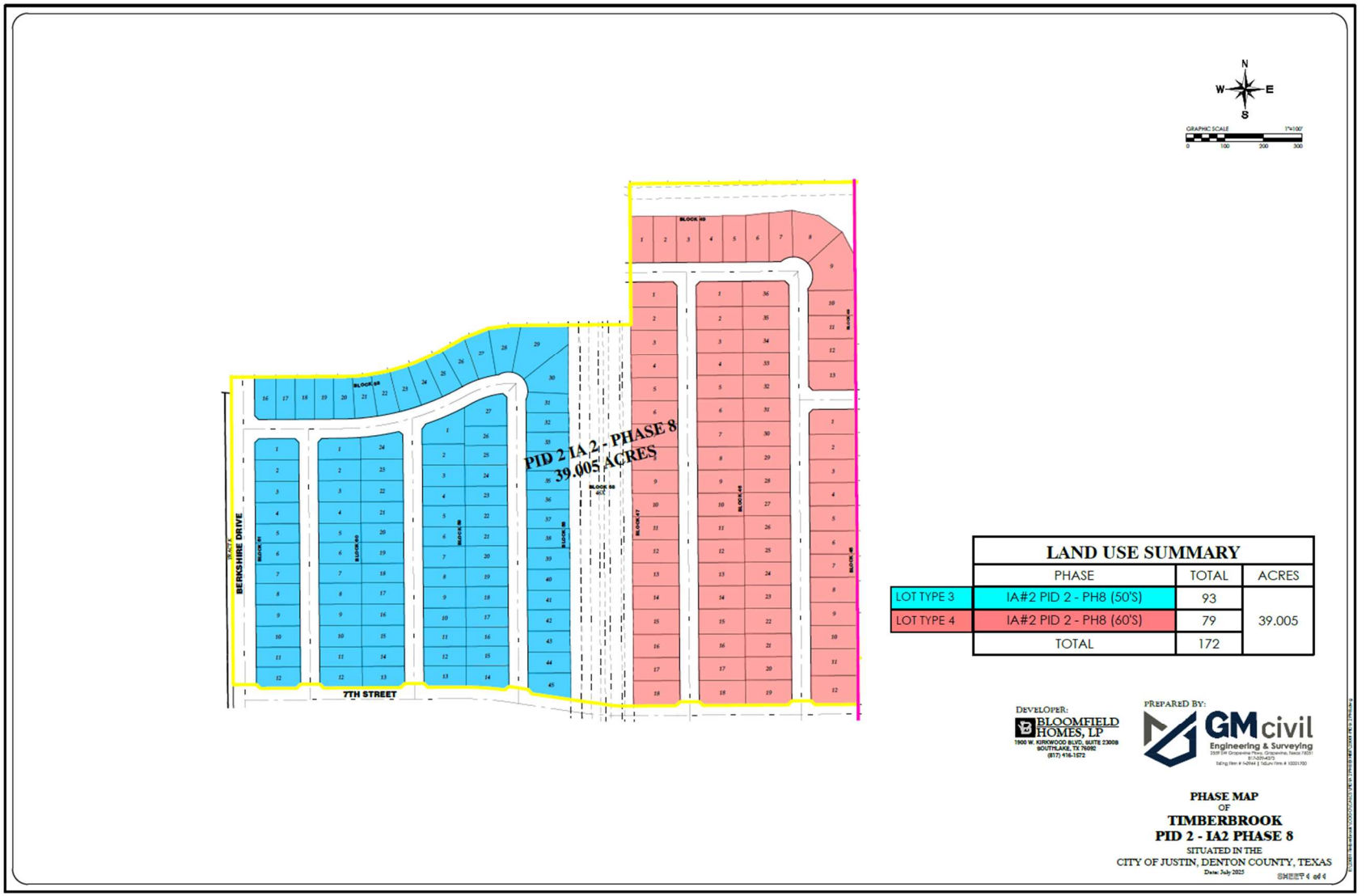


EXHIBIT B-1 – PROJECT COSTS

	Total[a]	Non-Assessed Property[b]	Private	Authorized Improvements	Improvement Area #1		Improvement Area #2		Remainder Area	
					%	Cost	%	Cost	%	Cost
Major Improvements [d],[e]										
Paving	$ 2,049,531	$ 169,698	$ -	$ 1,879,833	32.45%	$ 610,062	37.58%	$ 706,348	29.97%	$ 563,423
Water	804,560	66,616	-	737,944	32.45%	239,485	37.58%	277,283	29.97%	221,176
Sanitary Sewer	939,435	77,784	-	861,651	32.45%	279,632	37.58%	323,766	29.97%	258,254
Storm Drainage	1,960,525	162,328	-	1,798,197	32.45%	583,568	37.58%	675,673	29.97%	538,955
Soft Costs[c]	2,009,971	166,422	-	1,843,549	32.45%	598,287	37.58%	692,714	29.97%	552,548
	$ 7,764,022	$ 642,848	$ -	$ 7,121,174		$ 2,311,033		$ 2,675,783		$ 2,134,358
Improvement Area #1 Improvements										
Paving	$ 1,757,148	$ -	$ -	$ 1,757,148	100%	$ 1,757,148	0.00%	$ -	0.00%	$ -
Water	704,541	-	-	704,541	100%	704,541	0.00%	-	0.00%	-
Sanitary Sewer	492,430	-	-	492,430	100%	492,430	0.00%	-	0.00%	-
Storm Drainage	1,188,748	-	-	1,188,748	100%	1,188,748	0.00%	-	0.00%	-
Soft Costs[c]	1,416,456	-	-	1,416,456	100%	1,416,456	0.00%	-	0.00%	-
	$ 5,559,322	$ -	$ -	$ 5,559,322		$ 5,559,322		$ -		$ -
Improvement Area #2 Improvements										
Paving	$ 1,356,360	$ -	$ -	$ 1,356,360	0.00%	$ -	100%	$ 1,356,360	0.00%	$ -
Water	578,905	-	-	578,905	0.00%	-	100%	578,905	0.00%	-
Sanitary Sewer	591,718	-	-	591,718	0.00%	-	100%	591,718	0.00%	-
Storm Drainage	160,039	-	-	160,039	0.00%	-	100%	160,039	0.00%	-
Soft Costs[c]	921,773	-	-	921,773	0.00%	-	100%	921,773	0.00%	-
	$ 3,608,793	$ -	$ -	$ 3,608,793		$ -		$ 3,608,793		$ -
Private Improvements [f]										
Private Improvements	$ 1,437,452	$ -	$ 1,437,452	$ -		$ -		$ -		$ -
	$ 1,437,452	$ -	$ 1,437,452	$ -		$ -		$ -		$ -
Bond Issuance Costs [g]										
Debt Service Reserve Fund	$ 892,518	$ -	$ -	$ 892,518		$ 391,138		$ 501,380		$ -
Capitalized Interest	483,973	-	-	483,973		111,623		372,350		-
Underwriter's Discount	368,130	-	-	368,130		165,030		203,100		-
Cost of Issuance	738,550	-	-	738,550		298,500		440,050		-
	$ 2,483,171	$ -	$ -	$ 2,483,171		$ 966,291		$ 1,516,880		$ -
Other Costs [g]										
Deposit to Administrative Fund	$ 90,000	$ -	$ -	$ 90,000		$ 40,000		$ 50,000		$ -
	$ 90,000	$ -	$ -	$ 90,000		$ 40,000		$ 50,000		$ -
Total	**$ 20,942,759**	**$ 642,848**	**$ 1,437,452**	**$ 18,862,459**		**$ 8,876,646**		**$ 7,851,456**		**$ 2,134,358**

Footnotes:

[a] The costs of the Improvement Area #1 Improvements and the Major Improvements are as provided at the time the City Council approved the 2024 Assessment Ordinances. The costs of the Improvement Area #2 Improvements are as provided in the Engineer's Report dated 7/22/2025 and subject to change, attached hereto as **Appendix A**. Authorized Improvement costs are estimates and will be updated with each Annual Service Plan Update, or the Service and Assessment Plan as amended.

[b] The Developer has agreed to pay for the allocable share of the Actual Costs of these Authorized Improvements that benefit the Non-Assessed Property and is shown as Developer Contribution - Non-Assessed Property on **Exhibit D**.

[c] Soft Costs include engineering, surveying, testing, platting, inspection, construction management, and District Formation Costs.

[d] The Major Improvements are allocated and/or apportioned to Improvement Area #1, Improvement Area #2, and the Remainder Area pro rata based on Estimated Buildout Value after removing Non-Assessed Property allocation, as described herein.

[e] The Non-Assessed Property is allocated a portion of the Major Improvements pro rata based on acreage to the Non-Assessed Property and the District total acreage (the Non-Assessed Property is 14.018 acres, the District is 155.285 acres, therefore the Non-Assessed Property is allocated 8.28% of the Major Improvements costs, and the District is allocated the remainder of the Major Improvements costs, as described herein).

[f] Costs required to complete lots in Improvement Area #1 and Improvement Area #2 to reach final lot completion; non-reimbursable to the Developer from the collection of Assessments or PID Bonds.

[g] Improvement Area #2 Bond Issuance Costs and Other Costs are preliminary estimates and subject to change and will be updated to reflect the actual cost when PID Bonds are issued.

EXHIBIT B-2 – MAJOR IMPROVEMENTS ALLOCATION OF COSTS

Property Type	Acreage	Major Improvements	
		%	Costs
District	155.285	91.72%	$ 7,121,174
Non-Assessed Property[a]	14.018	8.28%	$ 642,848
Total	**169.303**	**100.00%**	**$ 7,764,022**

Footnotes:

[a] Includes 14.018 acres of school site property.

EXHIBIT B-3 – MAJOR IMPROVEMENTS APPORTIONMENT OF COSTS

			Major Improvements			
			2024 Assessment Ordinance[a]	2025 Assessment Ordinance[b]		Total Apportionment for Future Funding[c]
Improvement Area	Units	Estimated Buildout Value	Costs	%	Costs	
Improvement Area #1	155	$ 81,100,000	$ 2,311,033	0.00%	$ -	
Improvement Area #2	172	$ 93,900,000	$ -	55.63%	$ 2,675,783	
Remainder Area	129	$ 74,900,000	$ -	44.37%	$ 2,134,358	$ 2,134,358
Total	**456**	**$ 249,900,000**	**$ 2,311,033**		**$ 4,810,141**	**$ 2,134,358**

Footnotes:

[a] A portion of the costs of the Major Improvements were allocated to Improvement Area #1 at the time the City Council approved the 2024 Assessment Ordinance.

[b] The costs of the Major Improvements ($4,810,141), after the allocation to Improvement Area #1, are allocated to Improvement Area #2 and the Remainder Area based the proportionate share of the Estimated Buildout Value of each Assessed Property and Apportioned Property relative to the total Estimated Buildout Value of Improvement Area #2 and the Remainder Area, as further described in **Section V** herein.

[c] Reimbursable in part or in full from future Assessments expected to be levied on the Remainder Area.

EXHIBIT C – SERVICE PLAN

Improvement Area #1						
Annual Installments Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 93,000.00	$ 96,000.00	$ 100,000.00	$ 105,000.00	$ 109,000.00
Interest		298,132.50	293,947.50	289,627.50	285,127.50	280,402.50
	(1)	$ 391,132.50	$ 389,947.50	$ 389,627.50	$ 390,127.50	$ 389,402.50
Additional Interest	(2)	$ 27,060.00	$ 26,595.00	$ 26,115.00	$ 25,615.00	$ 25,090.00
Annual Collection Costs	(3)	$ 64,754.97	$ 50,502.24	$ 51,512.28	$ 52,542.53	$ 53,593.38
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ 482,947.47**	**$ 467,044.74**	**$ 467,254.78**	**$ 468,285.03**	**$ 468,085.88**

Improvement Area #2						
Annual Installments Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ -	$ 94,000.00	$ 99,000.00	$ 105,000.00	$ 111,000.00
Interest		372,350.00	406,200.00	400,560.00	394,620.00	388,320.00
Capitalized Interest[a]		(372,350.00)	-	-	-	-
	(1)	$ -	$ 500,200.00	$ 499,560.00	$ 499,620.00	$ 499,320.00
Additional Interest	(2)	$ -	$ 33,850.00	$ 33,380.00	$ 32,885.00	$ 32,360.00
Annual Collection Costs	(3)	$ -	$ 40,800.00	$ 41,616.00	$ 42,448.32	$ 43,297.29
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ -**	**$ 574,850.00**	**$ 574,556.00**	**$ 574,953.32**	**$ 574,977.29**

Footnotes:

[a] Capitalized Interest for the Annual Installment due 1/31/2026 are for months from bond issuance to 9/1/2026.

EXHIBIT D – SOURCES AND USES OF FUNDS

	Private	Improvement Area #1	Improvement Area #2	Remainder Area	Total
Sources of Funds					
PID Bonds	$ -	$ 5,501,000	$ 6,770,000	$ -	$ 12,271,000
Developer Contribution - Improvement Area #1[a]	-	3,375,646	-	-	3,375,646
Developer Contribution - Improvement Area #2[a]	-	-	1,081,456	-	1,081,456
Developer Contribution - Major Improvements[b]	-	-	-	2,134,358	2,134,358
Developer Contribution - Non-Assessed Property[a],[c]	642,848	-	-	-	642,848
Developer Contribution - Private Improvements[a]	1,437,452	-	-	-	1,437,452
Total Sources	**$ 2,080,299**	**$ 8,876,646**	**$ 7,851,456**	**$ 2,134,358**	**$ 20,942,759**
Uses of Funds					
Major Improvements	$ 642,848	$ 2,311,033	$ 2,675,783	$ 2,134,358	$ 7,764,022
Improvement Area #1 Improvements	-	5,559,322	-	-	5,559,322
Improvement Area #2 Improvements	-	-	3,608,793	-	3,608,793
Private Improvements[a]	1,437,452	-	-	-	1,437,452
	$ 2,080,299	$ 7,870,355	$ 6,284,576	$ 2,134,358	$ 18,369,588
Bond Issuance Costs [d]					
Debt Service Reserve Fund	$ -	$ 391,138	$ 501,380	$ -	$ 892,518
Capitalized Interest	-	111,623	372,350	-	483,973
Underwriter's Discount	-	165,030	203,100	-	368,130
Cost of Issuance	-	298,500	440,050	-	738,550
	$ -	$ 966,291	$ 1,516,880	$ -	$ 2,483,171
Other Costs [d]					
Deposit to Administrative Fund	$ -	$ 40,000	$ 50,000	$ -	$ 90,000
	$ -	$ 40,000	$ 50,000	$ -	$ 90,000
Total Uses	**$ 2,080,299**	**$ 8,876,646**	**$ 7,851,456**	**$ 2,134,358**	**$ 20,942,759**

Footnotes:

[a] Non-reimbursable to the Developer from Assessments or PID Bonds.

[b] To be apportioned to the Remainder Area based on conferred benefit and is anticipated to be reimbursed, in whole or in part, from Assessments anticipated to be but not yet levied.

[c] The Developer has agreed to pay for the allocable share of the Actual Costs of the Authorized Improvements that benefit the Non-Assessed Property. These costs are non-reimbursable to the Developer from Assessments or PID Bonds.

[d] Improvement Area #2 Bond Issuance Costs and Other Costs are preliminary estimates and subject to change and will be updated to reflect the actual cost when PID Bonds are issued.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units[a]	Appraised Lot Value[b]		Estimated Buildout Value[a]		Outstanding Assessment		Average Annual Installment		District Tax Rate Equivalent
		Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	
Improvement Area #1										
Lot Type 1	119	$ 93,095	$ 11,078,298	$ 500,000	$ 59,500,000	$ 33,366.21	$ 3,970,580	$ 2,899.04	$ 344,986	$ 0.5798
Lot Type 2	36	$ 111,714	$ 4,021,702	$ 600,000	$ 21,600,000	$ 40,039.46	$ 1,441,420	$ 3,478.85	$ 125,239	$ 0.5798
Improvement Area #1 Subtotal	**155**		**$ 15,100,000**		**$ 81,100,000**		**$ 5,412,000**		**$ 470,224**	
Improvement Area #2										
Lot Type 3	93	$ 100,977	$ 9,390,888	$ 500,000	$ 46,500,000	$ 36,048.99	$ 3,352,556	$ 3,059.62	$ 284,545	$ 0.6119
Lot Type 4	79	$ 120,356	$ 9,508,112	$ 600,000	$ 47,400,000	$ 43,258.79	$ 3,417,444	$ 3,671.55	$ 290,052	$ 0.6119
Improvement Area #2 Subtotal	**172**		**$ 18,899,000**		**$ 93,900,000**		**$ 6,770,000**		**$ 574,597**	

Footnotes:

[a] Improvement Area #1 at the time the City Council approved the 2024 Assessment Ordinance per information provided by the Developer. Improvement Area #2 per information provided by the Developer dated 7/25/2025.

[b] Improvement Area #1 appraised lot value based on the final appraisal dated 2/20/2024. Improvement Area #2 based on draft appraisal dated 8/28/2025.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048677	Lot Type 1	$ 33,366.21	$ 2,977.48
1048678	Lot Type 1	$ 33,366.21	$ 2,977.48
1048679	Lot Type 1	$ 33,366.21	$ 2,977.48
1048680	Lot Type 1	$ 33,366.21	$ 2,977.48
1048681	Lot Type 1	$ 33,366.21	$ 2,977.48
1048682	Lot Type 1	$ 33,366.21	$ 2,977.48
1048683	Lot Type 1	$ 33,366.21	$ 2,977.48
1048684	Lot Type 1	$ 33,366.21	$ 2,977.48
1048685	Lot Type 1	$ 33,366.21	$ 2,977.48
1048686	Lot Type 1	$ 33,366.21	$ 2,977.48
1048687	Lot Type 1	$ 33,366.21	$ 2,977.48
1048688	Lot Type 1	$ 33,366.21	$ 2,977.48
1048689	Lot Type 1	$ 33,366.21	$ 2,977.48
1048690	Lot Type 1	$ 33,366.21	$ 2,977.48
1048691	Lot Type 1	$ 33,366.21	$ 2,977.48
1048692	Lot Type 1	$ 33,366.21	$ 2,977.48
1048693	Lot Type 1	$ 33,366.21	$ 2,977.48
1048694	Lot Type 1	$ 33,366.21	$ 2,977.48
1048695	Lot Type 1	$ 33,366.21	$ 2,977.48
1048696	Lot Type 1	$ 33,366.21	$ 2,977.48
1048697	Lot Type 1	$ 33,366.21	$ 2,977.48
1048698	Lot Type 1	$ 33,366.21	$ 2,977.48
1048699	Lot Type 1	$ 33,366.21	$ 2,977.48
1048700	Lot Type 1	$ 33,366.21	$ 2,977.48
1048701	Lot Type 1	$ 33,366.21	$ 2,977.48
1048702	Lot Type 1	$ 33,366.21	$ 2,977.48
1048703	Lot Type 1	$ 33,366.21	$ 2,977.48
1048719	Lot Type 1	$ 33,366.21	$ 2,977.48
1048720	Lot Type 1	$ 33,366.21	$ 2,977.48
1048721	Lot Type 1	$ 33,366.21	$ 2,977.48
1048722	Lot Type 1	$ 33,366.21	$ 2,977.48
1048723	Lot Type 1	$ 33,366.21	$ 2,977.48
1048724	Lot Type 1	$ 33,366.21	$ 2,977.48
1048725	Lot Type 1	$ 33,366.21	$ 2,977.48
1048726	Lot Type 1	$ 33,366.21	$ 2,977.48
1048727	Lot Type 1	$ 33,366.21	$ 2,977.48
1048728	Lot Type 1	$ 33,366.21	$ 2,977.48
1048729	Lot Type 1	$ 33,366.21	$ 2,977.48
1048730	Lot Type 1	$ 33,366.21	$ 2,977.48
1048731	Lot Type 1	$ 33,366.21	$ 2,977.48

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048732	Lot Type 1	$ 33,366.21	$ 2,977.48
1048733	Lot Type 1	$ 33,366.21	$ 2,977.48
1048734	Lot Type 1	$ 33,366.21	$ 2,977.48
1048735	Lot Type 1	$ 33,366.21	$ 2,977.48
1048736	Lot Type 1	$ 33,366.21	$ 2,977.48
1048737	Lot Type 1	$ 33,366.21	$ 2,977.48
1048738	Lot Type 1	$ 33,366.21	$ 2,977.48
1048739	Lot Type 1	$ 33,366.21	$ 2,977.48
1048740	Lot Type 1	$ 33,366.21	$ 2,977.48
1048741	Lot Type 1	$ 33,366.21	$ 2,977.48
1048742	Lot Type 1	$ 33,366.21	$ 2,977.48
1048743	Lot Type 1	$ 33,366.21	$ 2,977.48
1048744	Lot Type 1	$ 33,366.21	$ 2,977.48
1048745	Lot Type 1	$ 33,366.21	$ 2,977.48
1048746	Lot Type 1	$ 33,366.21	$ 2,977.48
1048747	Lot Type 1	$ 33,366.21	$ 2,977.48
1048748	Lot Type 1	$ 33,366.21	$ 2,977.48
1048749	Lot Type 1	$ 33,366.21	$ 2,977.48
1048750	Lot Type 1	$ 33,366.21	$ 2,977.48
1048751	Lot Type 1	$ 33,366.21	$ 2,977.48
1048752	Lot Type 1	$ 33,366.21	$ 2,977.48
1048753	Lot Type 1	$ 33,366.21	$ 2,977.48
1048754	Lot Type 1	$ 33,366.21	$ 2,977.48
1048755	Lot Type 1	$ 33,366.21	$ 2,977.48
1048756	Lot Type 1	$ 33,366.21	$ 2,977.48
1048757	Lot Type 1	$ 33,366.21	$ 2,977.48
1048758	Lot Type 1	$ 33,366.21	$ 2,977.48
1048759	Lot Type 1	$ 33,366.21	$ 2,977.48
1048760	Lot Type 1	$ 33,366.21	$ 2,977.48
1048761	Lot Type 1	$ 33,366.21	$ 2,977.48
1048762	Lot Type 1	$ 33,366.21	$ 2,977.48
1048763	Lot Type 1	$ 33,366.21	$ 2,977.48
1048764	Lot Type 1	$ 33,366.21	$ 2,977.48
1048765	Lot Type 1	$ 33,366.21	$ 2,977.48
1048766	Lot Type 1	$ 33,366.21	$ 2,977.48
1048767	Lot Type 1	$ 33,366.21	$ 2,977.48
1048768	Lot Type 1	$ 33,366.21	$ 2,977.48
1048769	Lot Type 1	$ 33,366.21	$ 2,977.48
1048770	Lot Type 1	$ 33,366.21	$ 2,977.48
1048771	Lot Type 1	$ 33,366.21	$ 2,977.48

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048772	Lot Type 1	$ 33,366.21	$ 2,977.48
1048773	Lot Type 1	$ 33,366.21	$ 2,977.48
1048774	Lot Type 1	$ 33,366.21	$ 2,977.48
1048775	Lot Type 1	$ 33,366.21	$ 2,977.48
1048776	Lot Type 1	$ 33,366.21	$ 2,977.48
1048777	Lot Type 1	$ 33,366.21	$ 2,977.48
1048778	Lot Type 1	$ 33,366.21	$ 2,977.48
1048779	Lot Type 1	$ 33,366.21	$ 2,977.48
1048780	Lot Type 1	$ 33,366.21	$ 2,977.48
1048781	Lot Type 1	$ 33,366.21	$ 2,977.48
1048782	Lot Type 1	$ 33,366.21	$ 2,977.48
1048783	Lot Type 1	$ 33,366.21	$ 2,977.48
1048784	Lot Type 1	$ 33,366.21	$ 2,977.48
1048785	Lot Type 1	$ 33,366.21	$ 2,977.48
1048786	Lot Type 1	$ 33,366.21	$ 2,977.48
1048787	Non-Benefited Property	$ -	$ -
1048788	Non-Benefited Property	$ -	$ -
1048789	Non-Benefited Property	$ -	$ -
1048790	Non-Benefited Property	$ -	$ -
1048791	Non-Benefited Property	$ -	$ -
1048792	Non-Benefited Property	$ -	$ -
1048793	Non-Benefited Property	$ -	$ -
1048794	Non-Benefited Property	$ -	$ -
1048795	Non-Benefited Property	$ -	$ -
1048796	Non-Benefited Property	$ -	$ -
1048797	Non-Benefited Property	$ -	$ -
1048798	Lot Type 2	$ 40,039.46	$ 3,572.98
1048799	Lot Type 2	$ 40,039.46	$ 3,572.98
1048800	Lot Type 2	$ 40,039.46	$ 3,572.98
1048801	Lot Type 2	$ 40,039.46	$ 3,572.98
1048802	Lot Type 2	$ 40,039.46	$ 3,572.98
1048803	Lot Type 2	$ 40,039.46	$ 3,572.98
1048804	Lot Type 2	$ 40,039.46	$ 3,572.98
1048805	Lot Type 2	$ 40,039.46	$ 3,572.98
1048806	Lot Type 2	$ 40,039.46	$ 3,572.98
1048807	Lot Type 2	$ 40,039.46	$ 3,572.98
1048808	Lot Type 2	$ 40,039.46	$ 3,572.98
1048809	Lot Type 2	$ 40,039.46	$ 3,572.98
1048810	Lot Type 2	$ 40,039.46	$ 3,572.98
1048811	Lot Type 2	$ 40,039.46	$ 3,572.98

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048812	Lot Type 2	$ 40,039.46	$ 3,572.98
1048813	Lot Type 2	$ 40,039.46	$ 3,572.98
1048814	Lot Type 2	$ 40,039.46	$ 3,572.98
1048815	Lot Type 2	$ 40,039.46	$ 3,572.98
1048816	Lot Type 2	$ 40,039.46	$ 3,572.98
1048817	Lot Type 2	$ 40,039.46	$ 3,572.98
1048818	Lot Type 2	$ 40,039.46	$ 3,572.98
1048819	Lot Type 2	$ 40,039.46	$ 3,572.98
1048820	Lot Type 2	$ 40,039.46	$ 3,572.98
1048821	Lot Type 2	$ 40,039.46	$ 3,572.98
1048822	Lot Type 2	$ 40,039.46	$ 3,572.98
1048823	Lot Type 2	$ 40,039.46	$ 3,572.98
1048824	Lot Type 2	$ 40,039.46	$ 3,572.98
1048825	Lot Type 2	$ 40,039.46	$ 3,572.98
1048826	Lot Type 2	$ 40,039.46	$ 3,572.98
1048827	Lot Type 2	$ 40,039.46	$ 3,572.98
1048828	Lot Type 2	$ 40,039.46	$ 3,572.98
1048829	Lot Type 2	$ 40,039.46	$ 3,572.98
1048830	Lot Type 2	$ 40,039.46	$ 3,572.98
1048831	Lot Type 2	$ 40,039.46	$ 3,572.98
1048832	Lot Type 1	$ 33,366.21	$ 2,977.48
1048833	Lot Type 1	$ 33,366.21	$ 2,977.48
1048834	Lot Type 1	$ 33,366.21	$ 2,977.48
1048835	Lot Type 1	$ 33,366.21	$ 2,977.48
1048836	Lot Type 1	$ 33,366.21	$ 2,977.48
1048837	Lot Type 1	$ 33,366.21	$ 2,977.48
1048838	Lot Type 1	$ 33,366.21	$ 2,977.48
1048839	Lot Type 1	$ 33,366.21	$ 2,977.48
1048840	Lot Type 1	$ 33,366.21	$ 2,977.48
1048841	Lot Type 1	$ 33,366.21	$ 2,977.48
1048842	Lot Type 1	$ 33,366.21	$ 2,977.48
1048843	Lot Type 1	$ 33,366.21	$ 2,977.48
1048844	Lot Type 1	$ 33,366.21	$ 2,977.48
1048845	Lot Type 1	$ 33,366.21	$ 2,977.48
1048846	Lot Type 1	$ 33,366.21	$ 2,977.48
1048861	Lot Type 1	$ 33,366.21	$ 2,977.48
1048862	Lot Type 1	$ 33,366.21	$ 2,977.48
1048863	Lot Type 2	$ 40,039.46	$ 3,572.98
1048864	Lot Type 1	$ 33,366.21	$ 2,977.48
1048865	Lot Type 2	$ 40,039.46	$ 3,572.98

Property ID[a]	Lot Type	Outstanding Assessment[b]	Annual Installment Due 1/31/2026
1048866	Lot Type 1	$ 33,366.21	$ 2,977.48
1048867	Lot Type 1	$ 33,366.21	$ 2,977.48
1048868	Lot Type 1	$ 33,366.21	$ 2,977.48
1048869	Lot Type 1	$ 33,366.21	$ 2,977.48
1048870	Lot Type 1	$ 33,366.21	$ 2,977.48
1048871	Lot Type 1	$ 33,366.21	$ 2,977.48
1048889	Non-Benefited Property	$ -	$ -
1048890	Non-Benefited Property	$ -	$ -
1048891	Non-Benefited Property	$ -	$ -
1048895	Non-Benefited Property	$ -	$ -
Total[c]		**$ 5,412,000.00**	**$ 482,947.40**

Footnotes:

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

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

[c] Totals may not match the Service Plan or Improvement Area #1 Annual Installment schedule due to rounding.

EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Reserve Fund[b]	Annual Collection Costs	Annual Installment[c]
2026	$ 93,000.00	$ 298,132.50	$ 27,060.00	$ -	$ 64,754.97	$ 482,947.47
2027	$ 96,000.00	$ 293,947.50	$ 26,595.00	$ -	$ 54,320.07	$ 470,862.57
2028	$ 100,000.00	$ 289,627.50	$ 26,115.00	$ -	$ 55,406.47	$ 471,148.97
2029	$ 105,000.00	$ 285,127.50	$ 25,615.00	$ -	$ 56,514.60	$ 472,257.10
2030	$ 109,000.00	$ 280,402.50	$ 25,090.00	$ -	$ 57,644.89	$ 472,137.39
2031	$ 114,000.00	$ 275,497.50	$ 24,545.00	$ -	$ 58,797.79	$ 472,840.29
2032	$ 118,000.00	$ 270,367.50	$ 23,975.00	$ -	$ 59,973.75	$ 472,316.25
2033	$ 124,000.00	$ 263,877.50	$ 23,385.00	$ -	$ 61,173.23	$ 472,435.73
2034	$ 131,000.00	$ 257,057.50	$ 22,765.00	$ -	$ 62,396.69	$ 473,219.19
2035	$ 138,000.00	$ 249,852.50	$ 22,110.00	$ -	$ 63,644.62	$ 473,607.12
2036	$ 145,000.00	$ 242,262.50	$ 21,420.00	$ -	$ 64,917.51	$ 473,600.01
2037	$ 153,000.00	$ 234,287.50	$ 20,695.00	$ -	$ 66,215.86	$ 474,198.36
2038	$ 161,000.00	$ 225,872.50	$ 19,930.00	$ -	$ 67,540.18	$ 474,342.68
2039	$ 170,000.00	$ 217,017.50	$ 19,125.00	$ -	$ 68,890.98	$ 475,033.48
2040	$ 179,000.00	$ 207,667.50	$ 18,275.00	$ -	$ 70,268.80	$ 475,211.30
2041	$ 189,000.00	$ 197,822.50	$ 17,380.00	$ -	$ 71,674.18	$ 475,876.68
2042	$ 199,000.00	$ 187,427.50	$ 16,435.00	$ -	$ 73,107.66	$ 475,970.16
2043	$ 210,000.00	$ 176,482.50	$ 15,440.00	$ -	$ 74,569.81	$ 476,492.31
2044	$ 221,000.00	$ 164,932.50	$ 14,390.00	$ -	$ 76,061.21	$ 476,383.71
2045	$ 233,000.00	$ 152,777.50	$ 13,285.00	$ -	$ 77,582.43	$ 476,644.93
2046	$ 247,000.00	$ 139,380.00	$ 12,120.00	$ -	$ 79,134.08	$ 477,634.08
2047	$ 261,000.00	$ 125,177.50	$ 10,885.00	$ -	$ 80,716.76	$ 477,779.26
2048	$ 276,000.00	$ 110,170.00	$ 9,580.00	$ -	$ 82,331.10	$ 478,081.10
2049	$ 292,000.00	$ 94,300.00	$ 8,200.00	$ -	$ 83,977.72	$ 478,477.72
2050	$ 309,000.00	$ 77,510.00	$ 6,740.00	$ -	$ 85,657.27	$ 478,907.27
2051	$ 327,000.00	$ 59,742.50	$ 5,195.00	$ -	$ 87,370.42	$ 479,307.92
2052	$ 346,000.00	$ 40,940.00	$ 3,560.00	$ -	$ 89,117.83	$ 479,617.83
2053	$ 366,000.00	$ 21,045.00	$ 1,830.00	$ (391,137.50)	$ 90,900.19	$ 88,637.69
Total	**$ 5,412,000.00**	**$ 5,438,705.00**	**$ 481,740.00**	**$ (391,137.50)**	**$ 1,984,661.07**	**$ 12,925,968.57**

Footnotes:

[a] Interest rate on the Improvement Area #1 Bonds is 4.50% for bonds maturing 2031, 5.50% for bonds maturing 2044, and 5.75% for bonds maturing 2053.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

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

EXHIBIT G-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
68277	Improvement Area #2 Initial Parcel	$ 940,273.74	$ -
147863	Improvement Area #2 Initial Parcel	$ 1,556,469.73	$ -
1025473	Improvement Area #2 Initial Parcel	$ 4,273,256.52	$ -
Total		**$ 6,770,000.00**	**$ -**

Footnotes:

[a] The entire Improvement Area #2 Initial Parcel is contained within Property IDs 68277, 147863, and 1025473.

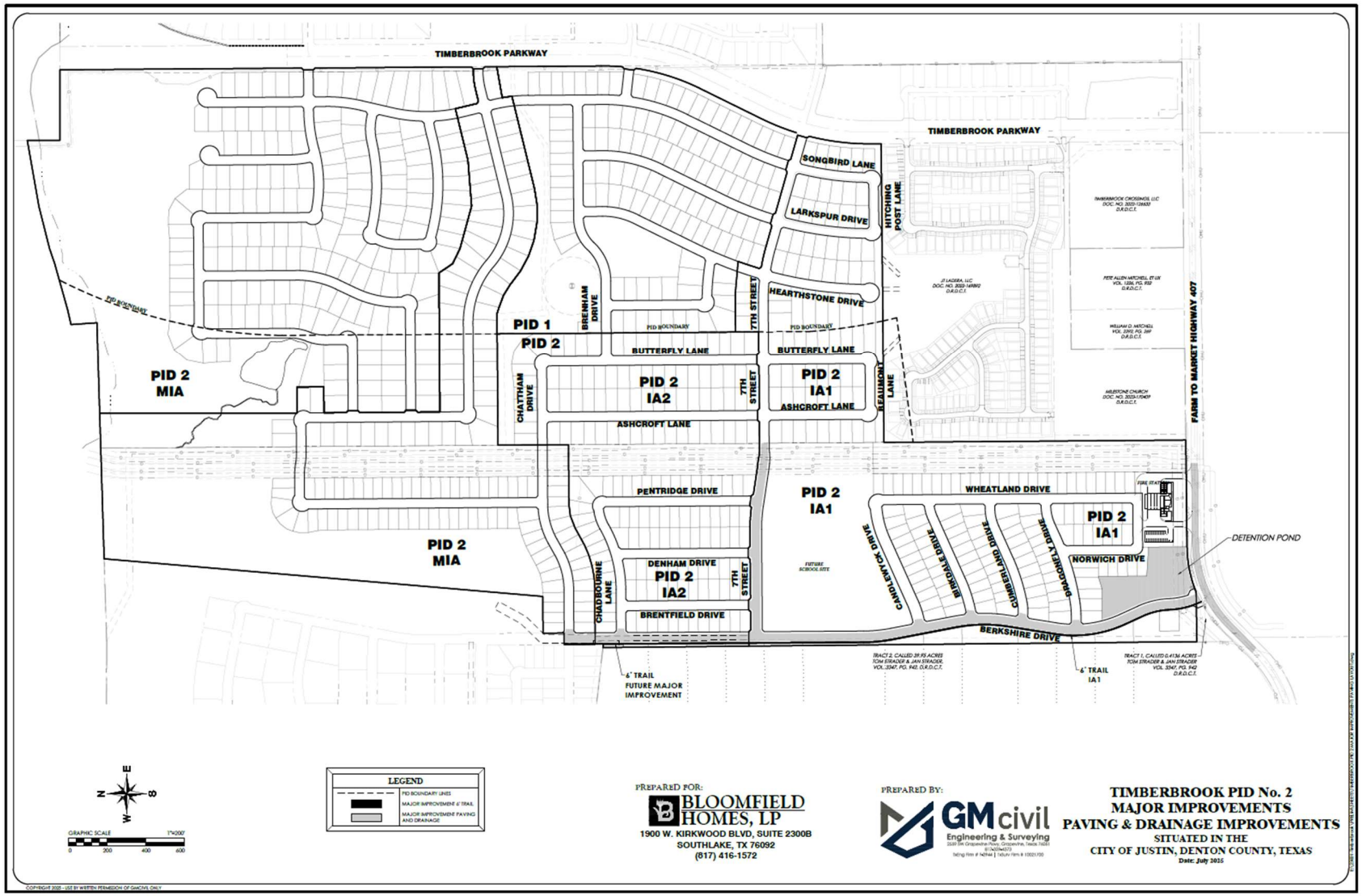
EXHIBIT G-2 – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

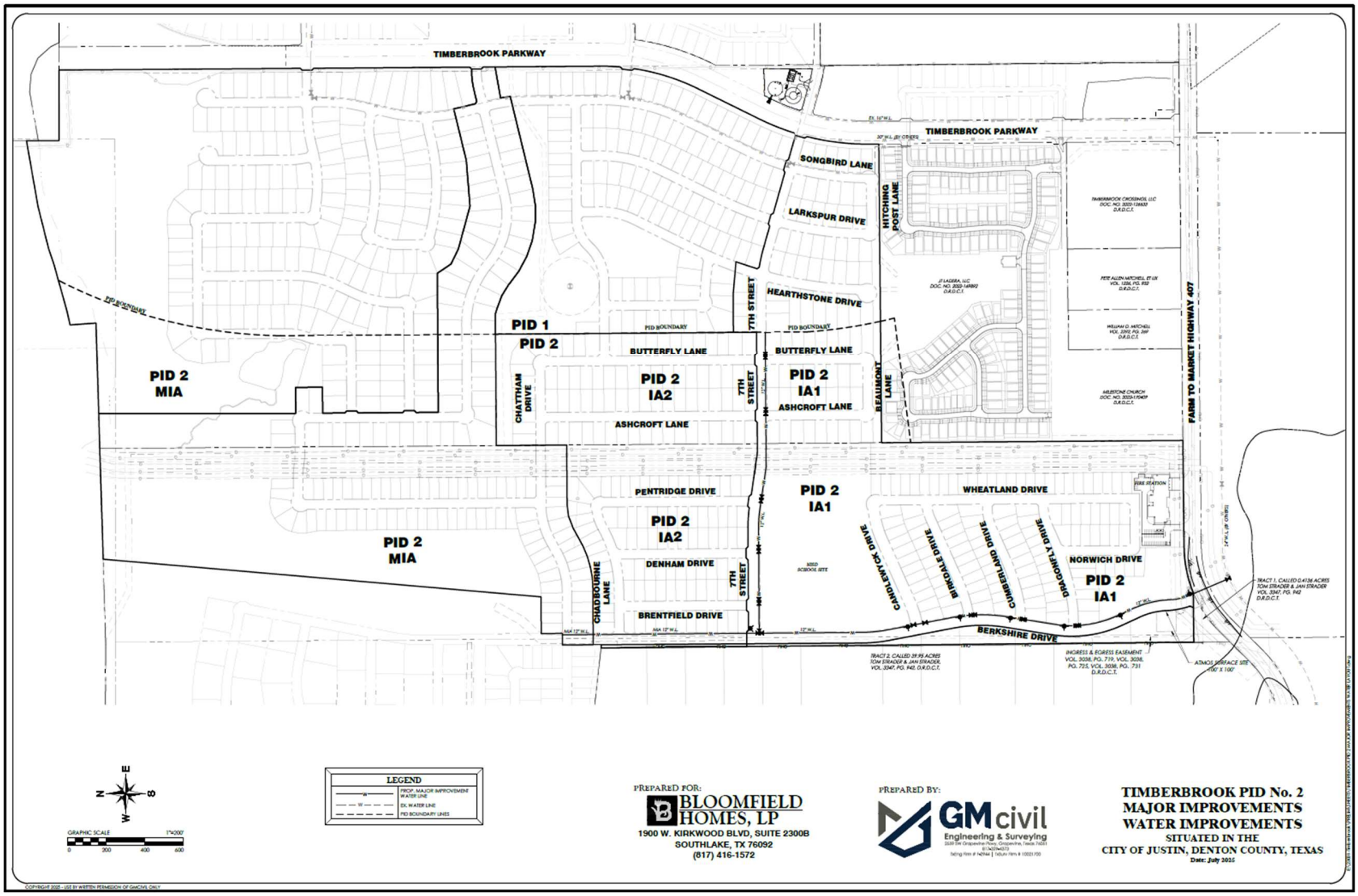
Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Capitalized Interest	Reserve Fund[b]	Annual Collection Costs	Annual Installment[c]
2026	$ -	$ 372,350.00	$ -	$ (372,350.00)	$ -	$ -	$ -
2027	$ 94,000.00	$ 406,200.00	$ 33,850.00	$ -	$ -	$ 40,800.00	$ 574,850.00
2028	$ 99,000.00	$ 400,560.00	$ 33,380.00	$ -	$ -	$ 41,616.00	$ 574,556.00
2029	$ 105,000.00	$ 394,620.00	$ 32,885.00	$ -	$ -	$ 42,448.32	$ 574,953.32
2030	$ 111,000.00	$ 388,320.00	$ 32,360.00	$ -	$ -	$ 43,297.29	$ 574,977.29
2031	$ 117,000.00	$ 381,660.00	$ 31,805.00	$ -	$ -	$ 44,163.24	$ 574,628.24
2032	$ 124,000.00	$ 374,640.00	$ 31,220.00	$ -	$ -	$ 45,046.50	$ 574,906.50
2033	$ 131,000.00	$ 367,200.00	$ 30,600.00	$ -	$ -	$ 45,947.43	$ 574,747.43
2034	$ 138,000.00	$ 359,340.00	$ 29,945.00	$ -	$ -	$ 46,866.38	$ 574,151.38
2035	$ 147,000.00	$ 351,060.00	$ 29,255.00	$ -	$ -	$ 47,803.71	$ 575,118.71
2036	$ 155,000.00	$ 342,240.00	$ 28,520.00	$ -	$ -	$ 48,759.78	$ 574,519.78
2037	$ 164,000.00	$ 332,940.00	$ 27,745.00	$ -	$ -	$ 49,734.98	$ 574,419.98
2038	$ 174,000.00	$ 323,100.00	$ 26,925.00	$ -	$ -	$ 50,729.68	$ 574,754.68
2039	$ 184,000.00	$ 312,660.00	$ 26,055.00	$ -	$ -	$ 51,744.27	$ 574,459.27
2040	$ 195,000.00	$ 301,620.00	$ 25,135.00	$ -	$ -	$ 52,779.16	$ 574,534.16
2041	$ 207,000.00	$ 289,920.00	$ 24,160.00	$ -	$ -	$ 53,834.74	$ 574,914.74
2042	$ 219,000.00	$ 277,500.00	$ 23,125.00	$ -	$ -	$ 54,911.43	$ 574,536.43
2043	$ 232,000.00	$ 264,360.00	$ 22,030.00	$ -	$ -	$ 56,009.66	$ 574,399.66
2044	$ 246,000.00	$ 250,440.00	$ 20,870.00	$ -	$ -	$ 57,129.85	$ 574,439.85
2045	$ 261,000.00	$ 235,680.00	$ 19,640.00	$ -	$ -	$ 58,272.45	$ 574,592.45
2046	$ 277,000.00	$ 220,020.00	$ 18,335.00	$ -	$ -	$ 59,437.90	$ 574,792.90
2047	$ 294,000.00	$ 203,400.00	$ 16,950.00	$ -	$ -	$ 60,626.66	$ 574,976.66
2048	$ 311,000.00	$ 185,760.00	$ 15,480.00	$ -	$ -	$ 61,839.19	$ 574,079.19
2049	$ 330,000.00	$ 167,100.00	$ 13,925.00	$ -	$ -	$ 63,075.97	$ 574,100.97
2050	$ 351,000.00	$ 147,300.00	$ 12,275.00	$ -	$ -	$ 64,337.49	$ 574,912.49
2051	$ 372,000.00	$ 126,240.00	$ 10,520.00	$ -	$ -	$ 65,624.24	$ 574,384.24
2052	$ 395,000.00	$ 103,920.00	$ 8,660.00	$ -	$ -	$ 66,936.72	$ 574,516.72
2053	$ 419,000.00	$ 80,220.00	$ 6,685.00	$ -	$ -	$ 68,275.45	$ 574,180.45
2054	$ 445,000.00	$ 55,080.00	$ 4,590.00	$ -	$ -	$ 69,640.96	$ 574,310.96
2055	$ 473,000.00	$ 28,380.00	$ 2,365.00	$ -	$ (501,380.00)	$ 71,033.78	$ 73,398.78
Total	**$ 6,770,000.00**	**$ 8,043,830.00**	**$ 639,290.00**	**$ (372,350.00)**	**$ (501,380.00)**	**$ 1,582,723.23**	**$ 16,162,113.23**

Footnotes:

[a] Interest rate on the Improvement Area #2 Bonds is 6.00% for illustrative purposes and subject to change.
[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.
[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H-1 – MAPS OF MAJOR IMPROVEMENTS




TIMBERBROOK PARKWAY
TIMBERBROOK PARKWAY
SONGBIRD LANE
LARKSPUR DRIVE
HITCHING POST LANE
HEARTHSTONE DRIVE
7TH STREET
PID 1
PID 2
PID BOUNDARY
BUTTERFLY LANE
CHATTHAM DRIVE
PID 2 IA2
ASHCROFT LANE
PID 2 IA1
BEAUMONT LANE
FARM TO MARKET HIGHWAY 407
PID 2 MIA
PENTRIDGE DRIVE
WHEATLAND DRIVE
CHADBOURNE LANE
DENHAM DRIVE
BRENTFIELD DRIVE
CARLENCY DRIVE
BIRDALE DRIVE
CURTISLEY DRIVE
DRAYCOTT DRIVE
NORWICH DRIVE
BERKSHIRE DRIVE
FIRE STATION
MILESTONE CHURCH
LEGEND
PROP. MAJOR IMPROVEMENT WATER LINE
EX. WATER LINE
PID BOUNDARY LINES
PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GMcivil
Engineering & Surveying
TIMBERBROOK PID No. 2
MAJOR IMPROVEMENTS
WATER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: July 2025

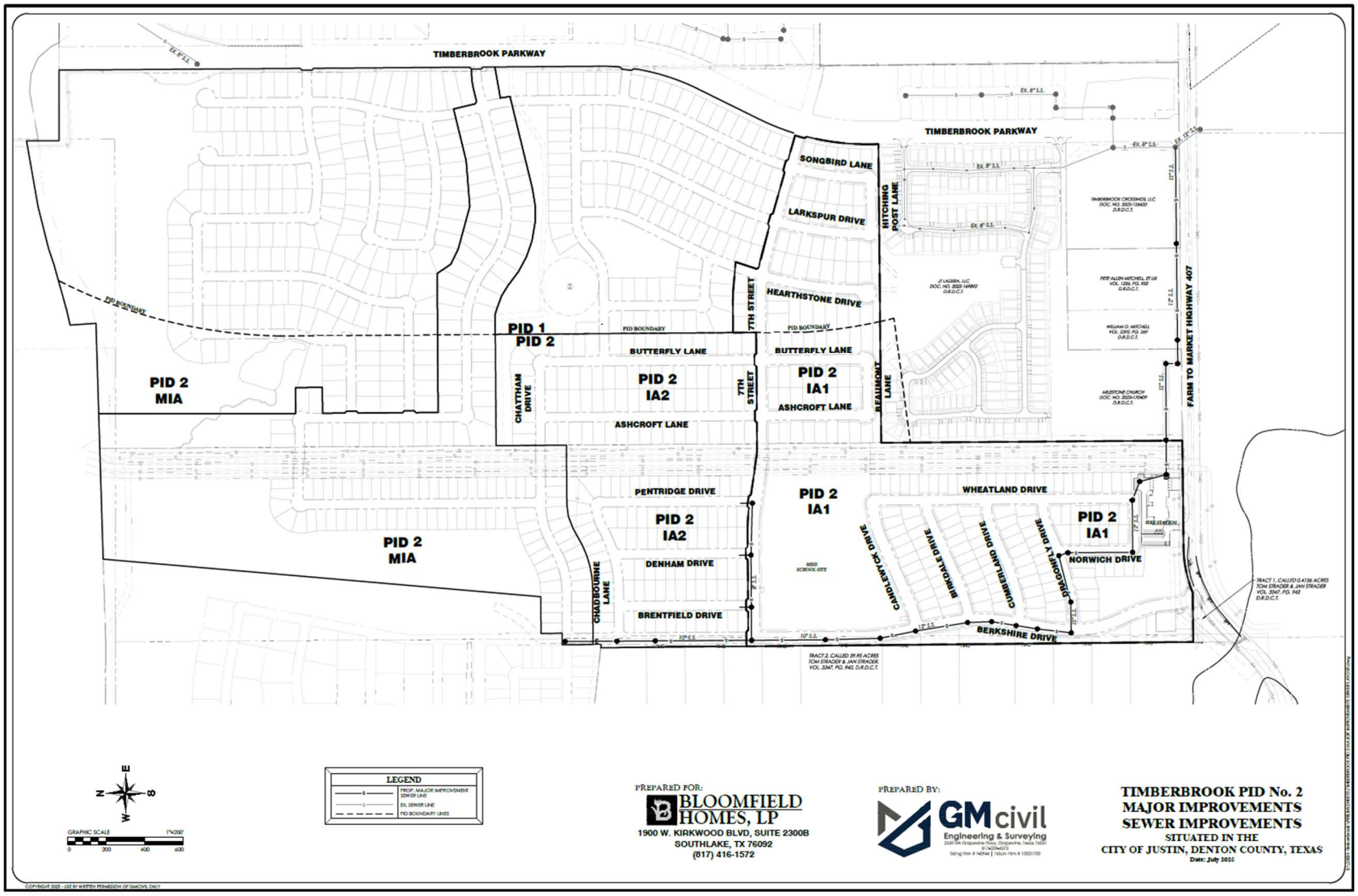
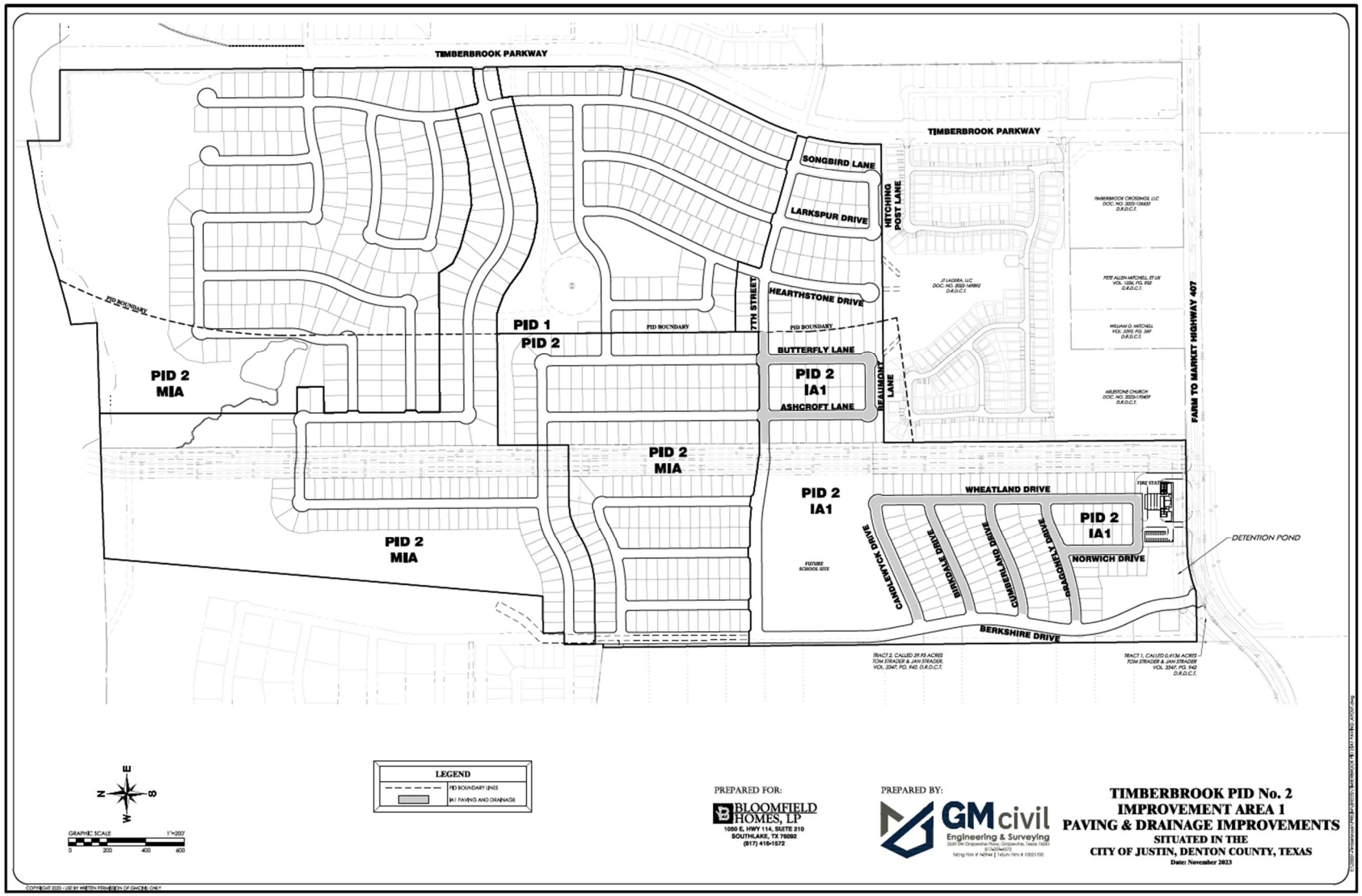
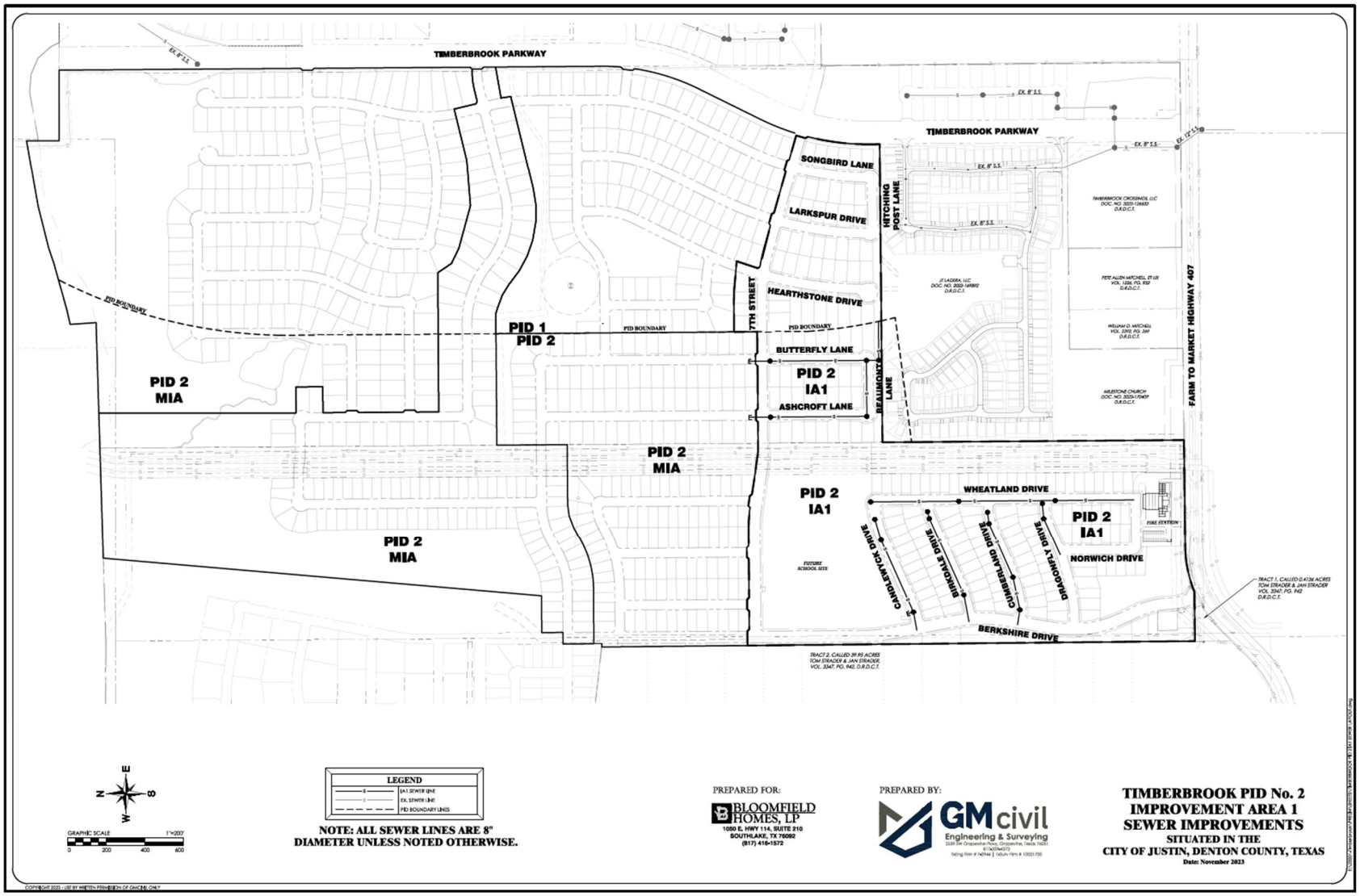

TIMBERBROOK PARKWAY
TIMBERBROOK PARKWAY
SONGBIRD LANE
LARKSPUR DRIVE
HITCHING POST LANE
HEARTHSTONE DRIVE
7TH STREET
PID 1
PID 2
PID BOUNDARY
BUTTERFLY LANE
BUTTERFLY LANE
PID 2 MIA
PID 2 IA2
PID 2 IA1
CHATTHAM DRIVE
ASHCROFT LANE
ASHCROFT LANE
BEAUMONT LANE
FARM TO MARKET HIGHWAY 407
PENTRIDGE DRIVE
WHEATLAND DRIVE
PID 2 IA2
PID 2 IA1
PID 2 MIA
DENHAM DRIVE
NORWICH DRIVE
CHADBOURNE LANE
BRENTFIELD DRIVE
CANDLEWICK DRIVE
BRIDLE DRIVE
CORNSILK DRIVE
DOGWOOD DRIVE
BERKSHIRE DRIVE
LEGEND
PROP. MAJOR IMPROVEMENT SEWER LINE
EX. SEWER LINE
PID BOUNDARY LINES
PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GMcivil
Engineering & Surveying
TIMBERBROOK PID No. 2
MAJOR IMPROVEMENTS
SEWER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: July 2025

EXHIBIT H-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS




TIMBERBROOK PARKWAY
TIMBERBROOK PARKWAY
SONGBIRD LANE
LARKSPUR DRIVE
HITCHING POST LANE
7TH STREET
HEARTHSTONE DRIVE
FARM TO MARKET HIGHWAY 407
PID BOUNDARY
PID 1
PID 2
PID BOUNDARY
PID BOUNDARY
BUTTERFLY LANE
PID 2
IA1
ASHCROFT LANE
BEAUMONT LANE
PID 2
MIA
PID 2
MIA
PID 2
MIA
PID 2
IA1
WHEATLAND DRIVE
PID 2
IA1
NORWICH DRIVE
CANDLEWICK DRIVE
BIRMINGHAM DRIVE
CUMBERLAND DRIVE
DRAGONFLY DRIVE
BERKSHIRE DRIVE
FUTURE SCHOOL SITE
FIRE STATION
LEGEND
IA1 SEWER LINE
EX. SEWER LINE
PID BOUNDARY LINES
NOTE: ALL SEWER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE.
GRAPHIC SCALE
PREPARED FOR:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GMcivil
Engineering & Surveying
TIMBERBROOK PID No. 2
IMPROVEMENT AREA 1
SEWER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: November 2023

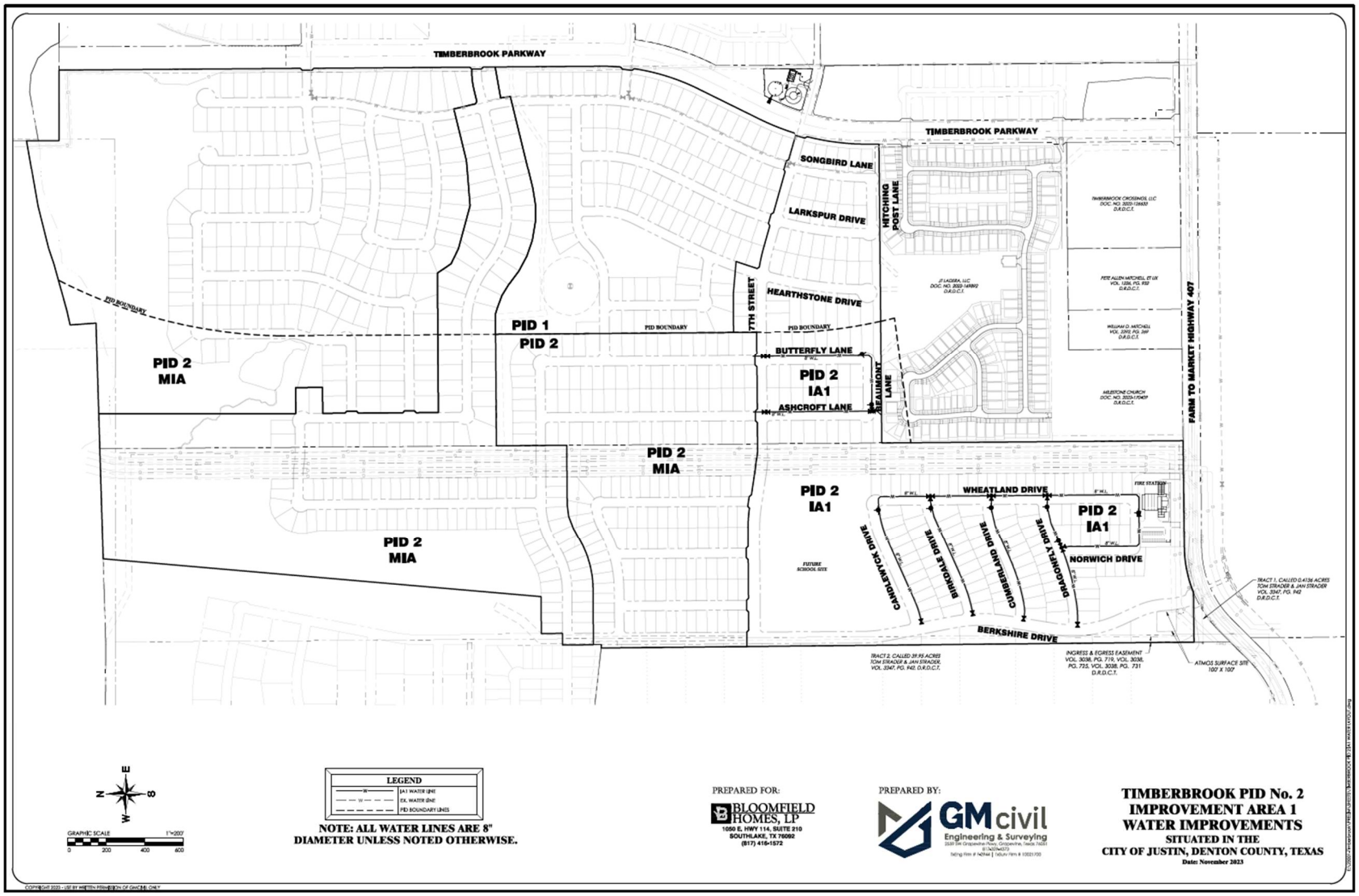
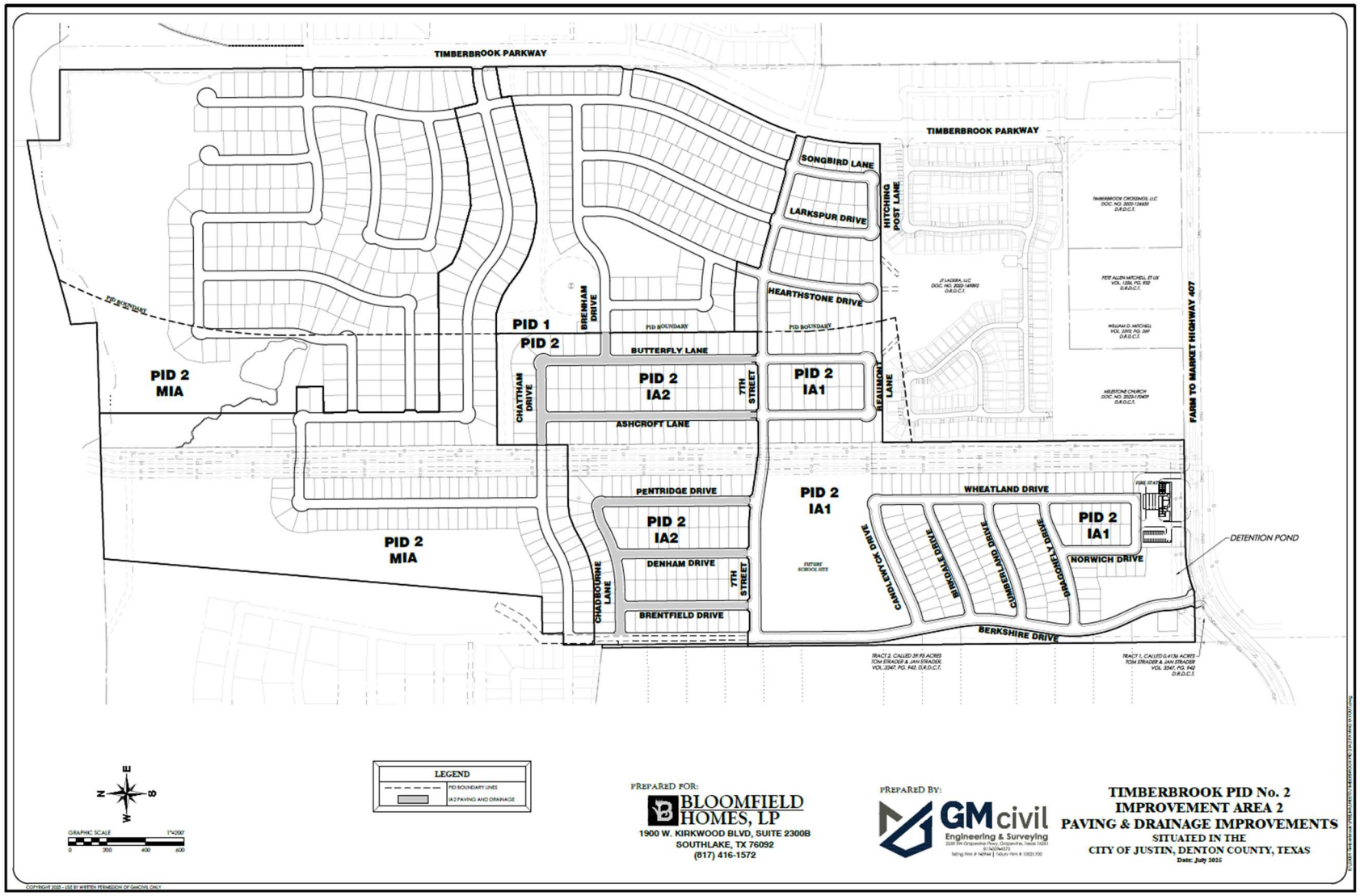
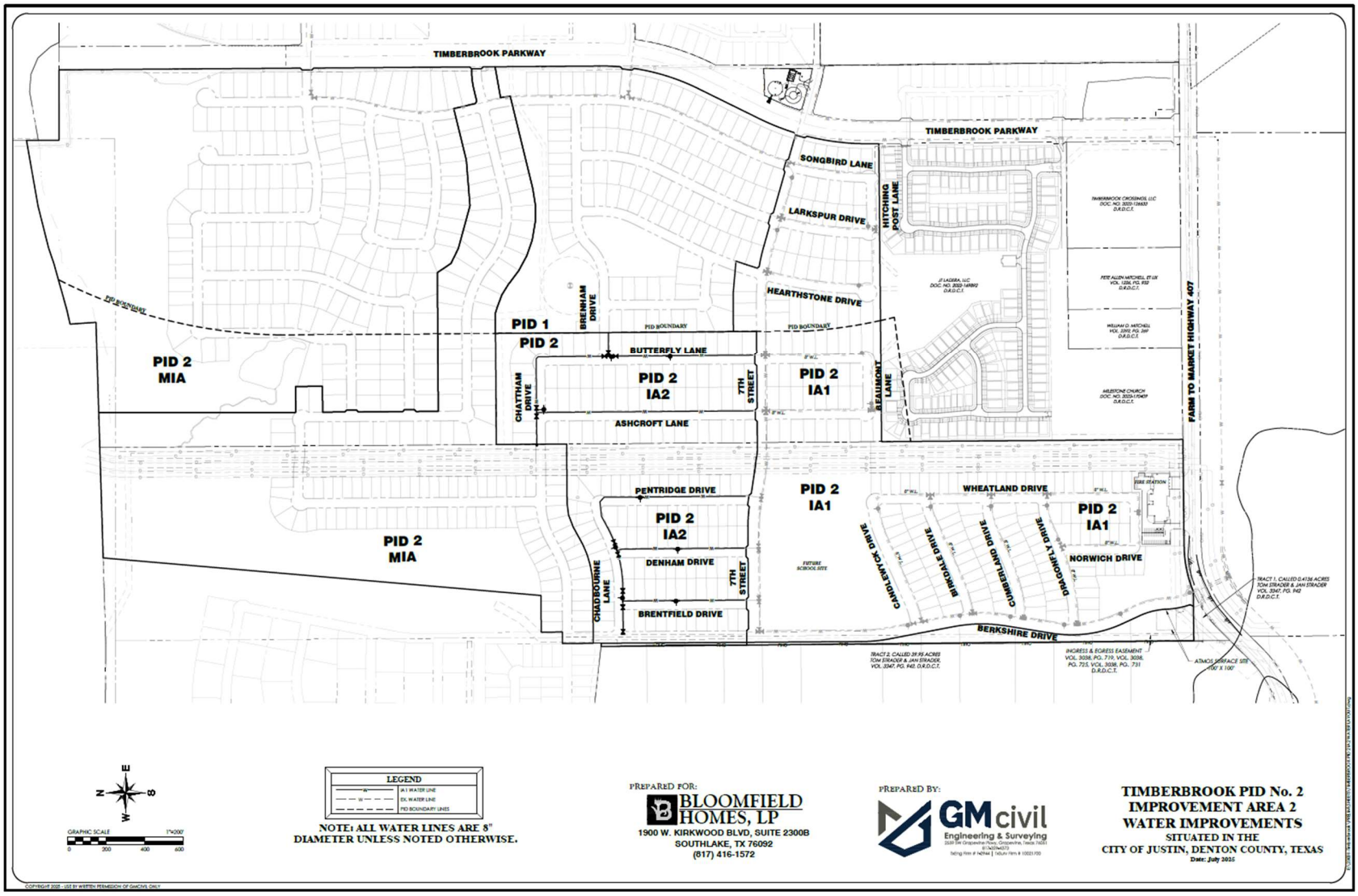

TIMBERBROOK PARKWAY
TIMBERBROOK PARKWAY
SONGBIRD LANE
LARKSPUR DRIVE
HITCHING POST LANE
FARM TO MARKET HIGHWAY 407
17TH STREET
HEARTHSTONE DRIVE
PID BOUNDARY
PID 1
PID 2
PID 2
MIA
BUTTERFLY LANE
PID 2
IA1
ASHCROFT LANE
BRIDLEWOOD LANE
PID 2
MIA
PID 2
IA1
PID 2
MIA
WHEATLAND DRIVE
PID 2
IA1
CANDLEWICK DRIVE
BIRDDALE DRIVE
CUMBERLAND DRIVE
DEADCHERRY DRIVE
NORWICH DRIVE
BERKSHIRE DRIVE
FUTURE SCHOOL SITE
FIRE STATION
MILESTONE CHURCH
TRACT 2, CALLED 39.95 ACRES TOM STRADER & JAN STRADER, VOL. 3347, PG. 942, D.R.D.C.T.
INGRESS & EGRESS EASEMENT VOL. 3038, PG. 719, VOL. 3038, PG. 725, VOL. 3038, PG. 731 D.R.D.C.T.
ATMOS SURFACE SITE 100' X 100'
TRACT 1, CALLED 0.4136 ACRES TOM STRADER & JAN STRADER VOL. 3347, PG. 942 D.R.D.C.T.
N
E
S
W
GRAPHIC SCALE
0
200
400
600
LEGEND
IA1 WATER LINE
D1 WATER LINE
PID BOUNDARY LINES
NOTE: ALL WATER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE.
PREPARED FOR:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GMcivil
Engineering & Surveying
TIMBERBROOK PID No. 2
IMPROVEMENT AREA 1
WATER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: November 2023

EXHIBIT H-3 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS




TIMBERBROOK PARKWAY
TIMBERBROOK PARKWAY
SONGBIRD LANE
LARKSPUR DRIVE
HITCHING POST LANE
HEARTHSTONE DRIVE
FARM TO MARKET HIGHWAY 407
BRENHAM DRIVE
PID 1
PID 2
PID BOUNDARY
PID BOUNDARY
PID 2 MIA
BUTTERFLY LANE
PID 2 IA2
7TH STREET
PID 2 IA1
BELMONT LANE
CHATTHAM DRIVE
ASHCROFT LANE
PENTRIDGE DRIVE
PID 2 IA1
WHEATLAND DRIVE
PID 2 IA2
PID 2 MIA
DENHAM DRIVE
7TH STREET
CHILDBOURNE LANE
BRENTFIELD DRIVE
CANDLEWICK DRIVE
BRIDGETE DRIVE
CUMBERLAND DRIVE
DARLINGTON DRIVE
PID 2 IA1
NORWICH DRIVE
BERKSHIRE DRIVE
FUTURE SCHOOL SITE
FIRE STATION
MILESTONE CHURCH
GRAPHIC SCALE
LEGEND
NOTE: ALL WATER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE.
PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GMcivil
Engineering & Surveying
TIMBERBROOK PID No. 2
IMPROVEMENT AREA 2
WATER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: July 2025

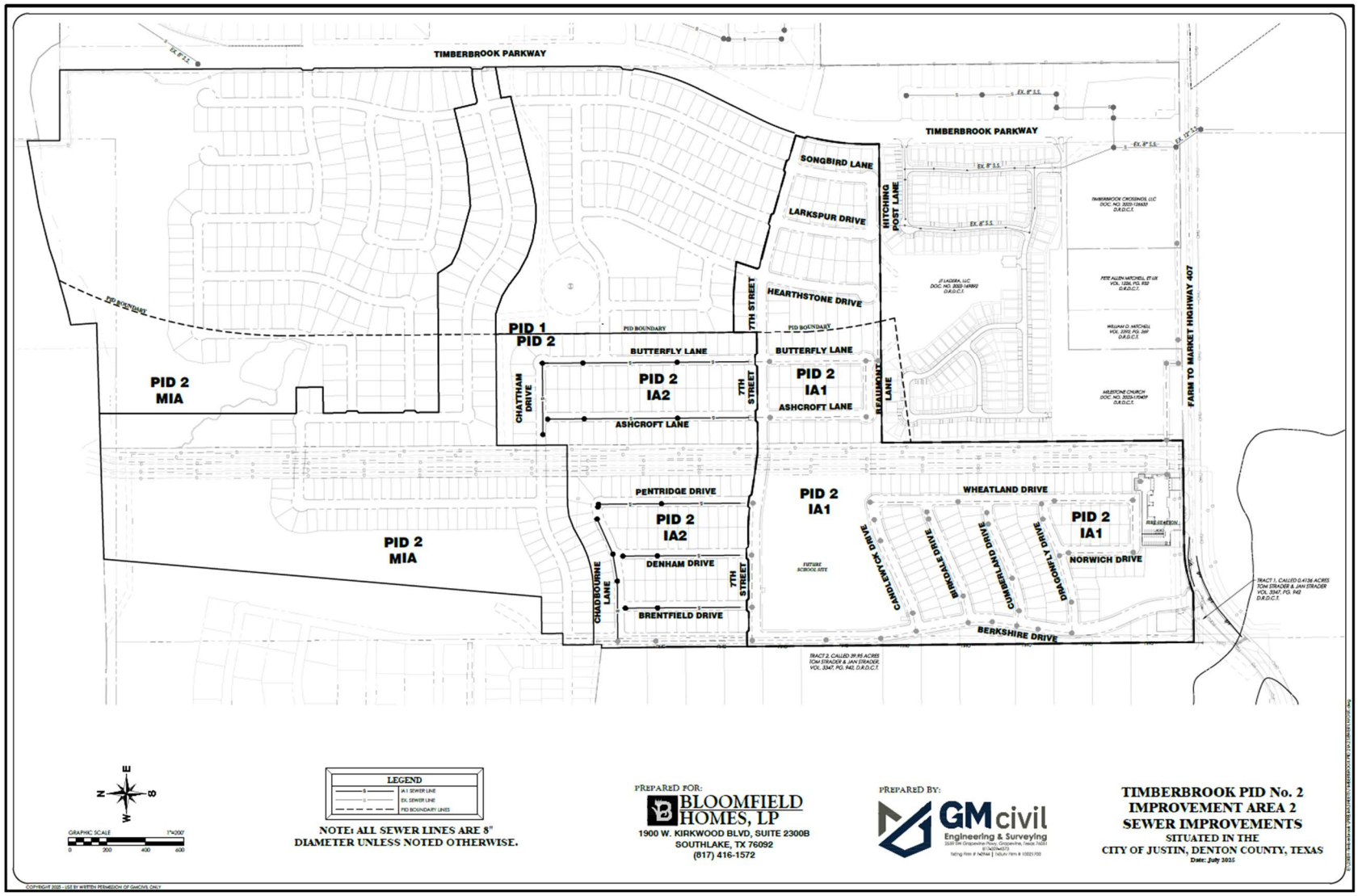

TIMBERBROOK PARKWAY
TIMBERBROOK PARKWAY
SONGBIRD LANE
LARKSPUR DRIVE
HITCHING POST LANE
HEARTHSTONE DRIVE
7TH STREET
FARM TO MARKET HIGHWAY 407
PID 1
PID 2
PID BOUNDARY
BUTTERFLY LANE
BUTTERFLY LANE
PID 2 MIA
PID 2 IA2
PID 2 IA1
CHATTHAM DRIVE
ASHCROFT LANE
ASHCROFT LANE
BEAUMONT LANE
PENTRIDGE DRIVE
WHEATLAND DRIVE
PID 2 IA2
PID 2 IA1
PID 2 MIA
DENHAM DRIVE
CHADBOURNE LANE
BRENTFIELD DRIVE
FUTURE SCHOOL SITE
CANDLEWICK DRIVE
BRIDDLE DRIVE
CUMBERLAND DRIVE
DRAKONLY DRIVE
NORWICH DRIVE
BERKSHIRE DRIVE
PID 2 IA1
LEGEND
PID BOUNDARY LINES
NOTE: ALL SEWER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE.
PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GMcivil
Engineering & Surveying
TIMBERBROOK PID No. 2
IMPROVEMENT AREA 2
SEWER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: July 2025

EXHIBIT I – NOTICE OF TERMINATION OF ASSESSMENT

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Denton County Clerk's Office
Honorable [County Clerk Name]
Denton County Courts Building
1450 East McKinney St, Denton, TX 76209

Re: City of Justin Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Justin is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Justin
Attn: [City Secretary]
415 N. College Avenue
PO Box 129
Justin, TX 76247

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
415 N. College Avenue
PO Box 129
Justin, TX 76247

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	**§**
KNOW ALL MEN BY THESE PRESENTS:	**§**
COUNTY OF DENTON	**§**

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Justin, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Justin, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits of the City; and

WHEREAS, on February 8, 2024, the City Council for the City, approved Resolution No. 651-24, creating the Timberbrook Public Improvement District No. 2 (the “District”); and

WHEREAS, the District consists of approximately 155.285 contiguous acres within the corporate limits of the City; and

WHEREAS, on or about _____, the City Council approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Denton County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Denton County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, the City, the Developer and holder of the Lien, Instrument No. _____, in the Real Property Records of Denton County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF JUSTIN, TEXAS,

By: _____
[Manager Name], City Manager

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Justin, Texas, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT J-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

Final

Timberbrook PID 2 IA 1

$5,501,000

City of Justin, Texas

Special Assessment Revenue Bonds, Series 2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/01/2024	-	-	111,623.02	111,623.02
09/01/2025	89,000.00	4.500%	302,137.50	391,137.50
09/01/2026	93,000.00	4.500%	298,132.50	391,132.50
09/01/2027	96,000.00	4.500%	293,947.50	389,947.50
09/01/2028	100,000.00	4.500%	289,627.50	389,627.50
09/01/2029	105,000.00	4.500%	285,127.50	390,127.50
09/01/2030	109,000.00	4.500%	280,402.50	389,402.50
09/01/2031	114,000.00	4.500%	275,497.50	389,497.50
09/01/2032	118,000.00	5.500%	270,367.50	388,367.50
09/01/2033	124,000.00	5.500%	263,877.50	387,877.50
09/01/2034	131,000.00	5.500%	257,057.50	388,057.50
09/01/2035	138,000.00	5.500%	249,852.50	387,852.50
09/01/2036	145,000.00	5.500%	242,262.50	387,262.50
09/01/2037	153,000.00	5.500%	234,287.50	387,287.50
09/01/2038	161,000.00	5.500%	225,872.50	386,872.50
09/01/2039	170,000.00	5.500%	217,017.50	387,017.50
09/01/2040	179,000.00	5.500%	207,667.50	386,667.50
09/01/2041	189,000.00	5.500%	197,822.50	386,822.50
09/01/2042	199,000.00	5.500%	187,427.50	386,427.50
09/01/2043	210,000.00	5.500%	176,482.50	386,482.50
09/01/2044	221,000.00	5.500%	164,932.50	385,932.50
09/01/2045	233,000.00	5.750%	152,777.50	385,777.50
09/01/2046	247,000.00	5.750%	139,380.00	386,380.00
09/01/2047	261,000.00	5.750%	125,177.50	386,177.50
09/01/2048	276,000.00	5.750%	110,170.00	386,170.00
09/01/2049	292,000.00	5.750%	94,300.00	386,300.00
09/01/2050	309,000.00	5.750%	77,510.00	386,510.00
09/01/2051	327,000.00	5.750%	59,742.50	386,742.50
09/01/2052	346,000.00	5.750%	40,940.00	386,940.00
09/01/2053	366,000.00	5.750%	21,045.00	387,045.00
Total	**$5,501,000.00**	-	**$5,852,465.52**	**$11,353,465.52**

Yield Statistics

Bond Year Dollars	$103,881.31
Average Life	18.884 Years
Average Coupon	5.6338001%
Net Interest Cost (NIC)	5.8150647%
True Interest Cost (TIC)	5.9266936%
Bond Yield for Arbitrage Purposes	5.6436961%
All Inclusive Cost (AIC)	6.4751529%

IRS Form 8038

Net Interest Cost	5.6838656%
Weighted Average Maturity	18.872 Years

PID 2 IA1 Final | SINGLE PURPOSE | 3/27/2024 | 10:41 AM

Hilltop Securities Inc
Public Finance

Page 4

EXHIBIT J-2 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #2 BONDS

[To be provided at bond pricing.]

EXHIBIT K-1 – DISTRICT LEGAL DESCRIPTION

EXHIBIT A

LEGAL DESCRIPTION

PID #2

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, William Reed Survey, Abstract No. 1071, Joseph Sutton Survey, Abstract No. 1151, Carl Boeger Survey, Abstract No. 121, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2016-55837 of the Deed Records of Denton County, Texas (DRDCT), part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the Southeast corner of said 241.210 acre tract, the Southwest corner of a called 9.001 acre tract described in a deed to Milestone Church recorded in Document No. 2022-170409 (DRDCT), and being in the North right-of-way line of Farm-to Market Highway No. 407 (90' right-of-way width);

THENCE South 89 deg. 20 min. 19 sec. West along the South line of said 241.210 acre tract and said North right-of-way line, a distance of 559.43 feet to a 1/2" capped iron rod found stamped "GMcivil", from which a wood highway post bears North 77 deg. 58 min. 45 sec. East - 1.77 feet, said point being a Point of Curvature of a circular curve to the left, having a radius of 617.96 feet, a central angle of 21 deg. 56 min. 53 sec., and being subtended by a chord which bears South 78 deg. 21 min. 53 sec. West - 235.27 feet;

THENCE in a westerly direction along said curve to the left, the South line of said 241.210 acre tract, and said North right-of-way line, a distance of 236.72 feet to a 1/2" capped iron rod found stamped "GMcivil", from which a 5/8" iron rod found bears South 55 deg. 10 min. 08 sec. West - 4.21 feet;

THENCE South 89 deg. 23 min. 23 sec. West non-tangent to said curve, departing said North right-of-way line and continue along said South line, a distance of 256.24 feet to a 1/2" capped iron rod found stamped "GMcivil" for the Southwest corner of said 241.210 acre tract;

THENCE North 00 deg. 34 min. 11 sec. West along the West line of said 241.210 acre tract, a distance of 3,076.82 feet to a 5/8" iron rod found for an ell corner of same;

THENCE South 85 deg. 36 min. 42 sec. East departing said West line, a distance of 17.09 feet;

THENCE North 00 deg. 22 min. 06 sec. West, a distance of 201.64 feet;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 60.00 feet;

THENCE North 00 deg. 22 min. 06 sec. West, a distance of 110.00 feet;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 190.28 feet;

THENCE North 04 deg. 54 min. 30 sec. East, a distance of 2,281.01 feet to the North line of said 241.210 acre tract;

THENCE North 88 deg. 14 min. 56 sec. East, at 574.38 feet pass a 1/2" capped iron rod found stamped "GMcivil" for the Northwest corner of said 241.210 acre tract and the Northwest corner of said 411.268 acre tract, continue a total distance of 1,229.45 feet point in Oliver Creek;

THENCE North 03 deg. 52 min. 41 sec. West along a West line of said 411.268 acre tract, a distance of 134.57 feet 10" cedar fence post for the most northerly Northwest corner of same;

THENCE North 77 deg. 31 min. 56 sec. East along the North line of said 411.268 acre tract, a distance of 74.88 feet to a 20" double pecan tree;

THENCE North 74 deg. 21 min. 14 sec. East along said North line, a distance of 163.65 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,640.00 feet, a central angle of 26 deg. 01 min. 14 sec., and being subtended by a chord which bears South 13 deg. 59 min. 29 sec. West - 1,188.66 feet;

THENCE in a southerly direction along said curve to the left and departing said North line, a distance of 1,198.94 feet;

THENCE South 00 deg. 25 min. 43 sec. East non-tangent to said curve, a distance of 2,736.00 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,640.00 feet, a central angle of 08 deg. 17 min. 28 sec., and being subtended by a chord which bears South 08 deg. 13 min. 52 sec. East - 381.70 feet;

THENCE in a southerly direction along said curve to the left, a distance of 382.03 feet to the North line of a called 32.216 acre tract described in a deed to JT Ladera, LLC recorded in Document No. 2022-169892 (DRDCT);

THENCE South 89 deg. 27 min. 48 sec. West non-tangent to said curve and continue along said North line, a distance of 633.74 feet to a 1/2" capped iron rod found stamped "McADAMS" for the Northwest corner of said 32.216 acre tract and being in the East line of said 241.210 acre tract;

THENCE South 00 deg. 25 min. 43 sec. East along the East line of said 241.210 acre tract, the West line of said 32.216 acre tract, and the West line of said 9.001 acre tract, a distance of 1,563.76 feet to the **POINT OF BEGINNING**, containing 7,530,727 square feet or 172.882 acres of land, more or less.

EXCEPT FROM THEREOF:

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" iron rod found for the Southeast corner of said 241.210 acre tract, the Southwest corner of a called 9.001 acre tract described in a deed to Milestone Church recorded in Document No. 2022-170409 (DRDCT) and being in the North right-of-way line of Farm-to-Market Road No. 407 (90' width right-of-way);

THENCE North 00 deg. 25 min. 43 sec. West departing said North right-of-way line and continue along the East line of said 241.210 acre tract and the West line of said 9.001 acre tract, at 680.15 feet pass a 1/2" capped iron rod found stamped "MCADAMS" for the Northwest corner of said 9.001 acre tract and the Southwest corner of a called 32.216 acre tract described in a deed to JT Ladera, LLC recorded in Document No. 2022-169892 (DRDCT), continue along said East line and the West line of said 32.216 acre tract, at 1,563.75 feet pass a 1/2" capped iron rod found stamped "MCADAMS" for the Northwest corner of said 32.216 acre tract, continue along said East line and the West line of a called 411.268 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2016-55837 (DRDCT) a total distance of 1,620.02 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 34 min. 28 sec. West departing said East and West lines, a distance of 274.63 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 50.00 feet, a central angle of 96 deg. 29 min. 26 sec., and being subtended by a chord which bears North 77 deg. 28 min. 33 sec. West - 74.60 feet;

THENCE in a westerly direction along said curve to the left, a distance of 84.20 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 535.00 feet, a central angle of 18 deg. 47 min. 58 sec., and being subtended by a chord which bears South 75 deg. 13 min. 40 sec. West - 174.75 feet;

THENCE in a westerly direction along said curve to the left, a distance of 175.54 feet to a 1/2" capped iron rod set;

THENCE South 65 deg. 49 min. 41 sec. West tangent to said curve, a distance of 354.36 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 465.00 feet, a central angle of 12 deg. 04 min. 33 sec., and being subtended by a chord which bears South 71 deg. 51 min. 57 sec. West - 97.82 feet;

THENCE in a westerly direction along said curve to the right, a distance of 98.00 feet to a 1/2" capped iron rod set;

THENCE North 56 deg. 10 min. 04 sec. West non-tangent to said curve, a distance of 14.06 feet to a 1/2" capped iron rod set;

THENCE North 10 deg. 51 min. 19 sec. West, a distance of 109.87 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 770.00 feet, a central angle of 10 deg. 29 min. 14 sec., and being subtended by a chord which bears North 05 deg. 36 min. 43 sec. West - 140.74 feet;

THENCE in a northerly direction along said curve to the right, a distance of 140.94 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 22 min. 06 sec. West tangent to said curve, a distance of 514.51 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 37 min. 54 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 520.83 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 770.00 feet, a central angle of 08 deg. 53 min. 31 sec., and being subtended by a chord which bears South 85 deg. 55 min. 20 sec. East - 119.38 feet;

THENCE in an easterly direction along said curve to the right, a distance of 119.50 feet to a 1/2" capped iron rod set;

THENCE South 81 deg. 28 min. 35 sec. East tangent to said curve, a distance of 179.26 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 830.00 feet, a central angle of 03 deg. 12 min. 52 sec., and being subtended by a chord which bears South 83 deg. 05 min. 01 sec. East - 46.56 feet;

THENCE in an easterly direction along said curve to the left, a distance of 46.57 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the left, having a radius of 300.00 feet, a central angle of 10 deg. 48 min. 17 sec., and being subtended by a chord which bears North 89 deg. 54 min. 25 sec. East - 56.49 feet;

THENCE in an easterly direction along said curve to the left, a distance of 56.57 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 300.00 feet, a central angle of 05 deg. 04 min. 00 sec., and being subtended by a chord which bears North 87 deg. 02 min. 17 sec. East - 26.52 feet;

THENCE in an easterly direction along said curve to the right, a distance of 26.53 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East tangent to said curve, a distance of 21.79 feet to a

1/2" capped iron rod set in the East line of said 241.210 acre tract and the West line of said 411.268 acre tract, from which a 1/2" iron rod found for the Northeast corner of said 241.210 acre tract and the Northwest corner of said 411.268 acre tract bears North 00 deg. 25 min. 43 sec. West – 3,463.58 feet;

THENCE South 00 deg. 25 min. 43 sec. East along said East and West lines, a distance of 538.71 feet to the **POINT OF BEGINNING**, containing 610,641 square feet or 14.018 acres of land, more or less.

EXCEPT FROM THEREOF:

All that certain lot, tract, or parcel of land, situated in a portion of the Carl Boeger Survey, Abstract No. 121, Margaret Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GMcivil" for the Southwest corner of said 241.210 acre tract;

THENCE North 00 deg. 34 min. 11 sec. West along the West line of said 241.210 acre tract, a distance of 3,076.82 feet to a 5/8" iron rod found for an ell corner of same;

THENCE South 85 deg. 36 min. 42 sec. East departing said West line, a distance of 17.09 feet;

THENCE South 00 deg. 22 min. 06 sec. East, a distance of 1,349.32 feet to a Point of Curvature of a circular curve to the left, having a radius of 830.00 feet, a central angle of 10 deg. 29 min. 14 sec., and being subtended by a chord which bears South 05 deg. 36 min. 43 sec. East - 151.71 feet;

THENCE in a southerly direction along said curve to the left, a distance of 151.92 feet;

THENCE South 10 deg. 51 min. 19 sec. East tangent to said curve, a distance of 335.04 feet to a Point of Curvature of a circular curve to the right, having a radius of 770.00 feet, a central angle of 19 deg. 56 min. 14 sec., and being subtended by a chord which bears South 00 deg. 53 min. 12 sec. East - 266.59 feet;

THENCE in a southerly direction along said curve to the right, a distance of 267.94 feet;

THENCE South 09 deg. 04 min. 55 sec. West tangent to said curve, a distance of 248.67 feet to a Point of Curvature of a circular curve to the left, having a radius of 630.00 feet, a central angle of 33 deg. 46 min. 31 sec., and being subtended by a chord which bears South 07 deg. 48 min. 21 sec. East - 366.02 feet;

THENCE in a southerly direction along said curve to the left, a distance of 371.38 feet;

THENCE South 24 deg. 41 min. 36 sec. East tangent to said curve, a distance of 101.19 feet to a Point of Curvature of a circular curve to the right, having a radius of 370.00 feet, a central angle of 21 deg. 09 min. 57 sec., and being subtended by a chord which bears South 14 deg. 06 min. 38 sec. East - 135.91 feet;

THENCE in a southerly direction along said curve to the right, a distance of 136.68 feet;

THENCE South 03 deg. 31 min. 40 sec. East tangent to said curve, a distance of 13.88 feet to a Point of Curvature of a circular curve to the left, having a radius of 430.00 feet, a central angle of 15 deg. 33 min. 29 sec., and being subtended by a chord which bears South 11 deg. 18 min. 24 sec. East - 116.40 feet;

THENCE in a southerly direction along said curve to the left, a distance of 116.76 feet;

THENCE South 23 deg. 54 min. 56 sec. West non-tangent to said curve, a distance of 19.29 feet;

THENCE South 89 deg. 23 min. 23 sec. West, a distance of 178.91 feet to the **POINT OF BEGINNING**, containing 155,855 square feet or 3.578 acres of land, more or less.

LEAVING A NET AREA OF 6,764,231 SQUARE FEET OR 155.285 ACRES OF LAND, MORE OR LESS.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

EXHIBIT K-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Carl Boeger Survey, Abstract No. 121, the Margaret Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 299.874 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2023-66798 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the most southerly Southeast corner of said 299.874 acre tract, the Southwest corner of a called 9.001 acre tract described in Milestone Church recorded in Document No. 2022-170409 (DRDCT), and being in the North right-of-way line of Farm-to-Market Highway No. 407 (90' right-of-way width);

THENCE South 89 deg. 20 min. 19 sec. West along the South line of said 299.874 acre tract and said North right-of-way line, a distance of 559.43 feet to a 1/2" capped iron rod found stamped "GMcivil", from which a wood highway post bears North 77 deg. 58 min. 45 sec. East – 1.77 feet, said point being a Point of Curvature of a circular curve to the left, having a radius of 617.96 feet, a central angle of 21 deg. 56 min. 53 sec., and being subtended by a chord which bears South 78 deg. 21 min. 53 sec. West - 235.27 feet;

THENCE in a westerly direction along said curve to the left, the South line of said 299.874 acre tract, and said North right-of-way line, a distance of 236.72 feet to a 1/2" capped iron rod found stamped "GMcivil", from which a 5/8" iron rod found bears South 55 deg. 10 min. 08 sec. West – 4.21 feet;

THENCE South 89 deg. 23 min. 23 sec. West non-tangent to said curve, departing said North right-of-way line and continue along said South line, a distance of 77.33 feet;

THENCE North 23 deg. 54 min. 56 sec. East departing said South line, a distance of 19.29 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 430.00 feet, a central angle of 15 deg. 33 min. 29 sec., and being subtended by a chord which bears North 11 deg. 18 min. 24 sec. West - 116.40 feet;

THENCE in a northerly direction along said curve to the right, a distance of 116.76 feet;

THENCE North 03 deg. 31 min. 40 sec. West, a distance of 13.88 feet to a Point of Curvature of a circular curve to the left, having a radius of 370.00 feet, a central angle of 21 deg. 09 min. 57 sec., and being subtended by a chord which bears North 14 deg. 06 min. 38 sec. West - 135.91 feet;

THENCE in a northerly direction along said curve to the left, a distance of 136.68 feet;

THENCE North 24 deg. 41 min. 36 sec. West tangent to said curve, a distance of 101.19 feet to a Point of Curvature of a circular curve to the right, having a radius of 630.00 feet, a central angle of 33 deg. 46 min. 31 sec., and being subtended by a chord which bears North 07 deg. 48 min. 21 sec. West - 366.02 feet;

THENCE in a northerly direction along said curve to the right, a distance of 371.38 feet;

THENCE North 09 deg. 04 min. 55 sec. East tangent to said curve, a distance of 248.67 feet to a Point of Curvature of a circular curve to the left, having a radius of 770.00 feet, a central angle of 19 deg. 56 min. 14 sec., and being subtended by a chord which bears North 00 deg. 53 min. 12 sec. West - 266.59 feet;

THENCE in a northerly direction along said curve to the left, a distance of 267.94 feet;

THENCE North 10 deg. 51 min. 19 sec. West tangent to said curve, a distance of 335.04 feet to a Point of Curvature of a circular curve to the right, having a radius of 830.00 feet, a central angle of 10 deg. 29 min. 14 sec., and being subtended by a chord which bears North 05 deg. 36 min. 43 sec. West - 151.71 feet;

THENCE in a northerly direction along said curve to the right, a distance of 151.92 feet;

THENCE North 00 deg. 22 min. 06 sec. West tangent to said curve, a distance of 594.51 feet;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 60.00 feet;

THENCE South 45 deg. 22 min. 06 sec. East, a distance of 14.14 feet;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 94.40 feet;

THENCE North 44 deg. 36 min. 11 sec. East, a distance of 14.14 feet;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 50.00 feet;

THENCE South 45 deg. 23 min. 49 sec. East, a distance of 14.15 feet;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 200.00 feet;

THENCE North 44 deg. 36 min. 11 sec. East, a distance of 14.14 feet;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 50.00 feet;

THENCE South 45 deg. 23 min. 49 sec. East, a distance of 14.15 feet;

THENCE North 89 deg. 41 min. 43 sec. East, a distance of 100.00 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 830.00 feet, a central angle of 06 deg. 56 min. 08 sec., and being subtended by a chord which bears South 85 deg. 57 min. 50 sec. East - 100.41 feet;

THENCE in an easterly direction along said curve to the right, a distance of 100.47 feet;

THENCE North 48 deg. 42 min. 42 sec. East non-tangent to said curve, a distance of 13.08 feet;

THENCE South 81 deg. 29 min. 31 sec. East, a distance of 50.61 feet;

THENCE South 40 deg. 57 min. 03 sec. East, a distance of 15.20 feet;

THENCE South 81 deg. 28 min. 35 sec. East, a distance of 123.43 feet to a Point of Curvature of a circular curve to the left, having a radius of 770.00 feet, a central angle of 02 deg. 44 min. 14 sec., and being subtended by a chord which bears South 82 deg. 50 min. 41 sec. East - 36.78 feet;

THENCE in an easterly direction along said curve to the left, a distance of 36.78 feet to a Point of Curvature of a reverse circular curve to the right, having a radius of 300.00 feet, a central angle of 04 deg. 55 min. 01 sec., and being subtended by a chord which bears South 81 deg. 45 min. 18 sec. East - 25.74 feet;

THENCE in an easterly direction along said curve to the right, a distance of 25.74 feet to a Point of Curvature of a reverse circular curve to the left, having a radius of 300.00 feet, a central angle of 11 deg. 07 min. 56 sec., and being subtended by a chord which bears South 84 deg. 51 min. 45 sec. East - 58.20 feet;

THENCE in an easterly direction along said curve to the left, a distance of 58.29 feet;

THENCE North 89 deg. 34 min. 17 sec. East tangent to said curve, a distance of 131.79 feet;

THENCE North 44 deg. 34 min. 17 sec. East, a distance of 14.14 feet;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 50.00 feet;

THENCE South 45 deg. 25 min. 43 sec. East, a distance of 14.14 feet;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 220.00 feet;

THENCE North 44 deg. 34 min. 17 sec. East, a distance of 14.14 feet;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 50.00 feet;

THENCE South 45 deg. 25 min. 43 sec. East, a distance of 14.14 feet;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 111.92 feet;

THENCE South 00 deg. 25 min. 43 sec. East, a distance of 265.62 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,640.00 feet, a central angle of 08 deg. 17 min. 28 sec., and being subtended by a chord which bears South 08 deg. 13 min. 52 sec. East - 381.70 feet;

THENCE in a southerly direction along said curve to the left, a distance of 382.03 feet to the South line of said 299.874 acre tract and the North line of a called 32.216 acre tract described in a deed to JT Ladera, LLC recorded in Document No. 2022-169892 (DRDCT);

THENCE South 89 deg. 27 min. 48 sec. West non-tangent to said curve and continue along said North and South lines, a distance of 633.74 feet to a 1/2"

capped iron rod found stamped "McADAMS" for the Northwest corner of said 32.210 acre tract and an ell corner of said 299.874 acre tract;

THENCE South 00 deg. 25 min. 43 sec. East along the East line of said 299.874 acre tract, the West line of said 32.210 acre tract, and the West line of said 9.001 acre tract, a distance of 1,563.76 feet to the **POINT OF BEGINNING**, containing 2,621,449 square feet or 60.180 acres of land, more or less.

EXCEPT FROM THEREOF:

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 299.874 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2023-66798 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" iron rod found for the most southerly Southeast corner of said 299.874 acre tract, the Southwest corner of a called 9.001 acre tract described in a deed to Milestone Church recorded in Document No. 2022-170409 (DRDCT) and being in the North right-of-way line of Farm-to-Market Road No. 407 (90' width right-of-way);

THENCE North 00 deg. 25 min. 43 sec. West departing said North right-of-way line and continue along the East line of said 299.874 acre tract and the West line of said 9.001 acre tract, at 680.15 feet pass a 1/2" capped iron rod found stamped "McADAMS" for the Northwest corner of said 9.001 acre tract and the Southwest corner of a called 32.216 acre tract described in a deed to JT Ladera, LLC recorded in Document No. 2022-169892 (DRDCT), continue along said East line and the West line of said 32.216 acre tract, at 1,563.75 feet pass a 1/2" capped iron rod found stamped "McADAMS" for the Northwest corner of said 32.216 acre tract and an ell corner of said 299.874 acre tract, continue a total distance of 1,620.02 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 34 min. 28 sec. West, a distance of 274.63 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 50.00 feet, a central angle of 96 deg. 29 min. 26 sec., and being subtended by a chord which bears North 77 deg. 28 min. 33 sec. West - 74.60 feet;

THENCE in a westerly direction along said curve to the left, a distance of 84.20 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 535.00 feet, a central angle of 18 deg. 47 min. 58 sec., and being subtended by a chord which bears South 75 deg. 13 min. 40 sec. West - 174.75 feet;

THENCE in a westerly direction along said curve to the left, a distance of 175.54 feet to a 1/2" capped iron rod set;

THENCE South 65 deg. 49 min. 41 sec. West tangent to said curve, a distance of 354.36 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 465.00 feet, a central angle of 12 deg. 04 min. 33 sec., and being subtended by a chord which bears South 71 deg. 51 min. 57 sec. West - 97.82 feet;

THENCE in a westerly direction along said curve to the right, a distance of 98.00 feet to a 1/2" capped iron rod set;

THENCE North 56 deg. 10 min. 04 sec. West non-tangent to said curve, a distance of 14.06 feet to a 1/2" capped iron rod set;

THENCE North 10 deg. 51 min. 19 sec. West, a distance of 109.87 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 770.00 feet, a central angle of 10 deg. 29 min. 14 sec., and being subtended by a chord which bears North 05 deg. 36 min. 43 sec. West - 140.74 feet;

THENCE in a northerly direction along said curve to the right, a distance of 140.94 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 22 min. 06 sec. West tangent to said curve, a distance of 514.51 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 37 min. 54 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 520.83 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 770.00 feet, a central angle of 08 deg. 53 min. 31 sec., and

being subtended by a chord which bears South 85 deg. 55 min. 20 sec. East - 119.38 feet;

THENCE in an easterly direction along said curve to the right, a distance of 119.50 feet to a 1/2" capped iron rod set;

THENCE South 81 deg. 28 min. 35 sec. East tangent to said curve, a distance of 179.26 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 830.00 feet, a central angle of 03 deg. 12 min. 52 sec., and being subtended by a chord which bears South 83 deg. 05 min. 01 sec. East - 46.56 feet;

THENCE in an easterly direction along said curve to the left, a distance of 46.57 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the left, having a radius of 300.00 feet, a central angle of 10 deg. 48 min. 17 sec., and being subtended by a chord which bears North 89 deg. 54 min. 25 sec. East - 56.49 feet;

THENCE in an easterly direction along said curve to the left, a distance of 56.57 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 300.00 feet, a central angle of 05 deg. 04 min. 00 sec., and being subtended by a chord which bears North 87 deg. 02 min. 17 sec. East - 26.52 feet;

THENCE in an easterly direction along said curve to the right, a distance of 26.53 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East tangent to said curve, a distance of 21.79 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 25 min. 43 sec. East, a distance of 538.71 feet to the **POINT OF BEGINNING**, containing 610,641 square feet or 14.018 acres of land, more or less.

LEAVING A NET AREA OF 2,010,808 SQUARE FEET OR 46.162 ACRES OF LAND, MORE OR LESS.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

EXHIBIT K-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439 and the Carl Boeger Survey, Abstract No. 121, City of Justin, Denton County, Texas, being part of that certain called 299.874 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2023-66798 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GMCIVIL" for the Northeast corner of Tract J, Block 67 of Timberbrook, Phase 7 recorded in Document No. 2024-233 of the Plat Records of Denton County, Texas (PRDCT), from which a 1/2" capped iron rod found stamped "GMCIVIL" for the Northwest corner of said Tract J, Block 67 bears South 89 deg. 37 min. 54 sec. West – 14.37 feet;

THENCE North 00 deg. 22 min. 06 sec. West departing the North line of said Timberbrook phase 7, a distance of 796.46 feet to the West line of said 299.874 acre tract;

THENCE North 89 deg. 37 min. 54 sec. East departing said West line, a distance of 265.00 feet;

THENCE South 89 deg. 10 min. 34 sec. East, a distance of 21.75 feet;

THENCE North 87 deg. 07 min. 36 sec. East, a distance of 41.08 feet;

THENCE North 83 deg. 42 min. 07 sec. East, a distance of 25.38 feet;

THENCE North 79 deg. 59 min. 56 sec. East, a distance of 41.12 feet;

THENCE North 76 deg. 41 min. 12 sec. East, a distance of 21.78 feet;

THENCE North 73 deg. 19 min. 03 sec. East, a distance of 41.18 feet;

THENCE North 69 deg. 55 min. 30 sec. East, a distance of 22.05 feet;

THENCE North 66 deg. 34 min. 28 sec. East, a distance of 40.96 feet;

THENCE North 62 deg. 29 min. 22 sec. East, a distance of 20.73 feet;

THENCE North 60 deg. 53 min. 32 sec. East, a distance of 40.43 feet;

THENCE North 62 deg. 04 min. 59 sec. East, a distance of 12.23 feet;

THENCE North 60 deg. 28 min. 19 sec. East, a distance of 30.37 feet;

THENCE North 68 deg. 53 min. 57 sec. East, a distance of 67.70 feet;

THENCE North 82 deg. 54 min. 17 sec. East, a distance of 61.53 feet;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 308.35 feet;

THENCE North 00 deg. 25 min. 43 sec. West, a distance of 365.00 feet;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 581.92 feet;

THENCE South 00 deg. 25 min. 43 sec. East, a distance of 1,355.00 feet to the North line of said Timberbrook Phase 7;

THENCE in a westerly direction along said North line the following twenty-eight (28) courses;

South 89 deg. 34 min. 17 sec. West, a distance of 111.92 feet;

North 45 deg. 25 min. 43 sec. West, a distance of 14.14 feet;

South 89 deg. 34 min. 17 sec. West, a distance of 50.00 feet;

South 44 deg. 34 min. 17 sec. West, a distance of 14.14 feet;

South 89 deg. 34 min. 17 sec. West, a distance of 220.00 feet;

North 45 deg. 25 min. 43 sec. West, a distance of 14.14 feet;

South 89 deg. 34 min. 17 sec. West, a distance of 50.00 feet;

South 44 deg. 34 min. 17 sec. West, a distance of 14.14 feet;

South 89 deg. 34 min. 17 sec. West, a distance of 131.79 feet to a Point of Curvature of a circular curve to the right, having a radius of 300.00 feet, a

central angle of 11 deg. 07 min. 56 sec., and being subtended by a chord which bears North 84 deg. 51 min. 45 sec. West - 58.20 feet;

Continue in a westerly direction along said curve to the right, a distance of 58.29 feet to a Point of Curvature of a reverse circular curve to the left, having a radius of 300.00 feet, a central angle of 04 deg. 55 min. 01 sec., and being subtended by a chord which bears North 81 deg. 45 min. 18 sec. West - 25.74 feet;

Continue in a westerly direction along said curve to the left, a distance of 25.74 feet to a Point of Curvature of a reverse circular curve to the right, having a radius of 770.00 feet, a central angle of 02 deg. 44 min. 14 sec., and being subtended by a chord which bears North 82 deg. 50 min. 41 sec. West - 36.78 feet;

Continue in a westerly direction along said curve to the right, a distance of 36.78 feet;

North 81 deg. 28 min. 35 sec. West tangent to said curve, a distance of 123.43 feet;

North 40 deg. 57 min. 03 sec. West, a distance of 15.20 feet;

North 81 deg. 29 min. 31 sec. West, a distance of 50.61 feet;

South 48 deg. 42 min. 42 sec. West, a distance of 13.08 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 830.00 feet, a central angle of 07 deg. 52 min. 19 sec., and being subtended by a chord which bears North 86 deg. 25 min. 56 sec. West - 113.95 feet;

Continue in a westerly direction along said curve to the left, a distance of 114.04 feet;

South 89 deg. 37 min. 54 sec. West tangent to said curve, a distance of 86.43 feet;

North 45 deg. 23 min. 49 sec. West, a distance of 14.15 feet;

South 89 deg. 37 min. 54 sec. West, a distance of 50.00 feet;

South 44 deg. 36 min. 11 sec. West, a distance of 14.14 feet;

South 89 deg. 37 min. 54 sec. West, a distance of 200.00 feet;

North 45 deg. 23 min. 49 sec. West, a distance of 14.15 feet;

South 89 deg. 37 min. 54 sec. West, a distance of 50.00 feet;

South 44 deg. 36 min. 11 sec. West, a distance of 14.14 feet;

South 89 deg. 37 min. 54 sec. West, a distance of 94.40 feet;

North 45 deg. 22 min. 06 sec. West, a distance of 14.14 feet;

South 89 deg. 37 min. 54 sec. West, a distance of 60.00 feet to the **POINT OF BEGINNING**, containing 1,699,058 square feet or 39.005 acres of land, more or less.

EXHIBIT K-4 – REMAINDER AREA LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, William Reed Survey, Abstract No. 1071, Joseph Sutton Survey, Abstract No. 1151, Carl Boeger Survey, Abstract No. 121, City of Justin, Denton County, Texas, being part of that certain called 299.874 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2023-66798 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at in the West line of said 299.874 acre tract, from which a 1/2" iron rod found for an ell corner of said 299.874 acre tract bears South 0 deg. 21 min. 30 sec. East – 41.64 feet;

THENCE in a northerly direction along said West line the following five (5) courses;

North 00 deg. 22 min. 06 sec. West, a distance of 160.00 feet;

North 89 deg. 37 min. 54 sec. East, a distance of 60.00 feet;

North 00 deg. 22 min. 06 sec. West, a distance of 110.00 feet;

North 89 deg. 37 min. 54 sec. East, a distance of 190.28 feet;

North 04 deg. 54 min. 30 sec. East, a distance of 2,281.01 feet to Northwest corner of said 299.874 acre tract;

THENCE North 88 deg. 14 min. 56 sec. East along the North line of said 299.874 acre tract, a distance of 1,229.45 feet to a point in Oliver Creek and an ell corner of said 299.874 acre tract;

THENCE North 03 deg. 52 min. 41 sec. West departing said Oliver Creek and continue along the West line of said 299.874 acre tract, a distance of 134.57 feet to an ell corner of said 299.874 acre tract;

THENCE North 77 deg. 31 min. 56 sec. East along the North line of said 299.874 acre tract, a distance of 74.88 feet;

THENCE North 74 deg. 21 min. 14 sec. East along said North line, a distance of 163.65 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,640.00 feet, a central angle of 26 deg. 01 min. 14 sec., and

being subtended by a chord which bears South 13 deg. 59 min. 29 sec. West - 1,188.66 feet;

THENCE in a southerly direction departing said North line and continue along said curve to the left, a distance of 1,198.94 feet;

THENCE South 00 deg. 25 min. 43 sec. East non-tangent to said curve, a distance of 1,115.38 feet;

THENCE South 89 deg. 34 min. 17 sec. West, a distance of 581.92 feet;

THENCE South 00 deg. 25 min. 43 sec. East, a distance of 365.00 feet;

THENCE South 89 deg. 34 min. 17 sec. West, a distance of 308.35 feet;

THENCE South 82 deg. 54 min. 17 sec. West, a distance of 61.53 feet;

THENCE South 68 deg. 53 min. 57 sec. West, a distance of 67.70 feet;

THENCE South 60 deg. 28 min. 19 sec. West, a distance of 30.37 feet;

THENCE South 62 deg. 04 min. 59 sec. West, a distance of 12.23 feet;

THENCE South 60 deg. 53 min. 32 sec. West, a distance of 40.43 feet;

THENCE South 62 deg. 29 min. 22 sec. West, a distance of 20.73 feet;

THENCE South 66 deg. 34 min. 28 sec. West, a distance of 40.96 feet;

THENCE South 69 deg. 55 min. 30 sec. West, a distance of 22.05 feet;

THENCE South 73 deg. 19 min. 03 sec. West, a distance of 41.18 feet;

THENCE South 76 deg. 41 min. 12 sec. West, a distance of 21.78 feet;

THENCE South 79 deg. 59 min. 56 sec. West, a distance of 41.12 feet;

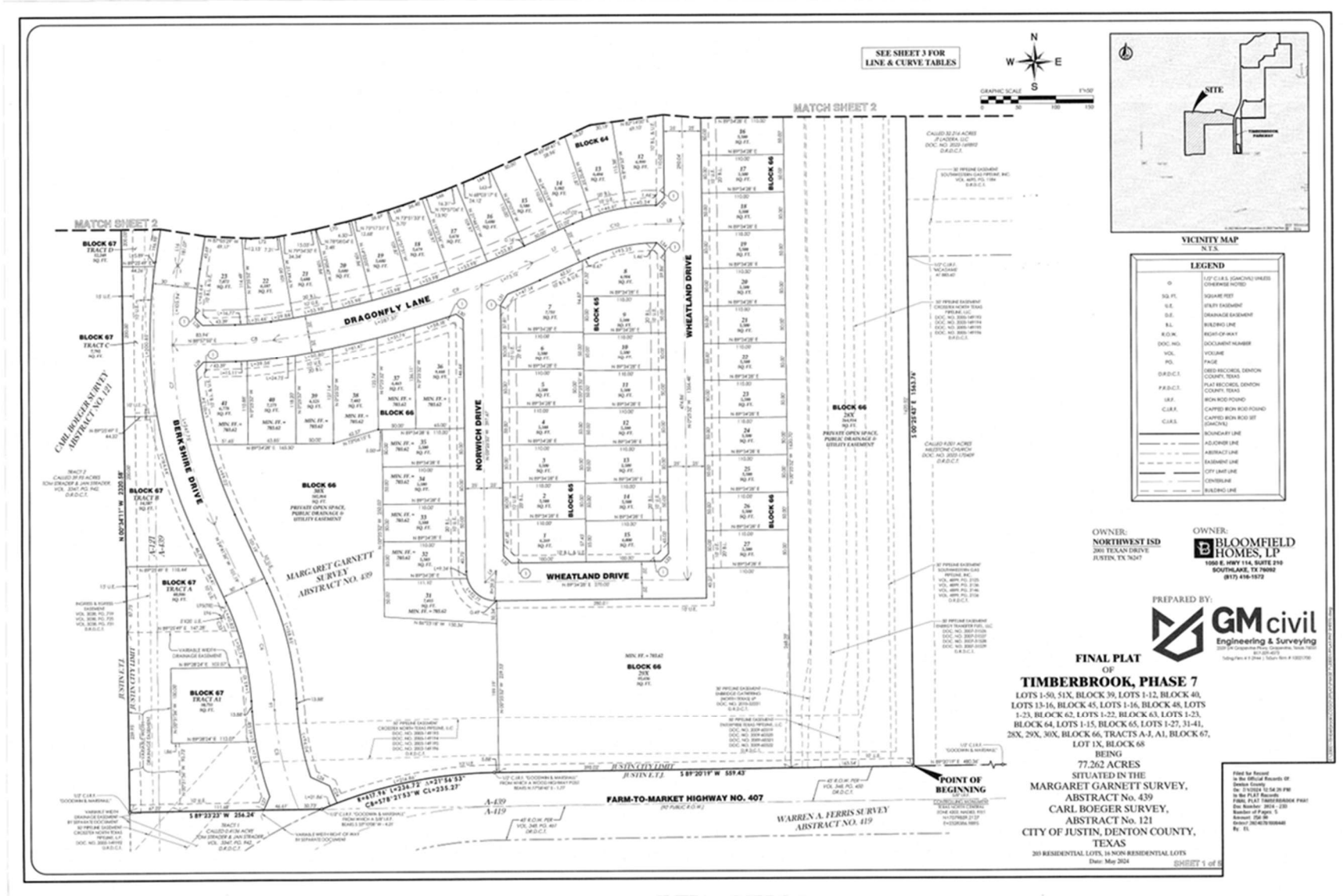
THENCE South 83 deg. 42 min. 07 sec. West, a distance of 25.38 feet;

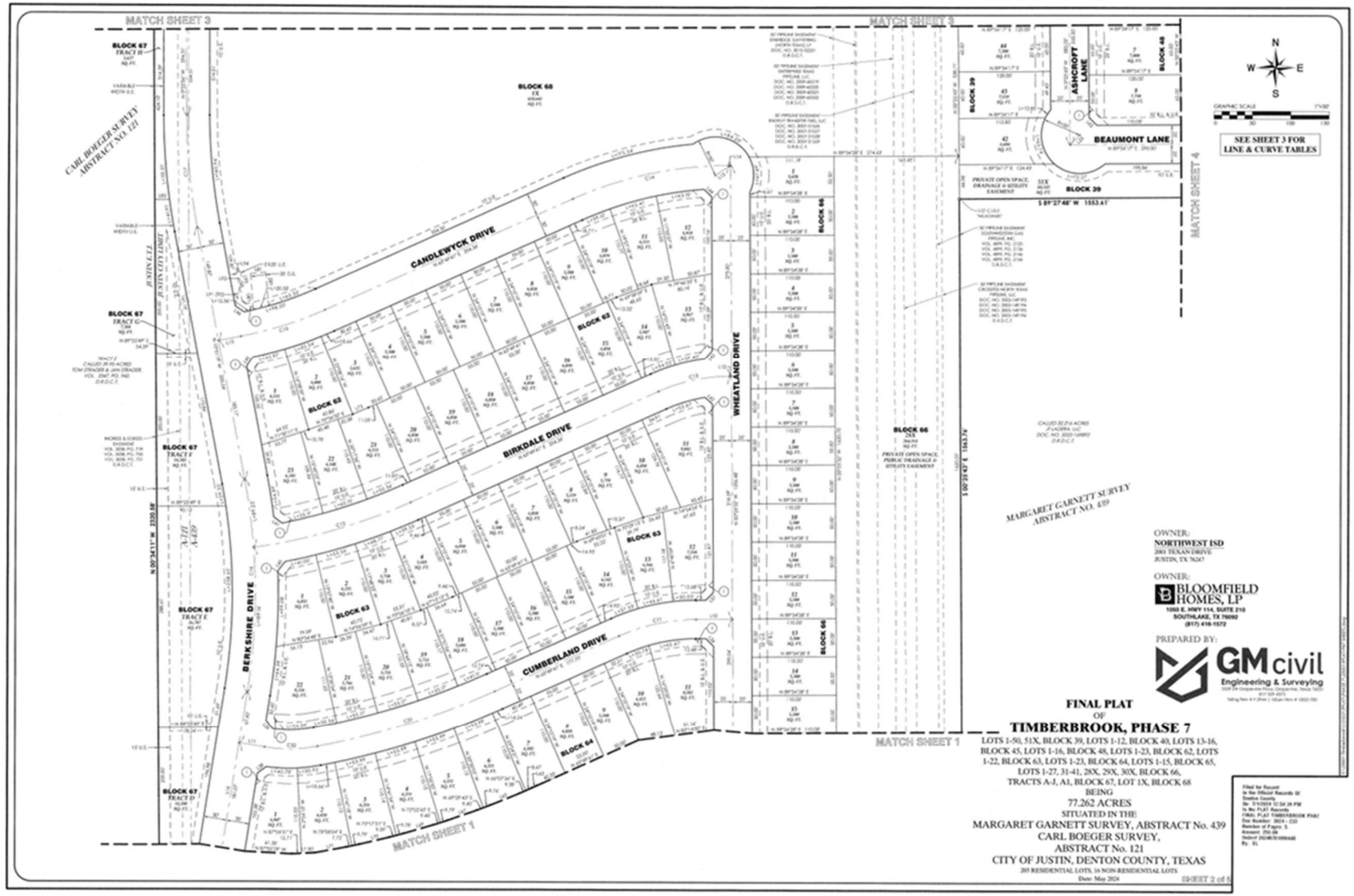
THENCE South 87 deg. 07 min. 36 sec. West, a distance of 41.08 feet;

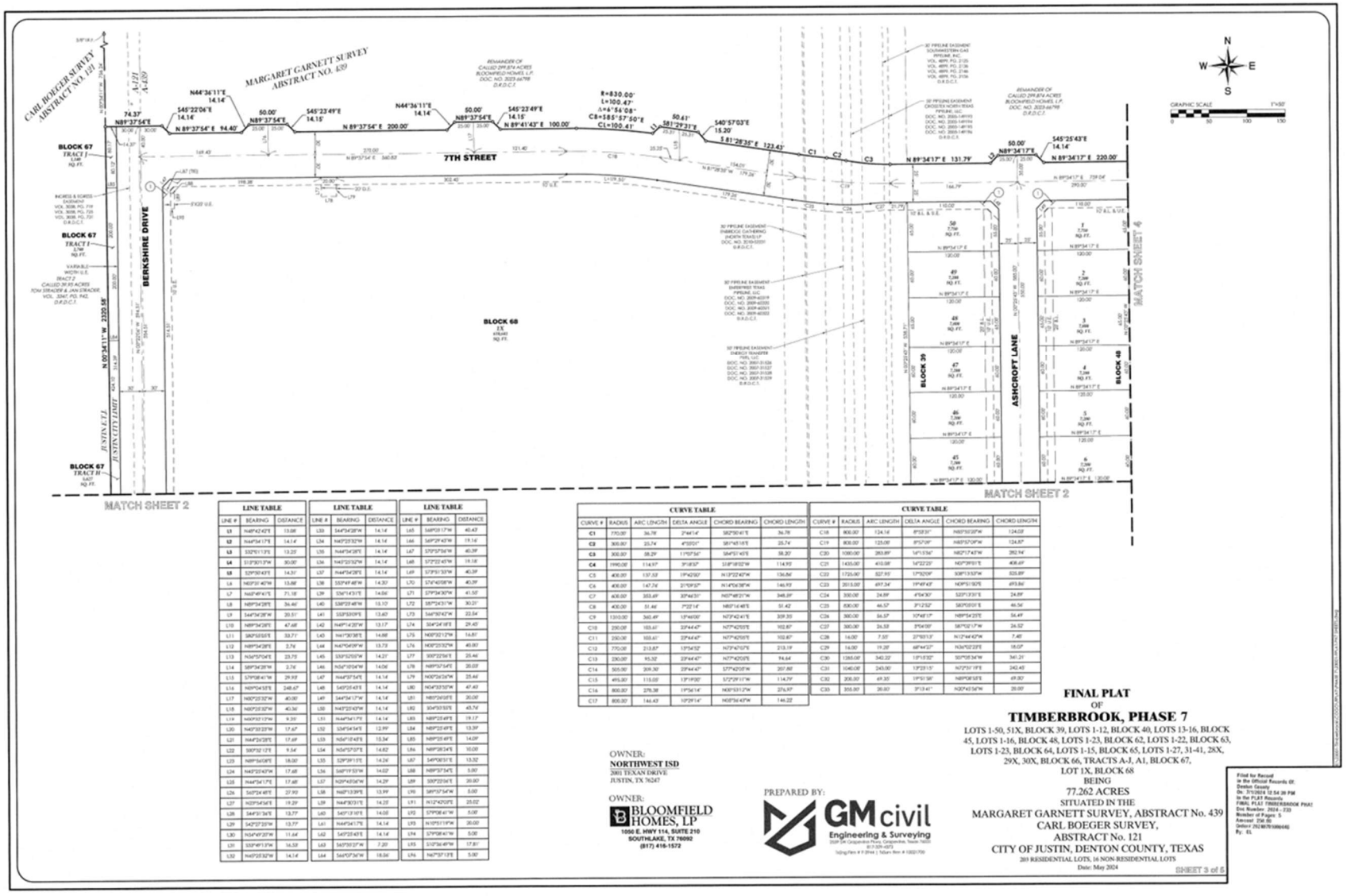
THENCE North 89 deg. 10 min. 34 sec. West, a distance of 21.75 feet;

THENCE South 89 deg. 37 min. 54 sec. West, a distance of 265.00 feet to the **POINT OF BEGINNING**, containing 3,054,340 square feet or 70.118 acres of land, more or less.

EXHIBIT L – TIMBERBROOK, PHASE 7 FINAL PLAT




MATCH SHEET 3
MATCH SHEET 4
MATCH SHEET 1
CANDLEWYCK DRIVE
BIRKDALE DRIVE
CUMBERLAND DRIVE
WHEATLAND DRIVE
BERKSHIRE DRIVE
BEAUMONT LANE
ASHCROFT LANE
CARL BOEGER SURVEY ABSTRACT NO. 121
MARGARET GARNETT SURVEY ABSTRACT NO. 439
SEE SHEET 3 FOR LINE & CURVE TABLES
OWNER:
NORTHWEST ISD
OWNER:
BLOOMFIELD HOMES, LP
PREPARED BY:
GM civil
Engineering & Surveying
FINAL PLAT
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-15, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
205 RESIDENTIAL LOTS, 16 NON-RESIDENTIAL LOTS
Date: May 2024
SHEET 2 of 5



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N48°42'42"E	13.08'
L2	N44°54'17"E	14.14'
L3	S32°01'13"E	13.23'
L4	S13°30'13"W	30.00'
L5	S29°30'43"E	14.31'
L6	N63°31'40"W	13.88'
L7	N65°49'41"E	71.18'
L8	N89°34'28"E	36.46'
L9	S44°34'28"W	20.51'
L10	N89°34'28"E	47.48'
L11	S82°50'55"E	33.71'
L12	N89°34'28"E	2.74'
L13	N34°57'04"E	23.75'
L14	S89°34'28"W	2.74'
L15	S79°08'41"W	29.93'
L16	N89°04'55"E	248.67'
L17	N80°20'32"W	40.00'
L18	N80°20'32"W	40.36'
L19	N40°53'13"W	9.35'
L20	N40°33'23"W	17.67'
L21	N44°24'28"E	17.69'
L22	S00°32'12"E	9.04'
L23	N89°56'08"E	18.00'
L24	N40°33'47"W	17.68'
L25	N44°34'17"E	17.68'
L26	S60°24'48"E	27.93'
L27	N20°54'56"E	19.29'
L28	S44°31'36"E	13.77'
L29	S42°27'20"W	13.77'
L30	N34°49'20"W	11.64'
L31	S33°49'13"W	16.53'
L32	N40°20'32"W	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L33	S44°34'28"W	14.14'
L34	N40°20'32"W	14.14'
L35	N44°54'28"E	14.14'
L36	N40°20'32"W	14.14'
L37	N44°54'28"E	14.14'
L38	S53°49'48"W	14.30'
L39	S36°14'31"E	14.06'
L40	S38°20'48"W	13.10'
L41	S33°53'09"E	13.40'
L42	N49°14'29"W	13.17'
L43	N41°30'38"E	14.88'
L44	N47°04'09"W	13.73'
L45	S33°53'09"E	14.27'
L46	N34°10'04"W	14.06'
L47	N44°35'54"E	14.14'
L48	S45°25'43"E	14.14'
L49	S44°34'17"W	14.14'
L50	N45°25'43"W	14.14'
L51	N44°54'17"E	14.14'
L52	S36°14'34"E	12.99'
L53	N56°10'43"E	13.34'
L54	N56°57'07"E	14.82'
L55	S29°39'11"E	14.26'
L56	S66°19'53"W	14.02'
L57	N29°45'04"W	14.29'
L58	N60°13'39"E	13.99'
L59	N44°30'31"E	14.25'
L60	S45°13'10"E	14.06'
L61	N44°34'17"E	14.14'
L62	S45°25'43"E	14.14'
L63	S65°39'27"W	7.20'
L64	S66°07'36"W	18.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L65	S68°03'17"W	40.43'
L66	S69°29'45"W	19.16'
L67	S70°57'56"W	40.39'
L68	S72°22'45"W	19.18'
L69	S73°51'33"W	40.39'
L70	S74°40'08"W	40.39'
L71	S79°34'30"W	41.50'
L72	S87°54'31"W	30.23'
L73	S46°30'42"W	22.54'
L74	S04°54'18"E	29.45'
L75	N09°32'12"W	14.87'
L76	N09°20'32"W	40.80'
L77	S00°32'56"E	25.46'
L78	N89°57'54"E	20.03'
L79	N00°26'26"W	25.46'
L80	N04°33'55"W	47.40'
L81	N85°26'05"E	20.00'
L82	S04°33'55"E	45.74'
L83	N89°25'49"E	19.17'
L84	N89°25'49"E	13.39'
L85	N89°25'49"E	14.09'
L86	N89°28'24"E	10.00'
L87	S45°26'31"E	13.32'
L88	N89°37'54"E	5.00'
L89	S00°22'06"E	20.00'
L90	S89°37'54"W	5.00'
L91	N12°42'03"E	20.02'
L92	S79°08'41"W	5.00'
L93	N10°51'19"W	20.00'
L94	S79°08'41"W	5.00'
L95	S10°56'49"W	17.81'
L96	N67°37'13"E	5.00'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	770.00'	36.78'	2°44'14"	S82°50'41"E	36.78'
C2	800.00'	25.74'	4°35'51"	S81°45'16"E	25.74'
C3	300.00'	58.29'	11°07'36"	S84°51'45"E	58.20'
C4	1990.00'	114.97'	3°18'32"	S58°18'02"W	114.95'
C5	400.00'	137.53'	19°42'02"	N13°22'42"W	136.86'
C6	400.00'	147.74'	21°09'32"	N14°06'38"W	146.93'
C7	400.00'	353.49'	50°38'31"	N07°48'21"W	348.39'
C8	400.00'	51.46'	7°22'14"	N80°16'48"E	51.42'
C9	1310.00'	360.49'	15°46'00"	N73°42'41"E	359.35'
C10	230.00'	103.61'	23°44'47"	N77°42'05"E	102.87'
C11	230.00'	103.61'	23°44'47"	N77°42'05"E	102.87'
C12	770.00'	213.87'	15°54'52"	N73°47'02"E	213.19'
C13	230.00'	95.32'	23°44'47"	N77°42'05"E	94.64'
C14	505.00'	309.30'	35°04'47"	S77°42'05"E	307.88'
C15	495.00'	115.05'	13°19'00"	S72°29'11"W	114.79'
C16	800.00'	276.38'	19°47'41"	N08°53'12"W	274.97'
C17	800.00'	146.43'	10°29'14"	N08°36'43"W	146.22'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C18	800.00'	124.14'	8°53'31"	N85°30'28"W	124.02'
C19	800.00'	125.08'	8°57'56"	N85°57'09"W	124.87'
C20	1090.00'	283.89'	14°55'34"	N82°17'43"W	283.14'
C21	1435.00'	410.08'	16°22'23"	N07°29'01"E	408.69'
C22	1725.00'	527.35'	17°30'59"	S08°13'53"W	525.29'
C23	2015.00'	697.34'	19°49'43"	N09°51'50"E	693.86'
C24	330.00'	24.89'	4°04'30"	S25°13'31"E	24.89'
C25	830.00'	46.57'	3°12'52"	S85°05'01"E	46.56'
C26	300.00'	54.57'	10°48'17"	N89°54'25"E	54.49'
C27	300.00'	26.32'	5°01'55"	S87°52'17"W	26.32'
C28	14.00'	7.35'	27°55'13"	N12°44'42"W	7.40'
C29	14.00'	19.28'	68°44'23"	N36°02'23"E	18.09'
C30	1265.00'	340.22'	15°24'32"	S07°05'34"W	341.21'
C31	1040.00'	243.00'	13°23'15"	N72°51'19"E	242.45'
C32	300.00'	69.30'	19°46'58"	N89°08'58"E	69.30'
C33	355.00'	20.00'	3°13'41"	N20°40'56"W	20.00'

OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GM civil
Engineering & Surveying

FINAL PLAT
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-15, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
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SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
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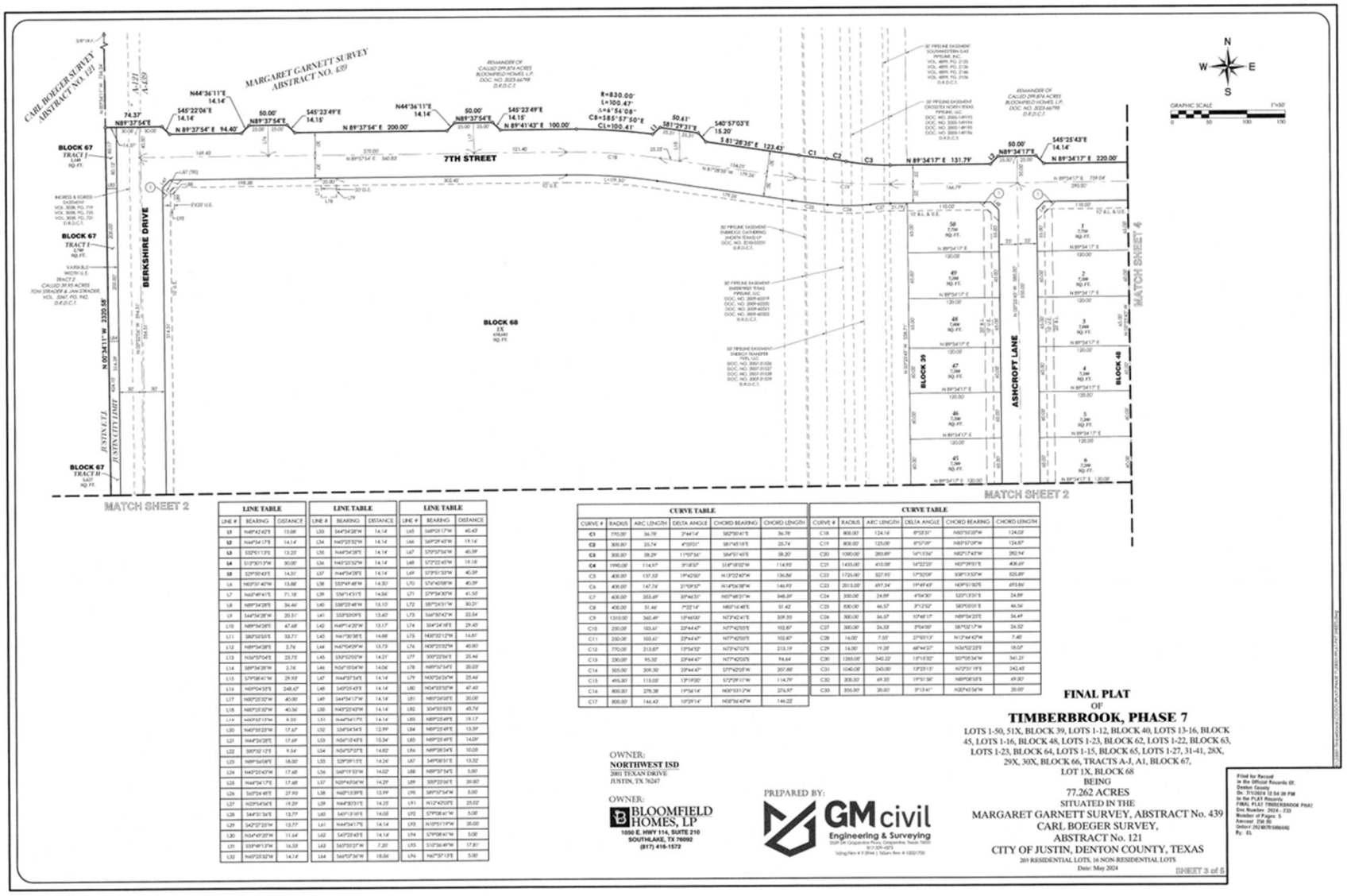
CITY OF JUSTIN, DENTON COUNTY, TEXAS
203 RESIDENTIAL LOTS, 16 NON-RESIDENTIAL LOTS
Date: May 2024
SHEET 3 of 6

Filed for Record
In the Official Records Of
Denton County
On: 7/1/2024 12:54:20 PM
In the PLAT Records
FINAL PLAT TIMBERBROOK PHA7
Doc Number: 2024 - 233
Number of Pages: 5
Amount: 256.00
Deputy: 20240701000440
By: EL



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L30	N34°49'20"W	11.64'
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L37	N44°34'28"E	14.14'
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L39	S36°14'31"E	14.06'
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L51	N44°34'17"E	14.14'
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L53	N56°10'43"E	13.34'
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L71	S79°34'30"W	41.50'
L72	S87°54'31"W	30.20'
L73	S46°30'42"W	22.54'
L74	S04°54'18"E	29.45'
L75	N09°32'12"W	14.81'
L76	N09°20'32"W	40.80'
L77	S00°32'56"E	25.46'
L78	N89°57'54"E	20.03'
L79	N00°26'26"W	25.46'
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L81	N85°26'05"E	20.00'
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L88	N89°37'54"E	5.00'
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CURVE TABLE					
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CURVE TABLE					
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C27	360.00'	26.32'	3°54'08"	S87°52'13"W	26.32'
C28	14.00'	7.35'	27°59'13"	N12°44'42"W	7.40'
C29	14.00'	19.28'	68°44'23"	N36°02'23"E	18.09'
C30	1265.00'	340.22'	15°24'32"	S07°05'34"W	341.21'
C31	1040.00'	243.00'	13°23'15"	N72°51'19"E	242.45'
C32	300.00'	69.30'	19°46'58"	N89°08'58"E	69.30'
C33	355.00'	20.00'	3°13'41"	N20°43'56"W	20.00'

OWNER:
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SOUTHLAKE, TX 76092
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PREPARED BY:
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MARGARET GARNETT SURVEY, ABSTRACT No. 439
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203 RESIDENTIAL LOTS, 16 NON-RESIDENTIAL LOTS
Date: May 2024
SHEET 3 of 6

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Denton County
On: 7/1/2024 12:54:20 PM
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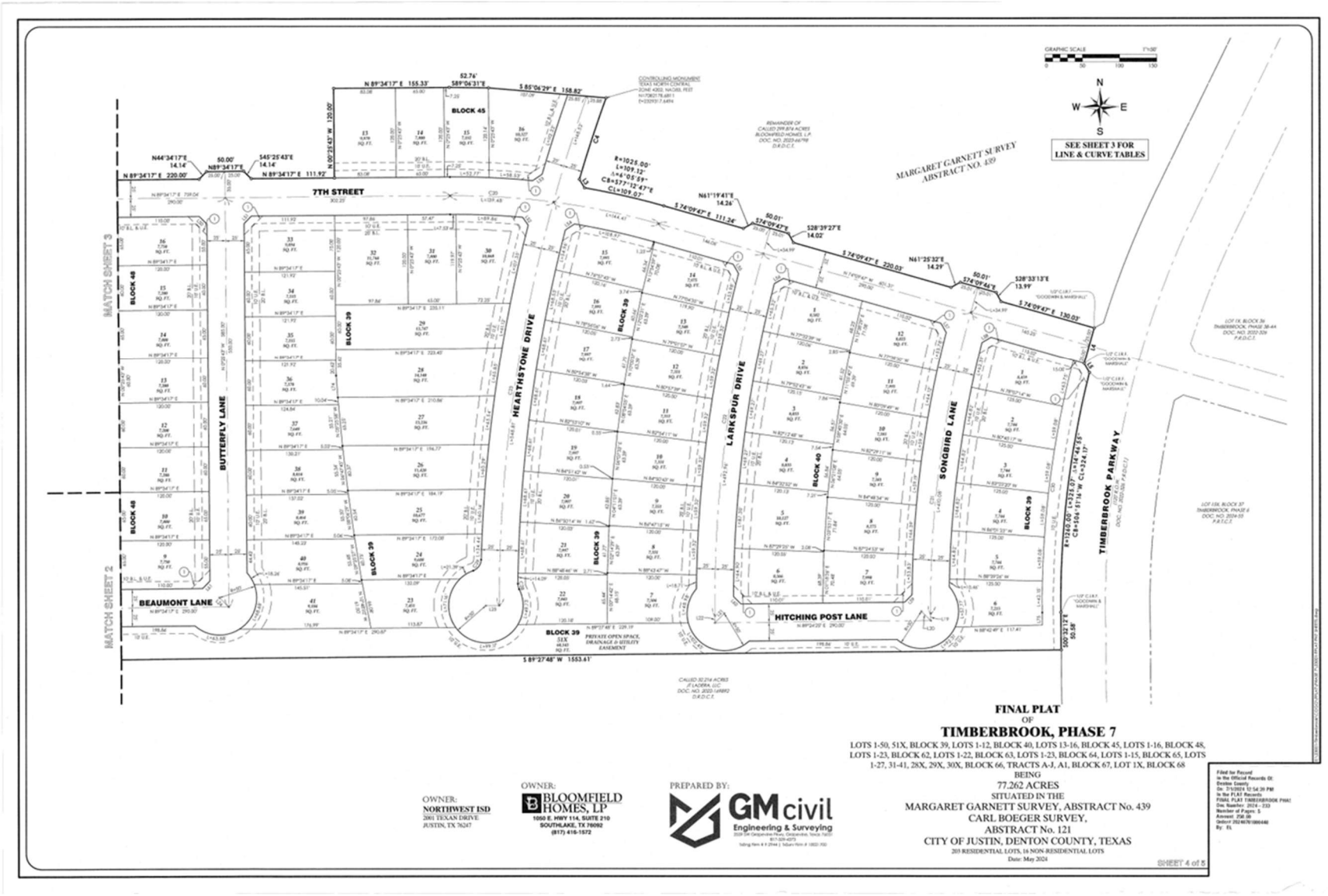
FINAL PLAT TIMBERBROOK PHA7
Doc Number: 2024 - 233
Number of Pages: 5
Amount: 256.00
Deputy: 20240701000440
By: EL


7TH STREET
BEAUMONT LANE
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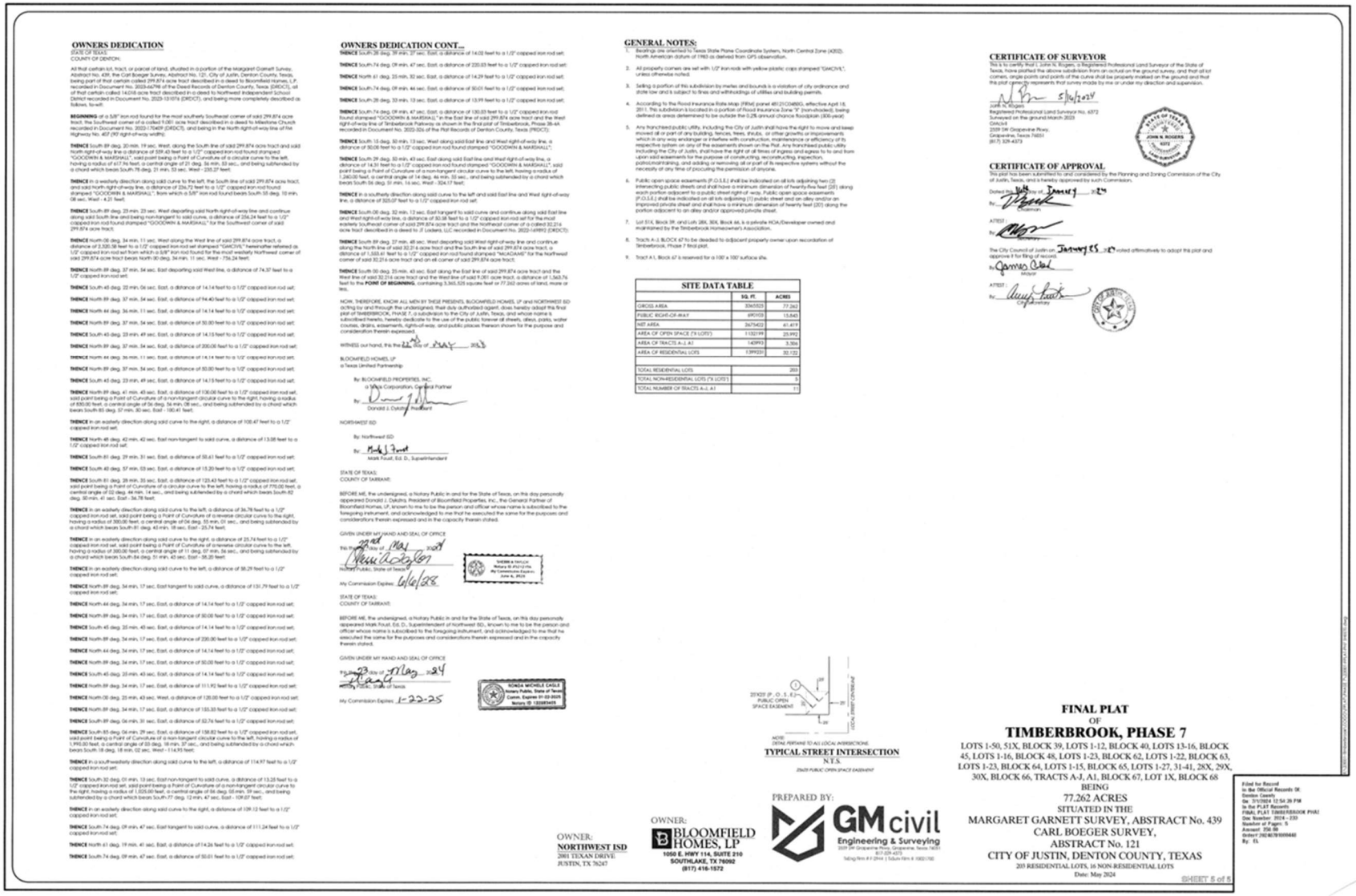
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-15, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
205 RESIDENTIAL LOTS, 16 NON-RESIDENTIAL LOTS
Date: May 2024
OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247
OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GM civil
Engineering & Surveying
SHEET 4 of 5



OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DENTON:

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, the Carl Boeger Survey, Abstract No. 121, City of Justin, Denton County, Texas, being part of that certain called 299.874 acre tract described in a deed to Bloomfield Homes, LP, recorded in Document No. 2023-66798 of the Deed Records of Denton County, Texas, (DRDCT), all of that certain called 14.018 acre tract described in a deed to Northwest Independent School District recorded in Document No. 2023-131076 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the most southerly Southeast corner of said 299.874 acre tract, the Southwest corner of a called 9.081 acre tract described in a deed to Milestone Church recorded in Document No. 2022-176409 (DRDCT), and being in the North right-of-way line of FM Highway No. 407 (90' right-of-way width);

THENCE South 89 deg. 20 min. 19 sec. West, along the South line of said 299.874 acre tract and said North right-of-way line a distance of 559.43 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", said point being a Point of Curvature of a circular curve to the left, having a radius of 617.76 feet, a central angle of 21 deg. 56 min. 53 sec., and being subtended by a chord which bears South 78 deg. 21 min. 53 sec. West - 235.27 feet;

THENCE in a westerly direction along said curve to the left, the South line of said 299.874 acre tract, and said North right-of-way line, a distance of 236.72 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", from which a 5/8" iron rod found bears South 55 deg. 10 min. 08 sec. West - 4.21 feet;

THENCE South 89 deg. 23 min. 23 sec. West departing said North right-of-way line and continue along said South line and being non-tangent to said curve, a distance of 256.24 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southwest corner of said 299.874 acre tract;

THENCE North 08 deg. 34 min. 11 sec. West along the West line of said 299.874 acre tract, a distance of 2,320.58 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred as 1/2" capped iron rod set from which a 5/8" iron rod found for the most westerly Northwest corner of said 299.874 acre tract bears North 30 deg. 16 min. 11 sec. West - 756.24 feet;

THENCE North 89 deg. 37 min. 54 sec. East departing said West line, a distance of 74.37 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 22 min. 06 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 94.40 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 36 min. 11 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 23 min. 49 sec. East, a distance of 14.15 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 200.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 36 min. 11 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 23 min. 49 sec. East, a distance of 14.15 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 41 min. 43 sec. East, a distance of 106.08 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 500.00 feet, a central angle of 06 deg. 56 min. 08 sec., and being subtended by a chord which bears South 85 deg. 57 min. 30 sec. East - 180.41 feet;

THENCE in an easterly direction along said curve to the right, a distance of 108.47 feet to a 1/2" capped iron rod set;

THENCE North 48 deg. 42 min. 42 sec. East non-tangent to said curve, a distance of 13.08 feet to a 1/2" capped iron rod set;

THENCE South 81 deg. 29 min. 31 sec. East, a distance of 58.61 feet to a 1/2" capped iron rod set;

THENCE South 40 deg. 57 min. 03 sec. East, a distance of 15.20 feet to a 1/2" capped iron rod set;

THENCE South 81 deg. 28 min. 35 sec. East, a distance of 123.43 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a circular curve to the left, having a radius of 775.00 feet, a central angle of 02 deg. 44 min. 14 sec., and being subtended by a chord which bears South 82 deg. 50 min. 41 sec. East - 36.78 feet;

THENCE in an easterly direction along said curve to the left, a distance of 36.78 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a reverse circular curve to the right, having a radius of 300.00 feet, a central angle of 06 deg. 55 min. 01 sec., and being subtended by a chord which bears South 81 deg. 45 min. 18 sec. East - 35.74 feet;

THENCE in an easterly direction along said curve to the right, a distance of 35.74 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a reverse circular curve to the left, having a radius of 300.00 feet, a central angle of 11 deg. 07 min. 56 sec., and being subtended by a chord which bears South 84 deg. 51 min. 45 sec. East - 58.28 feet;

THENCE in an easterly direction along said curve to the left, a distance of 58.29 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East tangent to said curve, a distance of 131.79 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 34 min. 17 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 25 min. 43 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 230.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 34 min. 17 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 25 min. 43 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 111.92 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 25 min. 43 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 155.33 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 06 min. 31 sec. East, a distance of 52.76 feet to a 1/2" capped iron rod set;

THENCE South 85 deg. 06 min. 29 sec. East, a distance of 138.82 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,990.00 feet, a central angle of 03 deg. 18 min. 37 sec., and being subtended by a chord which bears South 18 deg. 18 min. 02 sec. West - 114.95 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 114.97 feet to a 1/2" capped iron rod set;

THENCE South 32 deg. 01 min. 13 sec. East non-tangent to said curve, a distance of 13.25 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,025.00 feet, a central angle of 06 deg. 55 min. 59 sec., and being subtended by a chord which bears South 71 deg. 12 min. 47 sec. East - 109.07 feet;

THENCE in an easterly direction along said curve to the right, a distance of 109.12 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 09 min. 47 sec. East tangent to said curve, a distance of 111.24 feet to a 1/2" capped iron rod set;

THENCE North 61 deg. 19 min. 41 sec. East, a distance of 14.26 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 09 min. 47 sec. East, a distance of 50.01 feet to a 1/2" capped iron rod set;

OWNERS DEDICATION CONT...

THENCE South 28 deg. 39 min. 27 sec. East, a distance of 14.02 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 09 min. 47 sec. East, a distance of 220.03 feet to a 1/2" capped iron rod set;

THENCE North 61 deg. 25 min. 32 sec. East, a distance of 14.29 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 09 min. 46 sec. East, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE South 28 deg. 33 min. 13 sec. East, a distance of 13.99 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 09 min. 47 sec. East, a distance of 130.03 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" in the East line of said 299.874 acre tract and the West right-of-way line of Timberbrook Parkway as shown in the final plat of Timberbrook, Phase 3B-4A recorded in Document No. 2022-326 of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 15 deg. 50 min. 13 sec. West along said East line and West right-of-way line, a distance of 50.08 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL";

THENCE South 29 deg. 50 min. 43 sec. East along said East line and West right-of-way line, a distance of 14.51 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,240.00 feet, a central angle of 14 deg. 46 min. 55 sec., and being subtended by a chord which bears South 06 deg. 51 min. 16 sec. West - 324.17 feet;

THENCE in a southerly direction along said curve to the left and said East line and West right-of-way line, a distance of 325.07 feet to a 1/2" capped iron rod set;

THENCE South 09 deg. 32 min. 12 sec. East tangent to said curve and continue along said East line and West right-of-way line, a distance of 50.38 feet to a 1/2" capped iron rod set for the most easterly Southeast corner of said 299.874 acre tract and the Northeast corner of a called 32.216 acre tract described in a deed to JT Lasters, LLC recorded in Document No. 2022-149892 (DRDCT);

THENCE South 89 deg. 27 min. 48 sec. West departing said West right-of-way line and continue along the North line of said 32.216 acre tract and the South line of said 299.874 acre tract, a distance of 1,553.41 feet to a 1/2" capped iron rod found stamped "NICADAMS" for the Northwest corner of said 32.216 acre tract and an ell corner of said 299.874 acre tract;

THENCE South 00 deg. 25 min. 43 sec. East along the East line of said 299.874 acre tract and the West line of said 32.216 acre tract and the West line of said 9.081 acre tract, a distance of 1,563.76 feet to the **POINT OF BEGINNING**, containing 3,365,525 square feet or 77.262 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BLOOMFIELD HOMES, LP and NORTHWEST ISD acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of TIMBERBROOK, PHASE 7, a subdivision to the City of Justin, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS our hand, this the 22nd day of May, 2024.

BLOOMFIELD HOMES, LP
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.
a Texas Corporation, General Partner

By: _____
Donald J. Dykstra, President

NORTHWEST ISD

By: Northwest ISD

By: _____
Mark Foust, Ed. D., Superintendent

STATE OF TEXAS
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 22nd day of May, 2024

_____
Notary Public, State of Texas

My Commission Expires: 6/6/28

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mark Foust, Ed. D., Superintendent of Northwest ISD., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 23rd day of May, 2024

_____
Notary Public, State of Texas

My Commission Expires: 1-22-25

GENERAL NOTES:

1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
3. Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
4. According to the Flood Insurance Rate Map (FIRM) panel 48121C0480G, effective April 18, 2011. This subdivision is located in a portion of Flood Insurance Zone "X" (non-shaded), being defined as areas determined to be outside the 0.2% annual chance floodplain (500-year).
5. Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol,maintaining, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
6. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street right of way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
7. Lot 51X, Block 39, and Lots 28X, 30X, Block 66, is a private HOA/Developer owned and maintained by the Timberbrook Homeowner's Association.
8. Tracts A-J, BLOCK 67 to be deeded to adjacent property owner upon recordation of Timberbrook, Phase 7 final plat.
9. Tract A1, Block 67 is reserved for a 100' x 100' surface site.

SITE DATA TABLE

	SQ. FT.	ACRES
GROSS AREA	3365525	77.262
PUBLIC RIGHT-OF-WAY	690103	15.843
NET AREA	2675422	61.419
AREA OF OPEN SPACE (7X LOTS')	1152199	25.992
AREA OF TRACTS A-J, A1	140993	3.306
AREA OF RESIDENTIAL LOTS	1399231	32.122
TOTAL RESIDENTIAL LOTS		203
TOTAL NON-RESIDENTIAL LOTS (7X LOTS')		5
TOTAL NUMBER OF TRACTS A-J, A1		11

CERTIFICATE OF SURVEYOR

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

_____ 5/16/2024
John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground March 2023
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
(817) 329-4373

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Justin, Texas, and is hereby approved by such Commission.

Dated this 14th day of January, 2025

By: _____
Chairman

ATTEST:

By: _____

The City Council of Justin on January 28, 2025 voted affirmatively to adopt this plat and approve it for filing of record.

By: _____
Mayor

ATTEST:

By: _____
City Secretary

NOTE:
DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS

TYPICAL STREET INTERSECTION
N.T.S.
25x25 PUBLIC OPEN SPACE EASEMENT

OWNER:
NORTHWEST ISD
2001 TEXAS DRIVE
JUSTIN, TX 76247

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
(817) 329-4373
Texas Firm # 10944 | Texas Firm # 10001700

FINAL PLAT
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-15, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
203 RESIDENTIAL LOTS, 16 NON RESIDENTIAL LOTS
Date: May 2024

SHEET 5 of 5

Filed for Record
in the Official Records Of:
Denton County
On: 7/1/2024 12:54:39 PM
In the PLAT Records
FINAL PLAT TIMBERBROOK PHAS
Doc Number: 2024 - 233
Number of Pages: 5
Amount: 356.00
Order#:20240701000440
By: EL

APPENDIX A – ENGINEER'S REPORT

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PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: **Timberbrook PID No. 2**
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 1 of 1

BLOOMFIELD HOMES

DESCRIPTION	TOTAL COST
Timberbrook PID No. 2 Totals	
Timberbrook PID No. 2 Major Improvements Total	$7,800,871.94
Timberbrook Ph 8 Improvement Area 2 Total	$4,306,396.80
Probable Total Timberbrook PID No. 2	**$12,107,268.74**

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgement as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed herein.

GMcivil Engineering & Surveying

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: **Timberbrook PID No.2 Maj. Improvements**
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 1 of 5

BLOOMFIELD HOMES

DESCRIPTION	TOTAL COST
Timberbrook PID No. 2 Major Improvement Totals	
Paving Subtotal	$2,077,030.70
Water Subtotal	$804,560.00
Sanitary Sewer Subtotal	$939,435.00
Storm Drain Subtotal	$1,960,525.00
Probable Construction Cost Sub-total	$5,781,550.70
10% Contingency	$578,155.07
Materials Testing (2%)	$115,631.01
Inspection Fees - (4%)	$231,262.03
Preliminary Plat Fees	$53,594.00
Engineering (8%) & Surveying (5%)	$751,601.59
Construction Management (5%)	$289,077.54
Probable Total Timberbrook PID No. 2 Major Improvements	**$7,800,871.94**

STATE OF TEXAS
JASON S. WEAVER
92057
LICENSED
PROFESSIONAL ENGINEER
07-22-25

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgement as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed herein.

GMcivil Engineering & Surveying

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: Timberbrook PID No.2 Maj. Improvements
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 2 of 5

BLOOMFIELD HOMES

ITEM#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Paving Facilities				
1.	7" Concrete Pavement	S.Y.	17,915	$60.00	$1,074,900.00
2.	6" Lime Treated Subgrade	S.Y.	18,885	$3.50	$66,097.50
3.	Hydrated Lime at 36 lbs/S.Y.	Ton	340	$240.00	$81,583.20
4.	Barrier Free Ramps	Ea.	26	$2,250.00	$58,500.00
5.	End of Road Barricade	L.F.	74	$30.00	$2,220.00
6.	Saw Cut & Connect to Existing	L.F.	78	$35.00	$2,730.00
7.	Construct Concrete Header	L.F.	74	$50.00	$3,700.00
8.	6' Concrete Trail	L.F.	4,000	$45.00	$180,000.00
9.	4' Concrete Sidewalk	L.F.	1,270	$30.00	$38,100.00
10.	Stop Sign	Ea.	2	$350.00	$700.00
11.	Street Marker Blade	Ea.	2	$400.00	$800.00
12.	Street Lights	Ea.	5	$5,500.00	$27,500.00
13.	Street Excavation	C.Y.	29,600	$3.25	$96,200.00
14.	Clearing & Grubbing	Ac.	6	$1,500.00	$9,000.00
15.	TxDOT FM 407 Auxiliary Lanes	L.S.	1	$400,000.00	$400,000.00
16.	Traffic Control	L.S.	1	$25,000.00	$25,000.00
17.	Pavement Marking	L.S.	1	$10,000.00	$10,000.00
	Paving Subtotal				**$2,077,030.70**

STATE OF TEXAS
JASON S. WEAVER
92057
LICENSED
PROFESSIONAL ENGINEER
07-22-25

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgement as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed herein.

GMcivil Engineering & Surveying

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: Timberbrook PID No.2 Maj. Improvements
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 3 of 5

BLOOMFIELD HOMES

ITEM#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Water Facilities				
1.	12" PVC Water Pipe	L.F.	4,695	$92.50	$434,287.50
2.	12" Gate Valve and Box	Ea.	25	$4,300.00	$107,500.00
3.	Standard Fire Hydrant Assembly	Ea.	4	$6,750.00	$27,000.00
4.	Ductile Iron Fittings With Restraint	Ton	2.5	$20,000.00	$50,000.00
5.	Trench Safety	L.F.	4,695	$1.00	$4,695.00
6.	2" Irrigation Water Services	Ea.	2	$2,500.00	$5,000.00
7.	Air/Vacuum Release Valve	Ea.	2	$5,800.00	$11,600.00
8.	Blow-off Assembly	Ea.	2	$4,750.00	$9,500.00
9.	20" x 12" Tapping Sleeve & Valve	Ea.	1	$15,000.00	$15,000.00
10.	Connect to Existing Stub-out	Ea.	2	$1,000.00	$2,000.00
11.	Bore 12" W.L. w/ Steel Casing	L.F.	290	$450.00	$130,500.00
12.	Water System Testing	L.F.	4,985	$1.50	$7,477.50
	Water Subtotal				**$804,560.00**

Note: 12" diameter water main to serve PID No. 2 is required to distribute the demand for Phase 7, 8, 10, and 11 to avoid excessive pressure loss in the water system due to the topography of PID No. 2.

The NISD school site does benefit from the extension of the water system through PID No. 2. However, the domestic demand for the school site is approximately 11 gpm, and has no impact requiring any upsizing fo the water distribution system for PID No. 2. If the school site was not within the Timbebrook subdivision, the 12" water line would still be required.

07-22-25

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgement as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed herein.

GMcivil Engineering & Surveying

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: Timberbrook PID No.2 Maj. Improvements
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 4 of 5

BLOOMFIELD HOMES

ITEM#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Sanitary Sewer Facilities				
1.	12" SDR-26 PVC Sewer Pipe	L.F.	3,640	$95.00	$345,800.00
2.	10" SDR-26 PVC Sewer Pipe	L.F.	2,125	$85.00	$180,625.00
3.	8" SDR-26 PVC Sewer Pipe	L.F.	855	$60.00	$51,300.00
4.	5' Standard Diameter Manhole	Ea.	23	$6,000.00	$138,000.00
5.	4' Standard Diameter Manhole	Ea.	3	$4,000.00	$12,000.00
6.	Epoxy Manhole Liner	Ea.	26	$2,500.00	$65,000.00
7.	Extra Depth for 5' Dia. Manhole	V.F.	125	$200.00	$25,000.00
8.	Extra Depth for 4' Dia. Manhole	V.F.	12	$175.00	$2,100.00
9.	Connect to Existing Sewer	Ea.	1	$5,000.00	$5,000.00
10.	Cement Stabilized Backfill	L.F.	100	$35.00	$3,500.00
11.	Concrete Encasement	L.F.	50	$25.00	$1,250.00
12.	TV & Test Sewer Line	L.F.	6,620	$1.50	$9,930.00
13.	Trench Safety	L.F.	6,620	$1.50	$9,930.00
14.	Bore 12" SS w/ Steel Casing Pipe	L.F.	200	$450.00	$90,000.00
	Sanitary Sewer Subtotal				**$939,435.00**

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GMcivil Engineering & Surveying

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: Timberbrook PID No.2 Maj. Improvements
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 5 of 5

BLOOMFIELD HOMES

ITEM#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Storm Drain Facilities				
1.	10' Curb Inlet	Ea.	20	$7,200.00	$144,000.00
2.	4' x 4' Type "Y" Inlet	Ea.	3	$6,500.00	$19,500.00
3.	24" R.C.P.	L.F.	425	$89.00	$37,825.00
4.	27" R.C.P.	L.F.	430	$98.00	$42,140.00
5.	30" R.C.P.	L.F.	220	$110.00	$24,200.00
6.	36" R.C.P.	L.F.	200	$148.00	$29,600.00
7.	42" R.C.P.	L.F.	1,135	$205.00	$232,675.00
8.	48" R.C.P.	L.F.	275	$245.00	$67,375.00
9.	54" R.C.P.	L.F.	550	$315.00	$173,250.00
10.	60" R.C.P.	L.F.	300	$335.00	$100,500.00
11.	6' x 3' R.C.B	L.F.	265	$515.00	$136,475.00
12.	6' x 4' R.C.B	L.F.	460	$575.00	$264,500.00
13.	6' x 5' R.C.B	L.F.	430	$615.00	$264,450.00
14.	Trench Safety	L.F.	4,690	$1.50	$7,035.00
15.	30" Sloped End Headwall	Ea.	1	$3,500.00	$3,500.00
16.	54" Sloped End Headwall	Ea.	1	$7,500.00	$7,500.00
17.	6' x 3' Wingwalls	Ea.	4	$10,900.00	$43,600.00
18.	6' x 4' Wingwalls	Ea.	2	$12,200.00	$24,400.00
19.	6' x 5' Wingwalls	Ea.	1	$14,500.00	$14,500.00
20.	4' Junction Box	Ea.	5	$5,500.00	$27,500.00
21.	5' Junction Box	Ea.	5	$7,800.00	$39,000.00
22.	6' Junction Box	Ea.	6	$9,500.00	$57,000.00
23.	7' Junction Box	Ea.	2	$11,500.00	$23,000.00
24.	Connect to Existing	Ea.	3	$1,500.00	$4,500.00
25.	Rock Rip Rap	S.Y.	700	$150.00	$105,000.00
26.	Erosion Control	L.S.	1	$35,000.00	$35,000.00
27.	Detention Excavation	C.Y.	10,000	$3.25	$32,500.00
	Storm Drain Subtotal				$1,960,525.00

STATE OF TEXAS
JASON S. WEAVER
92057
LICENSED PROFESSIONAL ENGINEER
07-22-25

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GMcivil Engineering & Surveying

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: **Timberbrook Ph 8 Improvement Area 2**
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 1 o 5

BLOOMFIELD HOMES

DESCRIPTION	TOTAL COST
Timberbrook Ph 8 Improvement Area 2 Totals	
Paving Subtotal	$1,416,859.50
Water Subtotal	$793,904.50
Sanitary Sewer Subtotal	$836,817.50
Storm Drain Subtotal	$160,038.50
Probable Construction Cost Sub-total	$3,207,620.00
10% Contingency	$320,762.00
Materials Testing (2%)	$64,152.40
Inspection Fees - (4%)	$128,304.80
Final Plat Fees	$8,186.00
Engineering (8%) & Surveying (5%)	$416,990.60
Construction Management (5%)	$160,381.00
Probable Total Timberbrook Ph 8 Improvement Area 2	**$4,306,396.80**

07-22-25

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PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: Timberbrook Ph 8 Improvement Area 2
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 2 of 5

BLOOMFIELD HOMES

ITEM#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Paving Facilities				
1.	6" Concrete Pavement	S.Y.	19,174	$53.00	$1,016,222.00
2.	6" Lime Treated Subgrade	S.Y.	20,375	$3.50	$71,312.50
3.	Hydrated Lime at 36 lbs/S.Y.	Ton	367	$240.00	$88,020.00
4.	Barrier Free Ramps	Ea.	8	$2,250.00	$18,000.00
5.	End of Road Barricade	Ea.	62	$30.00	$1,860.00
6.	Saw Cut & Connect to Existing	L.F.	186	$35.00	$6,510.00
7.	Construct Concrete Header	L.F.	62	$50.00	$3,100.00
8.	Traffic Control	L.S.	1	$2,500.00	$2,500.00
9.	Stop Sign	Ea.	10	$350.00	$3,500.00
10.	Street Marker Blade	Ea.	24	$400.00	$9,600.00
11.	Street Lights	Ea.	11	$5,500.00	$60,500.00
12.	Street Excavation	C.Y.	29,500	$3.25	$95,875.00
13.	Clearing & Grubbing	Ac.	6.5	$1,500.00	$9,750.00
14.	4' Concrete Sidewalk	L.F.	737	$30.00	$22,110.00
15.	12' X 4' CBU Pad and ADA Ramp	Ea.	1	$3,500.00	$3,500.00
16.	15' X 4' CBU Pad and ADA Ramp	Ea.	1	$4,500.00	$4,500.00
	Paving Subtotal				**$1,416,859.50**

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PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: Timberbrook Ph 8 Improvement Area 2
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 3 of 5

BLOOMFIELD HOMES

ITEM#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Water Facilities				
1.	8" PVC Water Pipe	L.F.	5,573	$64.00	$356,672.00
2.	8" Gate Valve and Box	Ea.	18	$2,650.00	$47,700.00
3.	Standard Fire Hydrant Assembly	Ea.	11	$6,750.00	$74,250.00
4.	Ductile Iron Fittings With Restraint	Ton	3.0	$20,000.00	$60,000.00
5.	Trench Safety	L.F.	5,573	$1.00	$5,573.00
6.	1" Domestic Water Services	Ea.	172	$1,250.00	$215,000.00
7.	Connect to Existing Stub-out	Ea.	7	$1,000.00	$7,000.00
8.	Automatic Flushing Valve	Ea.	2	$9,675.00	$19,350.00
9.	Water System Testing	L.F.	5,573	$1.50	$8,359.50
	Water Subtotal				**$793,904.50**

STATE OF TEXAS
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PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: Timberbrook Ph 8 Improvement Area 2
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 4 of 5

BLOOMFIELD HOMES

ITEM#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Sanitary Sewer Facilities				
1.	8" SDR-26 PVC Sewer Pipe	L.F.	5,043	$69.00	$347,967.00
2.	5' Standard Diameter Manhole	Ea.	3	$7,500.00	$22,500.00
3.	4' Standard Diameter Manhole	Ea.	14	$4,500.00	$63,000.00
4.	Epoxy Manhole Liner	Ea.	17	$6,000.00	$102,000.00
5.	Extra Depth for 5' Dia. Manhole	V.F.	28	$550.00	$15,400.00
6.	Extra Depth for 4' Dia. Manhole	V.F.	22	$650.00	$14,300.00
7.	4" S.S. Services	Ea.	172	$1,425.00	$245,100.00
8.	Cement Stabilized Backfill	L.F.	20	$50.00	$1,000.00
9.	Concrete Encasement	L.F.	20	$95.00	$1,900.00
10.	TV & Test Sewer Line	L.F.	5,043	$2.00	$10,086.00
11.	Trench Safety	L.F.	5,043	$1.50	$7,564.50
12.	Connect to Existing Sewer	Ea.	6	$1,000.00	$6,000.00
	Sanitary Sewer Subtotal				**$836,817.50**

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PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Project: Timberbrook Ph 8 Improvement Area 2
Date: July 22, 2025
Location: Justin, TX
Job No. 24058
Page: 5 of 5

BLOOMFIELD HOMES

ITEM#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Storm Drain Facilities				
1.	10' Curb Inlet	Ea.	4	$7,200.00	$28,800.00
2.	15' Curb Inlet	Ea.	2	$12,500.00	$25,000.00
3.	18" R.C.P.	L.F.	29	$89.00	$2,581.00
4.	21" R.C.P.	L.F.	66	$98.00	$6,468.00
5.	24" R.C.P.	L.F.	22	$105.00	$2,310.00
6.	27" R.C.P.	L.F.	38	$118.00	$4,484.00
7.	30" R.C.P.	L.F.	214	$125.00	$26,750.00
8.	60" R.C.P.	L.F.	48	$330.00	$15,840.00
9.	60" Slope End Headwall	Ea.	1	$9,500.00	$9,500.00
10.	12" Thick Gabion Mattress	S.Y.	24	$320.00	$7,680.00
11.	Trench Safety	L.F.	417	$1.50	$625.50
12.	Remove Ex Headwalls & Connect	Ea.	2	$2,500.00	$5,000.00
13.	Erosion Control	L.S.	1	$25,000.00	$25,000.00
	Storm Drain Subtotal				$160,038.50

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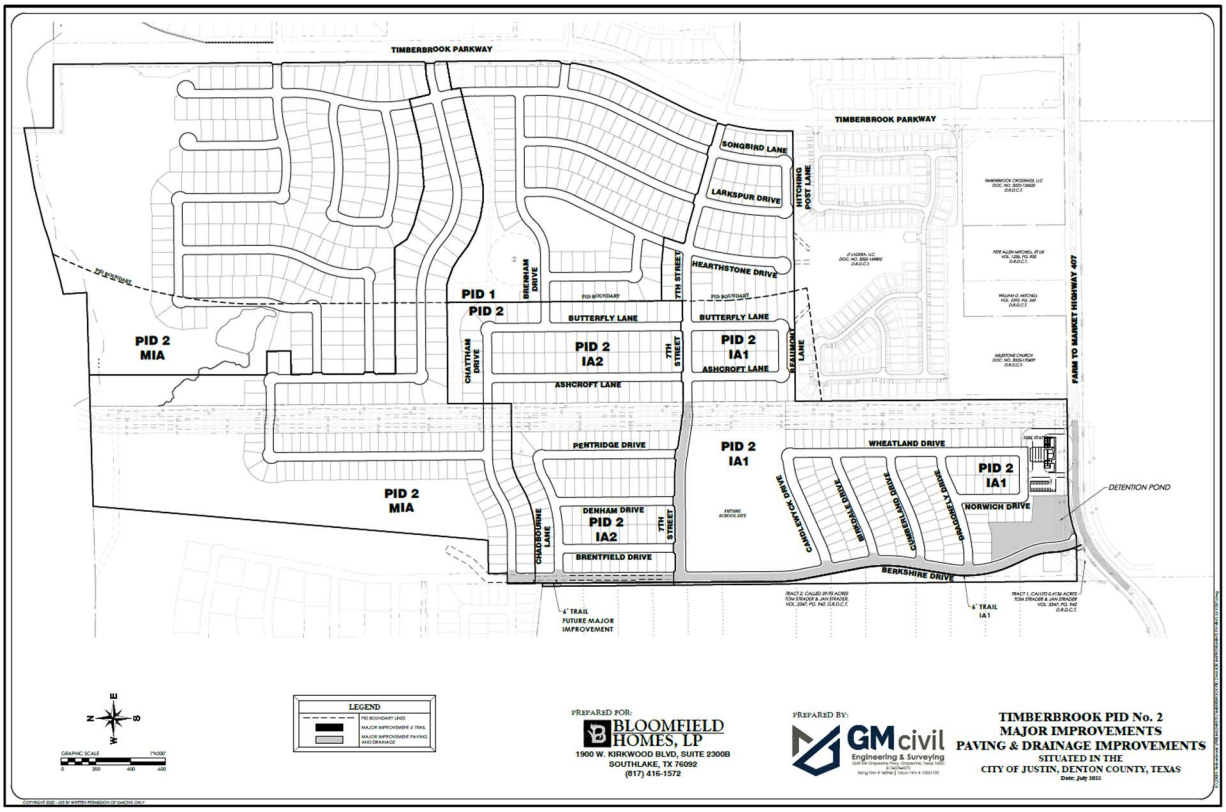
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LARKSPUR DRIVE
HITCHING POST LANE
HEARTHSTONE DRIVE
BRENHAM DRIVE
7TH STREET
PID 1
PID 2
BUTTERFLY LANE
BUTTERFLY LANE
PID 2 MIA
CHATTHAM DRIVE
PID 2 IA2
PID 2 IA1
ASHCROFT LANE
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FARM TO MARKET HIGHWAY 407
PENTRIDGE DRIVE
PID 2 IA1
WHEATLAND DRIVE
PID 2 MIA
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DETENTION POND
CHADSBOURNE LANE
DENHAM DRIVE
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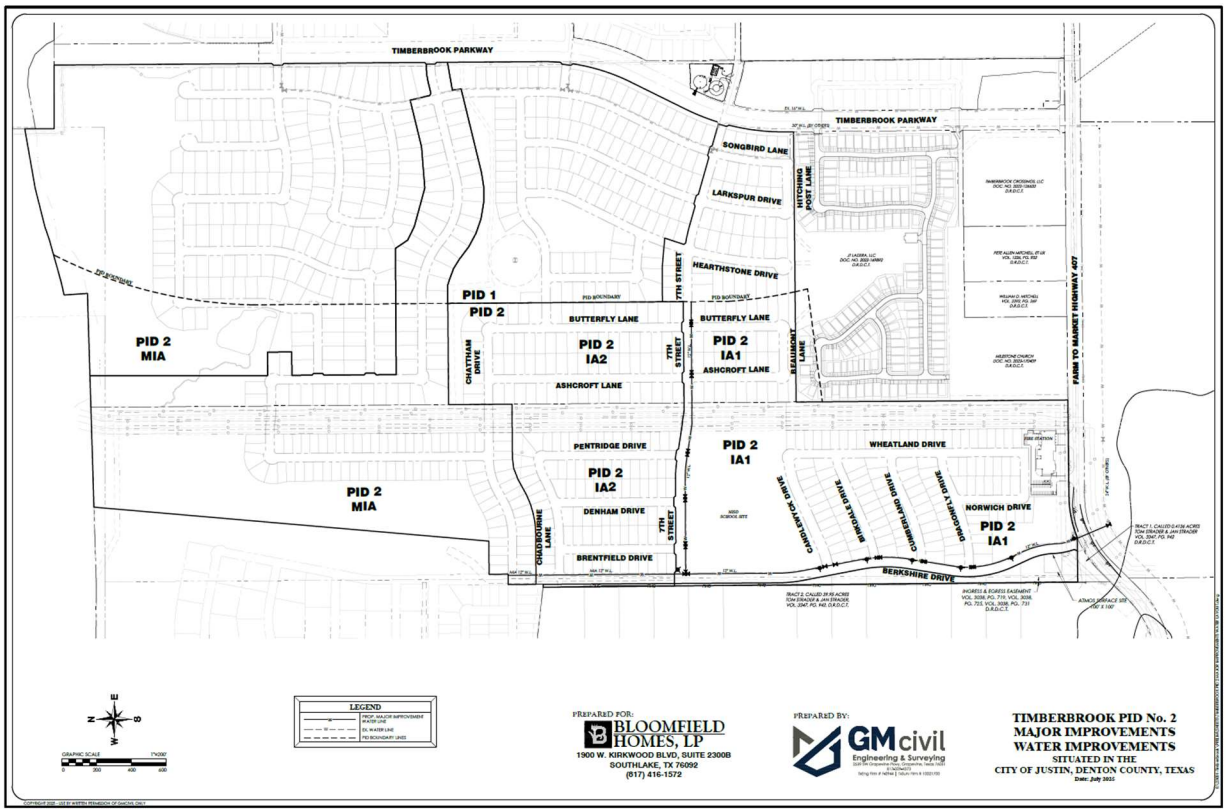
BRENTFIELD DRIVE
CHISHOLM TRAIL DRIVE
BRISDALE DRIVE
CUMBERLAND DRIVE
MARGARET LANE
NORWICH DRIVE
BERKSHIRE DRIVE
4' TRAIL FUTURE MAJOR IMPROVEMENT
4' TRAIL IA1
LEGEND
PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GMcivil
Engineering & Surveying
TIMBERBROOK PID No. 2
MAJOR IMPROVEMENTS
PAVING & DRAINAGE IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: July 2025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PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
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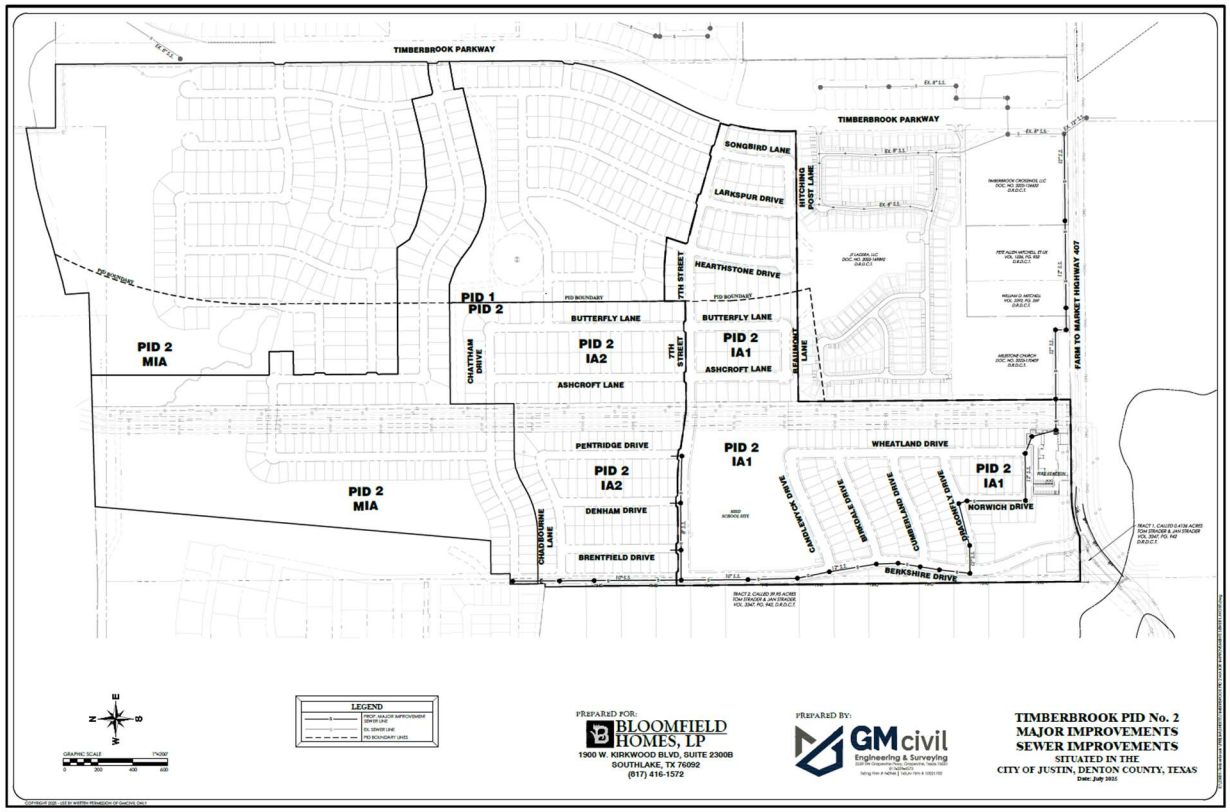
TIMBERBROOK PID No. 2
MAJOR IMPROVEMENTS
WATER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: July 2025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PID 2 IA2
LEGEND
PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
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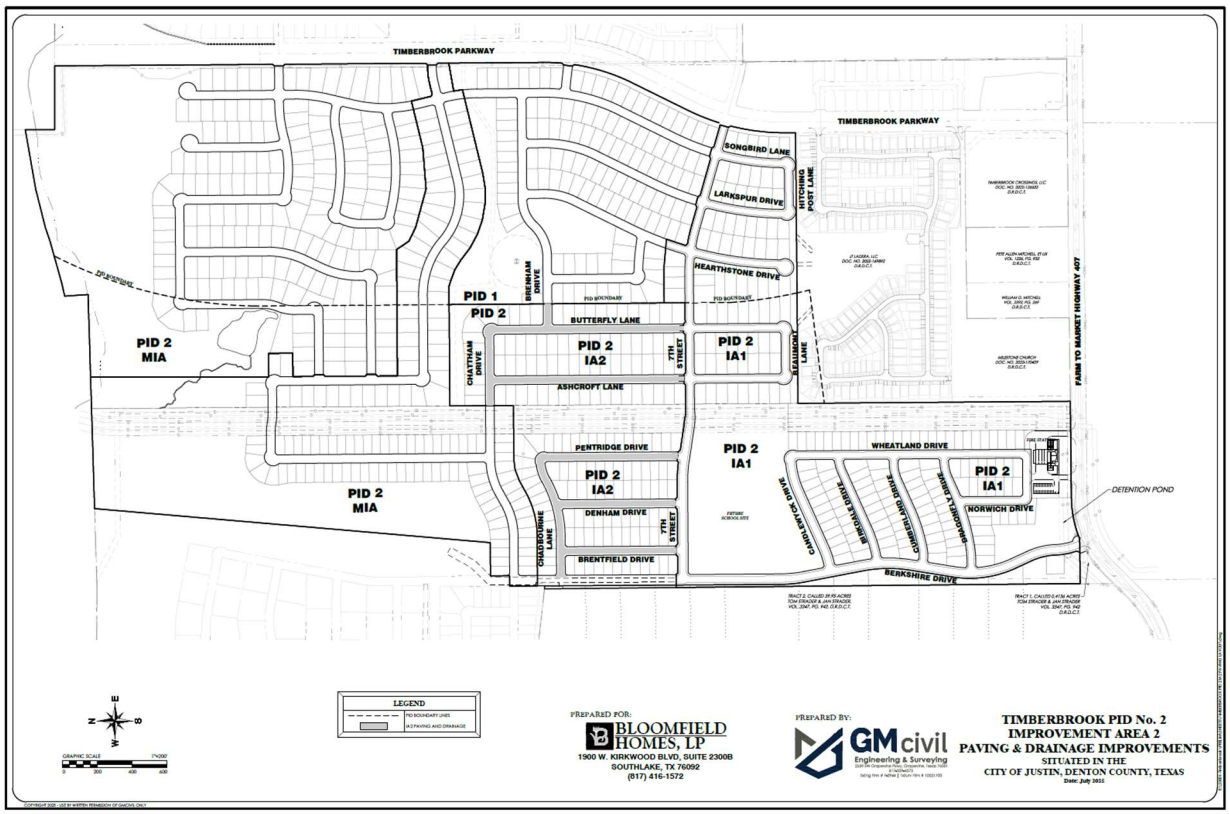
TIMBERBROOK PID No. 2
MAJOR IMPROVEMENTS
SEWER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS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BERKSHIRE DRIVE
FARM TO MARKET HIGHWAY 407
DETENTION POND
PID 1
PID 2
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LEGEND
PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
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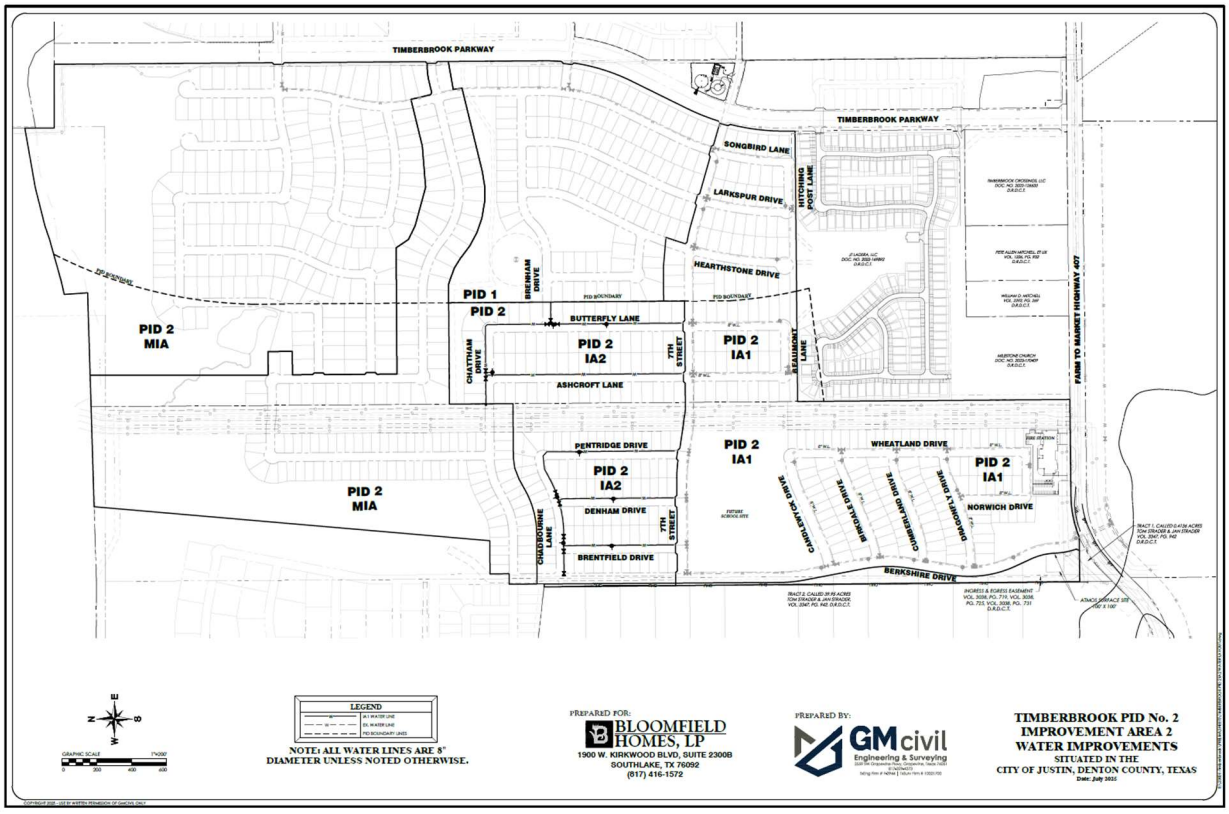
Engineering & Surveying
TIMBERBROOK PID No. 2
IMPROVEMENT AREA 2
PAVING & DRAINAGE IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS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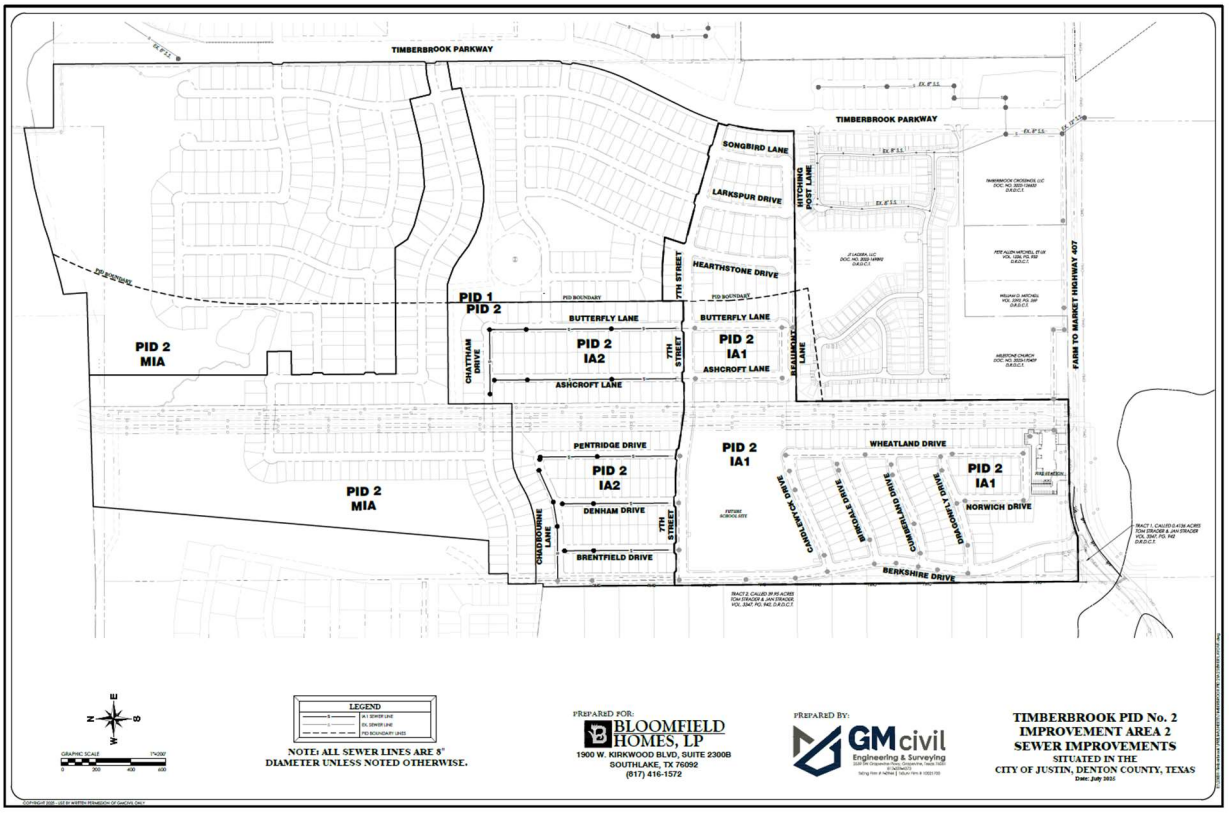
PID 2 IA1
ASHCROFT LANE
R.E.A. EASEMENT
FARM TO MARKET HIGHWAY 407
PENTRIDGE DRIVE
WHEATLAND DRIVE
CHARLESTON DRIVE
BERMUDA DRIVE
CUMBERLAND DRIVE
DUNCONEY DRIVE
NORWICH DRIVE
DENHAM DRIVE
CHADBOURNE LANE
BRENTFIELD DRIVE
BERKSHIRE DRIVE
LEGEND
NOTE: ALL WATER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE.
PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GM civil
Engineering & Surveying
TIMBERBROOK PID No. 2
IMPROVEMENT AREA 2
WATER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS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NORWICH DRIVE
DENHAM DRIVE
CHADBOURNE LANE
BRENTFIELD DRIVE
BERKSHIRE DRIVE
LEGEND
NOTE: ALL SEWER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE.
PREPARED FOR:
BLOOMFIELD HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572
PREPARED BY:
GM civil
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TIMBERBROOK PID No. 2
IMPROVEMENT AREA 2
SEWER IMPROVEMENTS
SITUATED IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS

APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

- Improvement Area #1
  - Lot Type 1
  - Lot Type 2
- Improvement Area #2
  - Improvement Area #2 Initial Parcel
  - Lot Type 3
  - Lot Type 4

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 – IMPROVEMENT AREA #1 – LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 1 PRINCIPAL ASSESSMENT: $33,366.21

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, 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 the ***TIMBERBROOK 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 the City of Justin. The exact amount of each annual installment will be approved each year by the City of Justin City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Justin.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[c]
2026	$ 573.37	$ 1,838.05	$ 166.83	$ 399.23	$ 2,977.48
2027	$ 591.86	$ 1,812.25	$ 163.96	$ 311.36	$ 2,879.44
2028	$ 616.52	$ 1,785.62	$ 161.00	$ 317.58	$ 2,880.73
2029	$ 647.35	$ 1,757.88	$ 157.92	$ 323.94	$ 2,887.08
2030	$ 672.01	$ 1,728.75	$ 154.69	$ 330.42	$ 2,885.86
2031	$ 702.84	$ 1,698.50	$ 151.33	$ 337.02	$ 2,889.69
2032	$ 727.50	$ 1,666.88	$ 147.81	$ 343.76	$ 2,885.95
2033	$ 764.49	$ 1,626.86	$ 144.17	$ 350.64	$ 2,886.17
2034	$ 807.64	$ 1,584.82	$ 140.35	$ 357.65	$ 2,890.47
2035	$ 850.80	$ 1,540.40	$ 136.31	$ 364.81	$ 2,892.32
2036	$ 893.96	$ 1,493.60	$ 132.06	$ 372.10	$ 2,891.72
2037	$ 943.28	$ 1,444.44	$ 127.59	$ 379.54	$ 2,894.85
2038	$ 992.60	$ 1,392.56	$ 122.87	$ 387.13	$ 2,895.16
2039	$ 1,048.09	$ 1,337.96	$ 117.91	$ 394.88	$ 2,898.84
2040	$ 1,103.58	$ 1,280.32	$ 112.67	$ 402.77	$ 2,899.34
2041	$ 1,165.23	$ 1,219.62	$ 107.15	$ 410.83	$ 2,902.83
2042	$ 1,226.88	$ 1,155.53	$ 101.33	$ 419.05	$ 2,902.79
2043	$ 1,294.70	$ 1,088.05	$ 95.19	$ 427.43	$ 2,905.37
2044	$ 1,362.52	$ 1,016.85	$ 88.72	$ 435.98	$ 2,904.06
2045	$ 1,436.50	$ 941.91	$ 81.91	$ 444.70	$ 2,905.01
2046	$ 1,522.81	$ 859.31	$ 74.72	$ 453.59	$ 2,910.43
2047	$ 1,609.12	$ 771.75	$ 67.11	$ 462.66	$ 2,910.64
2048	$ 1,701.60	$ 679.22	$ 59.06	$ 471.91	$ 2,911.80
2049	$ 1,800.25	$ 581.38	$ 50.55	$ 481.35	$ 2,913.54
2050	$ 1,905.06	$ 477.87	$ 41.55	$ 490.98	$ 2,915.46
2051	$ 2,016.03	$ 368.33	$ 32.03	$ 500.80	$ 2,917.18
2052	$ 2,133.17	$ 252.40	$ 21.95	$ 510.82	$ 2,918.34
2053	$ 2,256.47	$ 129.75	$ 11.28	$ 521.03	$ 2,918.53
Total[d]	**$ 33,366.21**	**$ 33,530.86**	**$ 2,970.04**	**$ 11,403.96**	**$ 81,271.07**

Footnotes:

[a] Interest rate on the Improvement Area #1 Bonds is 4.50% for bonds maturing 2031, 5.50% for bonds maturing 2044, and 5.75% for bonds maturing 2053.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

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

[d] Totals may not sum due to rounding.

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 – IMPROVEMENT AREA #1 – LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 2 PRINCIPAL ASSESSMENT: $40,039.46

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, 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 the ***TIMBERBROOK 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 the City of Justin. The exact amount of each annual installment will be approved each year by the City of Justin City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Justin.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[c]
2026	$ 688.04	$ 2,205.67	$ 200.20	$ 479.07	$ 3,572.98
2027	$ 710.23	$ 2,174.70	$ 196.76	$ 373.63	$ 3,455.32
2028	$ 739.83	$ 2,142.74	$ 193.21	$ 381.10	$ 3,456.88
2029	$ 776.82	$ 2,109.45	$ 189.51	$ 388.72	$ 3,464.50
2030	$ 806.41	$ 2,074.49	$ 185.62	$ 396.50	$ 3,463.03
2031	$ 843.40	$ 2,038.21	$ 181.59	$ 404.43	$ 3,467.63
2032	$ 873.00	$ 2,000.25	$ 177.37	$ 412.52	$ 3,463.14
2033	$ 917.39	$ 1,952.24	$ 173.01	$ 420.77	$ 3,463.40
2034	$ 969.17	$ 1,901.78	$ 168.42	$ 429.18	$ 3,468.56
2035	$ 1,020.96	$ 1,848.48	$ 163.58	$ 437.77	$ 3,470.78
2036	$ 1,072.75	$ 1,792.32	$ 158.47	$ 446.52	$ 3,470.07
2037	$ 1,131.94	$ 1,733.32	$ 153.11	$ 455.45	$ 3,473.82
2038	$ 1,191.12	$ 1,671.07	$ 147.45	$ 464.56	$ 3,474.20
2039	$ 1,257.71	$ 1,605.55	$ 141.49	$ 473.85	$ 3,478.61
2040	$ 1,324.29	$ 1,536.38	$ 135.20	$ 483.33	$ 3,479.20
2041	$ 1,398.27	$ 1,463.55	$ 128.58	$ 493.00	$ 3,483.40
2042	$ 1,472.26	$ 1,386.64	$ 121.59	$ 502.86	$ 3,483.34
2043	$ 1,553.64	$ 1,305.67	$ 114.23	$ 512.91	$ 3,486.45
2044	$ 1,635.02	$ 1,220.22	$ 106.46	$ 523.17	$ 3,484.87
2045	$ 1,723.80	$ 1,130.29	$ 98.29	$ 533.63	$ 3,486.01
2046	$ 1,827.37	$ 1,031.17	$ 89.67	$ 544.31	$ 3,492.52
2047	$ 1,930.95	$ 926.10	$ 80.53	$ 555.19	$ 3,492.77
2048	$ 2,041.92	$ 815.07	$ 70.88	$ 566.30	$ 3,494.16
2049	$ 2,160.30	$ 697.66	$ 60.67	$ 577.62	$ 3,496.24
2050	$ 2,286.07	$ 573.44	$ 49.86	$ 589.18	$ 3,498.55
2051	$ 2,419.24	$ 441.99	$ 38.43	$ 600.96	$ 3,500.62
2052	$ 2,559.80	$ 302.89	$ 26.34	$ 612.98	$ 3,502.00
2053	$ 2,707.77	$ 155.70	$ 13.54	$ 625.24	$ 3,502.24
Total[d]	**$ 40,039.46**	**$ 40,237.03**	**$ 3,564.04**	**$ 13,684.75**	**$ 97,525.28**

Footnotes:

[a] Interest rate on the Improvement Area #1 Bonds is 4.50% for bonds maturing 2031, 5.50% for bonds maturing 2044, and 5.75% for bonds maturing 2053.

[b] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

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

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 – IMPROVEMENT AREA #2
INITIAL PARCEL – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA #2 INITIAL PARCEL PRINCIPAL ASSESSMENT: $6,770,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, 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 the ***TIMBERBROOK 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 the City of Justin. The exact amount of each annual installment will be approved each year by the City of Justin City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Justin.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Capitalized Interest	Annual Collection Costs	Annual Installment[c]
2026	$ -	$ 372,350.00	$ -	$ (372,350.00)	$ -	$ -
2027	$ 94,000.00	$ 406,200.00	$ 33,850.00	$ -	$ 40,800.00	$ 574,850.00
2028	$ 99,000.00	$ 400,560.00	$ 33,380.00	$ -	$ 41,616.00	$ 574,556.00
2029	$ 105,000.00	$ 394,620.00	$ 32,885.00	$ -	$ 42,448.32	$ 574,953.32
2030	$ 111,000.00	$ 388,320.00	$ 32,360.00	$ -	$ 43,297.29	$ 574,977.29
2031	$ 117,000.00	$ 381,660.00	$ 31,805.00	$ -	$ 44,163.24	$ 574,628.24
2032	$ 124,000.00	$ 374,640.00	$ 31,220.00	$ -	$ 45,046.50	$ 574,906.50
2033	$ 131,000.00	$ 367,200.00	$ 30,600.00	$ -	$ 45,947.43	$ 574,747.43
2034	$ 138,000.00	$ 359,340.00	$ 29,945.00	$ -	$ 46,866.38	$ 574,151.38
2035	$ 147,000.00	$ 351,060.00	$ 29,255.00	$ -	$ 47,803.71	$ 575,118.71
2036	$ 155,000.00	$ 342,240.00	$ 28,520.00	$ -	$ 48,759.78	$ 574,519.78
2037	$ 164,000.00	$ 332,940.00	$ 27,745.00	$ -	$ 49,734.98	$ 574,419.98
2038	$ 174,000.00	$ 323,100.00	$ 26,925.00	$ -	$ 50,729.68	$ 574,754.68
2039	$ 184,000.00	$ 312,660.00	$ 26,055.00	$ -	$ 51,744.27	$ 574,459.27
2040	$ 195,000.00	$ 301,620.00	$ 25,135.00	$ -	$ 52,779.16	$ 574,534.16
2041	$ 207,000.00	$ 289,920.00	$ 24,160.00	$ -	$ 53,834.74	$ 574,914.74
2042	$ 219,000.00	$ 277,500.00	$ 23,125.00	$ -	$ 54,911.43	$ 574,536.43
2043	$ 232,000.00	$ 264,360.00	$ 22,030.00	$ -	$ 56,009.66	$ 574,399.66
2044	$ 246,000.00	$ 250,440.00	$ 20,870.00	$ -	$ 57,129.85	$ 574,439.85
2045	$ 261,000.00	$ 235,680.00	$ 19,640.00	$ -	$ 58,272.45	$ 574,592.45
2046	$ 277,000.00	$ 220,020.00	$ 18,335.00	$ -	$ 59,437.90	$ 574,792.90
2047	$ 294,000.00	$ 203,400.00	$ 16,950.00	$ -	$ 60,626.66	$ 574,976.66
2048	$ 311,000.00	$ 185,760.00	$ 15,480.00	$ -	$ 61,839.19	$ 574,079.19
2049	$ 330,000.00	$ 167,100.00	$ 13,925.00	$ -	$ 63,075.97	$ 574,100.97
2050	$ 351,000.00	$ 147,300.00	$ 12,275.00	$ -	$ 64,337.49	$ 574,912.49
2051	$ 372,000.00	$ 126,240.00	$ 10,520.00	$ -	$ 65,624.24	$ 574,384.24
2052	$ 395,000.00	$ 103,920.00	$ 8,660.00	$ -	$ 66,936.72	$ 574,516.72
2053	$ 419,000.00	$ 80,220.00	$ 6,685.00	$ -	$ 68,275.45	$ 574,180.45
2054	$ 445,000.00	$ 55,080.00	$ 4,590.00	$ -	$ 69,640.96	$ 574,310.96
2055	$ 473,000.00	$ 28,380.00	$ 2,365.00	$ -	$ 71,033.78	$ 574,778.78
Total[c]	**$ 6,770,000.00**	**$ 8,043,830.00**	**$ 639,290.00**	**$ (372,350.00)**	**$ 1,582,723.23**	**$ 16,663,493.23**

Footnotes:

[a] Interest rate on the Improvement Area #2 Bonds is 6.00% for illustrative purposes and subject to change.

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

[c] Totals may not sum due to rounding.

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 – IMPROVEMENT AREA #2 – LOT TYPE 3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA #2 – LOT TYPE 3 PRINCIPAL ASSESSMENT: $36,048.99

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, 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 the ***TIMBERBROOK 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 the City of Justin. The exact amount of each annual installment will be approved each year by the City of Justin City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Justin.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Capitalized Interest	Annual Collection Costs	Annual Installment[c]
2026	$ -	$ 1,982.69	$ -	$ (1,982.69)	$ -	$ -
2027	$ 500.53	$ 2,162.94	$ 180.24	$ -	$ 217.25	$ 3,060.97
2028	$ 527.16	$ 2,132.91	$ 177.74	$ -	$ 221.60	$ 3,059.40
2029	$ 559.11	$ 2,101.28	$ 175.11	$ -	$ 226.03	$ 3,061.52
2030	$ 591.05	$ 2,067.73	$ 172.31	$ -	$ 230.55	$ 3,061.65
2031	$ 623.00	$ 2,032.27	$ 169.36	$ -	$ 235.16	$ 3,059.79
2032	$ 660.28	$ 1,994.89	$ 166.24	$ -	$ 239.86	$ 3,061.27
2033	$ 697.55	$ 1,955.27	$ 162.94	$ -	$ 244.66	$ 3,060.42
2034	$ 734.82	$ 1,913.42	$ 159.45	$ -	$ 249.55	$ 3,057.25
2035	$ 782.75	$ 1,869.33	$ 155.78	$ -	$ 254.55	$ 3,062.40
2036	$ 825.35	$ 1,822.36	$ 151.86	$ -	$ 259.64	$ 3,059.21
2037	$ 873.27	$ 1,772.84	$ 147.74	$ -	$ 264.83	$ 3,058.68
2038	$ 926.52	$ 1,720.45	$ 143.37	$ -	$ 270.13	$ 3,060.46
2039	$ 979.77	$ 1,664.86	$ 138.74	$ -	$ 275.53	$ 3,058.89
2040	$ 1,038.34	$ 1,606.07	$ 133.84	$ -	$ 281.04	$ 3,059.29
2041	$ 1,102.24	$ 1,543.77	$ 128.65	$ -	$ 286.66	$ 3,061.31
2042	$ 1,166.13	$ 1,477.64	$ 123.14	$ -	$ 292.39	$ 3,059.30
2043	$ 1,235.36	$ 1,407.67	$ 117.31	$ -	$ 298.24	$ 3,058.57
2044	$ 1,309.90	$ 1,333.55	$ 111.13	$ -	$ 304.21	$ 3,058.79
2045	$ 1,389.78	$ 1,254.95	$ 104.58	$ -	$ 310.29	$ 3,059.60
2046	$ 1,474.97	$ 1,171.57	$ 97.63	$ -	$ 316.50	$ 3,060.67
2047	$ 1,565.50	$ 1,083.07	$ 90.26	$ -	$ 322.83	$ 3,061.64
2048	$ 1,656.02	$ 989.14	$ 82.43	$ -	$ 329.28	$ 3,056.86
2049	$ 1,757.19	$ 889.78	$ 74.15	$ -	$ 335.87	$ 3,056.98
2050	$ 1,869.01	$ 784.35	$ 65.36	$ -	$ 342.59	$ 3,061.30
2051	$ 1,980.83	$ 672.20	$ 56.02	$ -	$ 349.44	$ 3,058.49
2052	$ 2,103.30	$ 553.35	$ 46.11	$ -	$ 356.43	$ 3,059.19
2053	$ 2,231.10	$ 427.16	$ 35.60	$ -	$ 363.55	$ 3,057.40
2054	$ 2,369.54	$ 293.29	$ 24.44	$ -	$ 370.83	$ 3,058.10
2055	$ 2,518.64	$ 151.12	$ 12.59	$ -	$ 378.24	$ 3,060.59
Total[c]	**$ 36,048.99**	**$ 42,831.90**	**$ 3,404.10**	**$ (1,982.69)**	**$ 8,427.71**	**$ 88,730.00**

Footnotes:

[a] Interest rate on the Improvement Area #2 Bonds is 6.00% for illustrative purposes and subject to change.

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

[c] Totals may not sum due to rounding.

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 – IMPROVEMENT AREA #2 – LOT TYPE 4 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA #2 – LOT TYPE 4 PRINCIPAL ASSESSMENT: $43,258.79

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, 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 the ***TIMBERBROOK 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 the City of Justin. The exact amount of each annual installment will be approved each year by the City of Justin City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Justin.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 LOT TYPE 4

Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Capitalized Interest	Annual Collection Costs	Annual Installment[c]
2026	$ -	$ 2,379.23	$ -	$ (2,379.23)	$ -	$ -
2027	$ 600.64	$ 2,595.53	$ 216.29	$ -	$ 260.70	$ 3,673.16
2028	$ 632.59	$ 2,559.49	$ 213.29	$ -	$ 265.92	$ 3,671.28
2029	$ 670.93	$ 2,521.53	$ 210.13	$ -	$ 271.24	$ 3,673.82
2030	$ 709.27	$ 2,481.28	$ 206.77	$ -	$ 276.66	$ 3,673.98
2031	$ 747.60	$ 2,438.72	$ 203.23	$ -	$ 282.19	$ 3,671.75
2032	$ 792.33	$ 2,393.87	$ 199.49	$ -	$ 287.84	$ 3,673.52
2033	$ 837.06	$ 2,346.33	$ 195.53	$ -	$ 293.59	$ 3,672.51
2034	$ 881.79	$ 2,296.10	$ 191.34	$ -	$ 299.47	$ 3,668.70
2035	$ 939.30	$ 2,243.19	$ 186.93	$ -	$ 305.46	$ 3,674.88
2036	$ 990.42	$ 2,186.84	$ 182.24	$ -	$ 311.56	$ 3,671.05
2037	$ 1,047.92	$ 2,127.41	$ 177.28	$ -	$ 317.80	$ 3,670.42
2038	$ 1,111.82	$ 2,064.54	$ 172.04	$ -	$ 324.15	$ 3,672.55
2039	$ 1,175.72	$ 1,997.83	$ 166.49	$ -	$ 330.63	$ 3,670.67
2040	$ 1,246.01	$ 1,927.28	$ 160.61	$ -	$ 337.25	$ 3,671.14
2041	$ 1,322.68	$ 1,852.52	$ 154.38	$ -	$ 343.99	$ 3,673.58
2042	$ 1,399.36	$ 1,773.16	$ 147.76	$ -	$ 350.87	$ 3,671.16
2043	$ 1,482.43	$ 1,689.20	$ 140.77	$ -	$ 357.89	$ 3,670.29
2044	$ 1,571.88	$ 1,600.26	$ 133.35	$ -	$ 365.05	$ 3,670.54
2045	$ 1,667.73	$ 1,505.94	$ 125.50	$ -	$ 372.35	$ 3,671.52
2046	$ 1,769.97	$ 1,405.88	$ 117.16	$ -	$ 379.79	$ 3,672.80
2047	$ 1,878.59	$ 1,299.68	$ 108.31	$ -	$ 387.39	$ 3,673.97
2048	$ 1,987.22	$ 1,186.96	$ 98.91	$ -	$ 395.14	$ 3,668.24
2049	$ 2,108.63	$ 1,067.73	$ 88.98	$ -	$ 403.04	$ 3,668.38
2050	$ 2,242.81	$ 941.21	$ 78.43	$ -	$ 411.10	$ 3,673.56
2051	$ 2,377.00	$ 806.65	$ 67.22	$ -	$ 419.32	$ 3,670.19
2052	$ 2,523.96	$ 664.03	$ 55.34	$ -	$ 427.71	$ 3,671.03
2053	$ 2,677.32	$ 512.59	$ 42.72	$ -	$ 436.26	$ 3,668.88
2054	$ 2,843.45	$ 351.95	$ 29.33	$ -	$ 444.99	$ 3,669.72
2055	$ 3,022.36	$ 181.34	$ 15.11	$ -	$ 453.89	$ 3,672.71
Total[c]	**$ 43,258.79**	**$ 51,398.27**	**$ 4,084.92**	**$ (2,379.23)**	**$ 10,113.25**	**$ 106,476.00**

Footnotes:

[a] Interest rate on the Improvement Area #2 Bonds is 6.00% for illustrative purposes and subject to change.

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

[c] Totals may not sum due to rounding.

EXHIBIT B

CITY OF JUSTIN, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Justin, Texas on October 9, 2025, at or after 5:00 p.m. at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Improvement Area #2 of Timberbrook Public Improvement District No. 2 (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The proposed improvements to be undertaken at this time (the "Improvement Area #2 Projects") include (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) acquisition of real property, interests in real property, or contract rights in connection with the Improvement Area #2 Projects; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) projects similar to those listed in subsections (i) - (v) above or authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (viii) payment of costs associated with special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (ix) payment of costs associated with developing and financing the public improvements listed in (i) - (viii) above, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above, and costs of establishing, administering and operating the District.

The total costs of the Improvement Area #2 Projects is estimated to be approximately $7,851,456.

The boundaries of Improvement Area #2 of the District include approximately 39.005 acres in the District, which District is located west of N. Farm to Market Road 156 and north of Farm to Market Road 407; located within the corporate boundaries of the City. A full description of the boundaries of Timberbrook Public Improvement District No. 2 and Improvement Area #2 of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.

All written or oral objections on the proposed assessments within Improvement Area #2 of the District will be considered at the public hearing.

A copy of the proposed Improvement Area #2 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Improvement Area #2 of the District that benefits from the Improvement Area #2 Projects, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 3. (POSSIBLE ACTION ITEMS)

Title: Consider approving Resolution 784-25 for a transition and program plan for the inaugural Justin Recreation Program; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

Purpose
The City Council requested an evaluation of the programming and planning for Community Park earlier in the year. Consequently, the City executed an agreement with Kemper Sports and a presentation was given on June 26, 2025. The next step of that plan was to review a transition and program plan for consideration.

The City spends roughly $500,000 on Community Park at this time.

Program Structure

- **Sport Focus:** Baseball (ages 3U – High School).
- **Tiers:** *Recreational* – Introductory, fun, and developmental ($75).
  Advanced Recreational – Competitive, structured practices, tryouts ($95).
  City-Select – Most competitive; regional/travel tournaments ($150 + fees).
- **Seasons:** Spring (Feb–May) and Fall (Aug–Nov).
- **Schedule:** 1–2 practices/week; 2 games/week; 8–12 games per season (Rec/Adv).

Participation Forecast

- **Year 1:** 1,490 participants.
- **Year 5:** 1,750 participants.
- Target audience: local families with children ages 3 through high school, schools, youth groups, and community partners.

Financial Model

- **Year 1:** ≈ $58,000 gross profit.
- **Year 5:** ≈ $91,000 gross profit.
- Structure balances affordability for families and financial sustainability for the City.

Operations & Staffing

- **General Manager / Program Manager** oversee implementation.
- **Volunteer Coaches** (background-checked & certified), contracted umpires.
- **Support Staff** handle field prep, concessions, and maintenance.
- Safety measures include concussion protocols, certified first aid staff, and weather policies.

Marketing & Outreach

- **Channels:** website, online registration, email, social media, flyers, schools, and community partners.
- **Messaging:** fun, inclusive, developmental; highlights teamwork, skill-building, and pathways for growth.

Implementation & Evaluation

- Structured timeline: planning → marketing → registration → team formation → practices →

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games.

- Continuous improvement through surveys, retention tracking, and new program opportunities.
- Expansion potential into additional sports and sponsorship development

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City Attorney Review: No

Attachments:

1. JRec Program Plan_09022025
2. JRec Program Plan Resolution

JUSTIN
1887

COMMUNITY PARK
JREC PROGRAM PLAN
PREPARED FOR: THE CITY OF JUSTIN, TEXAS

KemperSports | KEMPERSPORTSVENUES

PREPARED BY KEMPERSPORTS VENUES // SEPTEMBER 2, 2025

PROGRAM PLAN

INTRODUCTION

As the City of Justin experiences unprecedented residential growth, leaders have proactively explored ways to expand access to parks and recreational programming. With a rapidly increasing population, there is a growing need to activate community spaces through high-quality programs that reflect the evolving interests of residents. A key priority is ensuring these opportunities are inclusive, accessible, and designed to foster both community engagement and active, healthy lifestyles.

To meet this need, the city is pursuing the development of new recreational programming across a variety of sports and activity types, with an emphasis on youth participation. The vision is to create structured programs that welcome beginners, provide clear pathways for skill development, and offer advanced opportunities for more competitive athletes. By implementing a balanced system of recreational leagues, advanced programs, and city-select options, the City of Justin aims to deliver sustainable, well-organized, and enriching experiences for youth and families alike.

The following information is intended to provide a program plan with key details to assist the city in the development and implementation of these programs.

PROGRAM OVERVIEW

- **Program Name:** Justin Recreational Programs (JRec)
- **Sport:** Baseball
- **Age Groups:** 3U, 4U, 5U, 6U, 7U, 8U, 9U, 10U, 11U, 12U, 13U, 14U, High School
- **Skill Levels:** Recreational, Advanced Recreational, City-Select

> **Recreational:** is a community-based program designed to introduce players to the fundamentals of the game in a fun, inclusive, and low-pressure environment. It emphasizes skill development, teamwork, and sportsmanship, making it ideal for beginners and those looking to enjoy the sport without a significant time commitment.
>
> **Advanced Recreational:** builds on the introductory foundation by offering a higher level of competition and more structured practices, typically designed for players with prior experience who are seeking to refine their skills and compete at a stronger level while still maintaining a community-focused approach. This level also features tryouts to help ensure balanced teams and an appropriate level of play for all participants.
>
> **City-Select:** represent the most competitive level within a municipal system, featuring tryouts, higher performance expectations, and participation in regional or travel-based tournaments. This level is geared toward players seeking advanced instruction, greater commitment, and a pathway to higher levels of play.

PROGRAM STRUCTURE

- **Seasons:**
  - **Spring Season:** February - May
  - **Fall Season:** August - November
- **Session Length:**
  - **Practice Frequency:** 1 - 2 practices per week
  - **Game Frequency:** 2 games per week
  - **Season Duration Recreational / Advanced Rec:** 8 - 12 games (dependent on weather, rainouts, and field conditions)
  - **Season Duration City-Select:** TBD, will be determined based on the tournament schedule set by league coaches. All timelines and participation expectations are subject to change accordingly.
- **Program Tiers:**
  - **Recreational:** Introductory / Developmental
  - **Advanced Recreational:** Developmental / Competitive
  - **City-Select:** Competitive / Travel

PRICING MODEL

As part of the city's effort to expand access to high-quality recreational programming, a key priority is to ensure that all residents have the opportunity to participate, regardless of financial circumstances. This includes developing a cost structure that is both sustainable for the city and affordable for families. By offering cost-effective program options, the city aims to remove barriers to participation and create an inclusive environment where children of all backgrounds can engage in sports and recreational activities.

The cost structure for each program is designed with accessibility in mind, with per-child fees set to reflect the level of instruction, competition, and resources required for each program type. Pricing will be tiered based on program intensity ranging from low-cost recreational leagues to moderately priced advanced and select-level offerings, while still prioritizing affordability and value.

The following information provides a cost breakdown by league type, outlining the estimated per-participant fees for each program level.

- **Recreational:** $75
- **Advanced Recreational:** $95
- **City-Select:** $150 + tournament fees

ANNUAL PROGRAM PARTICIPATION

As the City prepares to launch new recreational programming, anticipated participation levels will be a critical factor in effective planning and operations. Given Justin's rapid population growth and the rising demand for accessible youth sports opportunities, the proposed programs are expected to generate strong community engagement across a range of age groups and skill levels.

KemperSports has developed participation forecasts by program tier and season. These projections are informed by market research, proven experience in facility operations and program development, as well as input gathered through discussions with community stakeholders.

The following information outlines the forecasted number of participants by season and program tier for JRec.

ANNUAL PARTICIPATION - NUMBER OF PARTICIPANTS					
League Type	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Spring					
Recreational	408	439	461	474	479
Advanced Recreational	84	90	95	98	99
City-Select	336	361	379	391	395
TOTAL PARTICIPANTS (SPRING)	**828**	**890**	**935**	**963**	**972**
Fall					
Recreational	326	351	368	379	383
Advanced Recreational	67	72	76	78	79
City-Select	269	289	303	313	316
TOTAL PARTICIPANTS (FALL)	**662**	**712**	**748**	**770**	**778**
TOTAL PARTICIPANTS (ANNUAL)	**1,490**	**1,602**	**1,682**	**1,733**	**1,750**

As shown in the table above, the city's recreational programming is expected to register 1,490 participants in year one following implementation, with that number increasing to 1,750 participants by year five.

MARKETING & RECRUITMENT

- **Target Audience:**

  Local families with children ages 3 – High School seeking recreational and competitive sports opportunities.

  Elementary schools, community groups, and youth organizations that connect directly with parents and children.

  Community partners and sponsors who share an interest in supporting local youth development and family engagement.

- **Marketing Channels:**

  Digital Platforms: Dedicated website pages, online registration portal, targeted email campaigns, and active use of social media to reach parents and showcase program highlights.

  Community Outreach: Distribution of flyers and posters at schools, libraries, community centers, and local businesses to increase visibility among families who may not be digitally engaged.

  Strategic Partnerships: Collaboration with schools, parks & recreation departments, youth-serving nonprofits, and sporting goods retailers to cross-promote programs and increase enrollment.

- **Messaging Strategy:**

  Highlight the fun, inclusive, and developmental nature of programming, ensuring parents see the value for all skill levels.

  Promote the program's focus on skill-building, teamwork, and character development as well as opportunities for progression into more advanced and competitive leagues.

  Use testimonials, alumni success stories, and parent spotlights to build credibility and establish trust with prospective families.

OPERATIONS & LOGISTICS

- **Facilities & Equipment:**

  Practice / Game Schedule: Set during League Coaches Orientation Meeting

  Equipment: Balls, jersey, hat, catcher's gear (recreational / advanced recreational as needed)

- **Staffing:**

  General Manager: Oversees program strategy, implementation, and changes

  Program Manager: oversees day-to-day operations including scheduling

  Coaches: volunteer, background-checked, certified

  Umpires: contracted

  Part-Time Support Staff: field prep, concessions, janitorial

- **Safety & Compliance:**

  Insurance

  First-aid certified staff

  Concussion protocol

  Inclement weather policy: heat, cold, and lightning

FINANCIAL MODEL

KemperSports has developed a detailed financial forecast for the JRec Program to provide the City of Justin with a data-driven foundation for program development, implementation, and long-term planning. This analysis is designed to support future decision-making by balancing operational effectiveness, community impact, and financial sustainability.

The forecast accounts for anticipated revenue streams, expense responsibilities, and capital needs associated with the proposed operating structure. It reflects a comprehensive evaluation built on market research, KemperSports' proven experience in facility operations and program development, and insights gathered through discussions with local stakeholders.

JRec – Program Profit & Loss Statement

The following table presents a five-year profit and loss statement for the JRec Program, providing a clear outlook on financial performance during the initial years of implementation.

JREC Program Profit & Loss	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue					
Spring	$62,100	$66,758	$77,105	$79,418	$84,223
Fall	$49,680	$53,406	$61,684	$63,534	$67,378
Total Revenue	**$111,780**	**$120,164**	**$138,789**	**$142,953**	**$151,601**
Cost of Goods Sold					
Spring	$31,568	$32,383	$34,193	$34,598	$35,439
Fall	$22,494	$23,146	$24,595	$24,919	$25,591
Total Cost of Goods Sold	**$54,062**	**$55,529**	**$58,788**	**$59,517**	**$61,030**
Gross Profit	**$57,719**	**$64,635**	**$80,001**	**$83,436**	**$90,571**
Gross Profit Margin	*52%*	*54%*	*58%*	*58%*	*60%*

As shown in the table above, the city's recreational programming is expected to generate approximately $58,000 in gross profit in year one following implementation, increasing to $approximately $91,000 in gross profit by year five.

IMPLEMENTATION TIMELINE

The following table provides an implementation timeline for city recreational programming, outlining all phases of the program cycle: from initial planning and marketing to registrations, team formation, scheduling, coach orientation, the start of practices, and ultimately the launch of games. This framework is intended to serve as a baseline, reflecting industry best practices for when each phase should begin. While it provides a structured approach to program delivery, the timeline can be adjusted and refined over time based on feedback from participants, parents, coaches, and community stakeholders to ensure the program remains responsive and effective.

Phase	Timeline	Key Tasks
Planning	6–7 months before games start	Develop program structure for season, set pricing, secure fields, update website, confirm staffing needs
Marketing	5–6 months before games start	Launch promotional campaigns, distribute flyers, update social media, etc.
Registration	4–5 months before games start	Open online sign-ups, manage inquiries, track enrollment numbers
Team Formation	2 months before games start	Organize players by age/skill, assign coaches, finalize rosters
Scheduling	2 months before games start	Build practice/game schedules, confirm field assignments, coordinate officials
Coaches Orientation	1–2 months before games start	Host coaches' meeting, review policies, distribute uniforms/equipment, provide training resources
Practices Start	1–2 months before games start	Begin team practices, host optional skill clinics, maintain parent/player communications
Games Start	Season launch	Official start of league play, ongoing game operations, monitor logistics

EVALUATION & GROWTH

The following information outlines best practices for gathering program feedback to drive continuous improvement on a season-by-season basis. These strategies will be implemented to ensure that the new city recreational programming remains a top-quality experience for participants, stays relevant to the needs and interests of residents, and evolves over time to reflect community expectations.

- **Player/Parent Surveys:**
  - Satisfaction, quality of coaching, communication
- **Retention Rate:**
  - Percent of players returning each season
- **Expansion Opportunities:**
  - New age groups, others sports, other program opportunities
- **Sponsorship Development:**
  - Grow community and corporate partners

In summary, the information in this report is intended to provide the City with best practices for the design, development, and implementation of recreational programming. The recommendations serve as a baseline framework to guide program structure and operations, while remaining flexible to allow for adjustments and updates on a seasonal basis.

By aligning with the City's goals and incorporating feedback from stakeholders, parents, and participants, the programs can continually improve in both quality and execution, ensuring they deliver meaningful value and long-term benefits to the community.

RESOLUTION NO. 784-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE JUSTIN RECREATIONAL PROGRAMS (JREC) PROGRAM PLAN; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin continues to experience significant residential growth and an increasing demand for high-quality parks and recreational opportunities; and

WHEREAS, the City Council has identified youth sports and family recreation as a priority to foster community engagement, active lifestyles, and long-term quality of life for residents; and

WHEREAS, KemperSports Venues, in coordination with City staff, has prepared the JRec Program Plan to establish a structured system of recreational, advanced recreational, and city-select programming for baseball and future sports expansion; and

WHEREAS, the JRec Program Plan provides for accessible participation fees, sustainable financial projections, staffing and operational best practices, and continuous evaluation to ensure program growth and community impact; and

WHEREAS, the City Council finds it in the best interest of the City of Justin to approve the JRec Program Plan and authorize implementation for the benefit of Justin families and youth;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. The JRec Program Plan, as presented by staff and KemperSports Venues, is hereby approved.

SECTION 2. City staff and KemperSports Venues are authorized to proceed with implementation beginning with the Spring 2026 season, including marketing, registration, staffing, and program operations consistent with the Plan.

SECTION 3. The City Manager is authorized to make administrative adjustments as necessary to ensure successful program delivery.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval.

DULY PASSED by the City Council of the City of Justin, Texas, on the 11th day of September 2025.

APPROVED:

_____
James Clark, Mayor

ATTEST:

_____
Amy Piukana, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 4. (POSSIBLE ACTION ITEMS)

Title: Consider Resolution 785-25 to authorize the City Manager to negotiate and execute a Professional Services Agreement with Kemper Sports to operate the Justin Recreation League at Community Park; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

The JRec Program Plan, prepared in partnership with KemperSports Venues, establishes a tiered recreational system for the City of Justin. Programs include recreational, advanced recreational, and city-select levels, with affordable participation fees and opportunities for both beginners and competitive players. The agreement sets forth program operations, staffing roles (general manager, program manager, volunteer coaches, officials, and support staff), safety protocols, and marketing efforts.

The financial model anticipates approximately 1,490 participants in the first year, growing to 1,750 by year five, with a projected increase in gross program revenue from approximately $58,000 in Year 1 to over $90,000 in Year 5. This structure is designed to ensure both affordability for families and sustainability for the City.

City staff and the City Attorney have reviewed the draft agreement. While the agreement is generally consistent with the City's objectives, several revisions are necessary to clarify responsibilities, safeguard City interests, and align implementation with operational best practices. These revisions will be incorporated into the final version prior to execution.

City Attorney Review: Yes

Attachments:

1. Kemper Sports Professional Services Agreement Resolution

RESOLUTION NO. 784-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXCUTE A PROFESSIONAL SERVICES AGREEMENT WITH KEMPER SPORTS TO OPERATE THE JUSTIN RECREATIONAL PROGRAM (JREC), SUBJECT TO REVISIONS BY THE CITY ATTORNEY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin has identified the expansion of recreational programming as a priority to support community growth, promote youth development, and enhance quality of life for residents; and

WHEREAS, the JRec Program Plan, prepared in partnership with KemperSports Venues, establishes a structured recreational system that includes recreational, advanced recreational, and city-select programming, with affordability, accessibility, and sustainability as guiding principles; and

WHEREAS, the proposed agreement outlines program operations, staffing, financial structures, and long-term growth strategies to ensure effective implementation of JRec; and

WHEREAS, the City Attorney and City staff have reviewed the draft agreement and identified necessary revisions to protect the City's interests and align with operational practices; and

WHEREAS, the City Council finds it in the best interest of the City of Justin to approve the agreement subject to incorporation of the recommended revisions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. The City Manager is authorized to execute the agreement on behalf of the City of Justin, with any final modifications deemed necessary by the City Attorney.

SECTION 2. This Resolution shall take effect immediately upon its passage and approval.

DULY PASSED by the City Council of the City of Justin, Texas, on the 11th day of September 2025.

APPROVED:

_____

James Clark, Mayor

ATTEST:

_____
Amy Piukana, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

City Council Coversheet
September 11, 2025
415 N. COLLEGE AVE.

Agenda Item: 5. (POSSIBLE ACTION ITEMS)

Title: Consider approval of Resolution 786-25 providing notice for a public hearing for adoption of water, wastewater, and roadway impact fees; and take appropriate action

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends approval

Background:

New residential, commercial or industrial development can significantly increase traffic on roadways, water consumption and wastewater volumes. Impact fees are a one-time charge assessed to new development and redevelopment, calculated in accordance with the methodology outlined in Chapter 395 of the Texas Local Government Code. The fees are based on land use assumptions, expected population growth and corresponding capital improvements and expenditures necessary to support that growth. Impact fee updates are conducted as required by city ordinances and state law.

The last time the City's Impact Fees were reviewed and updated was in 2022. Since then, the City has Adopted: 1) the Comprehensive Plan in 2023, which includes a Land Use Plan and Thoroughfare Plan; 2) Master Water and Waste Water Plan in 2024; 3) and the Capital Improvement Plan in 2024.

Calling for the Public Hearing on October 23, 2025 is the first step in the City's review process of the Impact Fees.

Staff anticipates presenting updated Impact Fees for Council's consideration in November or December.

City Attorney Review: Yes

Attachments:

1. Resolution Calling Impact Fee Public Hearing 10-23-25

RESOLUTION NO. 786-25

A RESOLUTION OF THE CITY OF JUSTIN, TEXAS, ESTABLISHING A PUBLIC HEARING DATE TO CONSIDER THE AMENDMENT OF WATER, WASTEWATER IMPACT FEES AND IMPOSITION OF A ROADWAY IMPACT FEE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Justin wishes to review and update roadway, water and wastewater impact fees; and,

WHEREAS, Chapter 395 of the Texas Local Government Code requires that a political subdivision adopt an ordinance, order, or resolution setting a public hearing to amend existing water and wastewater impact fees and impose a roadway impact fees; and

WHEREAS, the City's Comprehensive Plan was in 2023, the Water and Waste Water Master Plans were adopted in 2024, and the Capital Improvement Plan was adopted in 2024; and

WHEREAS, in accordance with the Texas Local Government Code Section 395, the City of Justin, Texas is proposing to hold a public hearing to consider amending the roadway, water and wastewater impact fees.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF JUSTIN, TEXAS, THAT:

SECTION 1. A public hearing will be held on Thursday, October 23, 2025, at 5:30 p.m. at 415 N. College Street, Justin, Texas 76247 to consider amending roadway, water and wastewater impact fees.

SECTION 2. That any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

SECTION 3. That the Impact Fee Advisory Committee shall provide recommendations prior to the public hearing.

SECTION 4. Land use assumptions and capital improvement plans may be viewed at least 30 days before the public hearing at the Justin City Hall located at 415 N. College Ave or obtained electronically by submitting email request on the City's website: http://www.cityofjustin.com/.

DULY PASSED by the City Council of the City of Justin, Texas, this the 11th day of September 2025.

_____
James Clark, Mayor

ATTEST:

_____
Amy Piukana, City Secretary

APPROVED AS TO FORM:

_____
Matthew Boyle, City Attorney