

RIVER WALK
PUBLIC IMPROVEMENT DISTRICT NO. 1
SERVICE AND ASSESSMENT PLAN

MAY 15, 2014

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SERVICE AND ASSESSMENT PLAN

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Section I
PLAN DESCRIPTION AND DEFINED TERMS

A. Introduction

On August 19, 2013, the Town Council of the Town of Flower Mound, Texas (the "Town") passed and approved Resolution No. 20-13 approving and authorizing the creation of the River Walk Public Improvement District No. 1 ("PID"), subject to approval by the qualified voters of the Town, to finance the costs of certain public improvements for the benefit of property in the PID, all of which is located within the corporate limits of the Town. Voters approved the creation of the PID at a special election held on November 5, 2013. This Service and Assessment Plan addresses the improvements to be provided for the PID.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Service and Assessment Plan has been prepared pursuant to the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan.

Section 372.014 of the PID Act states that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act states that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the PID Costs and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act states that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Roll for the PID is included as Appendix E of this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. Definitions

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Administrator" means the employee or designee of the Town who shall have the responsibilities provided for herein, in the Trust Indenture related to a Bond issuance by the PID or in any other agreement approved by the Town Council.

“Annual Collection Costs” mean the following actual or budgeted costs, as applicable, related to the annual collection costs of outstanding Assessments paid in installments, including the costs or anticipated costs of: (i) issuing, refunding or refinancing bonds, (ii) computing, levying, collecting and transmitting the Assessments (whether by the Town, the Administrator or otherwise), (iii) remitting the Assessments to the Trustee, (iv) the Town, the Administrator and Trustee (including legal counsel) in the discharge of their duties, (v) complying with arbitrage rebate requirements, (vi) complying with securities disclosure requirements, and (vii) the Town in any way related to the collection of the Assessments in installments, including, without limitation, the administration of the PID, maintaining the record of installments, payments and reallocations and/or cancellations of Assessments, and the repayment of the Bonds, including, without limitation, any associated legal expenses, the reasonable costs of other consultants and advisors and contingencies and reserves for such costs as deemed appropriate by the Town Council. Assessments collected to pay Annual Collection Costs and not expended for actual Annual Collection Costs shall be carried forward and applied to reduce Annual Collection Costs in subsequent years to avoid the over-collection of Annual Collection Costs.

“Annual Installment” means, with respect to each Assessed Parcel, each annual payment the Assessments as shown on the Assessment Roll attached as Appendix E and related to the Bonds and the Authorized Improvements; which annual payment includes the 0.20% additional interest collected on each annual payment of the Assessments for the prepayment reserve and the 0.30% additional interest rate collected on each annual payment of the Assessments for the delinquency reserve as defined and calculated in Section V of this Service and Assessment Plan or in any Annual Service Plan Update.

“Annual Service Plan Update” has the meaning set forth in the first paragraph of Section IV of this Service and Assessment Plan.

“Assessed Property” means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

“Assessment” means the assessment levied against Parcels within the PID imposed pursuant to the Assessment Ordinance and the provisions herein as shown on the Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. The Assessment for a Parcel consists of the Annual Installments to be collected in all years and includes the Assessments including those collected to pay Annual Collection Costs, and interest on the Assessments.

“Assessment Ordinance” means the ordinance approved by the Town Council approving the final Assessment Roll, and levying the Assessments.

“Assessment Revenues” mean the revenues actually received by or on behalf of the Town from the collection of Assessments.

“Assessment Roll” means the document included in this Service and Assessment Plan as Appendix E, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

“Authorized Improvements” mean those public improvements described in Appendix B of this Service and Assessment Plan and authorized by Section 372.003 of the PID Act, which are to be undertaken by the PID for the benefit of property in the PID.

“Authorized Improvement Costs” mean the demonstrated, reasonable, allocable, and allowable costs of constructing the Authorized Improvements as shown in Appendix B that are specified in a Certification of Payment that has been reviewed and approved by the Town. Actual Costs may include: (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of any Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for any Authorized Improvement, (c) the fees paid for obtaining permits, licenses, or other governmental approvals for any Authorized Improvement, (d) the costs for external professional costs associated with an Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of an Authorized Improvement, and (f) all related permitting, zoning, and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, county permit fees, and development fees), insurance premiums, miscellaneous expenses, and all advances and payments of Annual Collection Costs, if any. Authorized Improvement Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the Town or construction management fees in an amount up to five percent of the eligible Authorized Improvement Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals should be excluded from the base upon which the general contractor and construction management fees are calculated.

“Benefited Property” means property within the PID that receives a benefit from the Authorized Improvements, which consists of all Parcels within the PID other than Non-Benefited Property. Benefited Property is identified on the map of the PID included an Appendix A, with a list of Parcels of Benefited Property included in Appendix E.

“Bonds” mean any bonds issued by the Town in one or more series issued to finance the Authorized Improvement Costs and secured by Assessment Revenues.

“Certification for Payment” means the certificate required under the Trust Indenture that is executed by an engineer, construction manager or other person or entity acceptable to the Town, as evidenced by the signature of a Town Representative (as defined in the Trust Indenture) specifying the amount of work performed and the costs thereof, to substantiate the Authorized Improvement Cost of one or more Authorized Improvements.

“Delinquent Collection Costs” mean interest, penalties and expenses incurred or imposed with respect to any delinquent Annual Installments of an Assessment in accordance with §372.018(b) of the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorneys' fees.

“Developer” means CADG Riverwalk, LLC, a Texas limited liability company.

“Land Use Class” means a classification of property with similar characteristics regarding the intended use of the property (e.g. single-family residential, townhome residential, multifamily residential, assisted living residential, retail, office, hotel etc.), as determined by the Administrator and confirmed by the Town Council.

“Non-Benefited Property” means Parcels within the boundaries of the PID that accrue no special benefit from the Authorized Improvements, including Owner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI. C. 2.

“Owner Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a property owners’ association.

“Parcel” or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Denton County.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

“PID” means River Walk Public Improvement District No. 1.

“Prepayment Costs” mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the Town as a result of any prepayment of an Assessment.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the Town, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

“Service and Assessment Plan” means this Service and Assessment Plan prepared for the PID pursuant to the PID Act.

“Town” means the Town of Flower Mound, Texas.

“Town Council” means the duly elected governing body of the Town.

“Trust Indenture” means the indenture, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

Section II
PROPERTY INCLUDED IN THE PID

The PID is located within the Town and contains approximately 107.108 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan. The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development

Proposed Development Type	Quantity	Measurement
Residential - Single-Family	97	units
Residential - Townhomes	182	units
Residential - Multi-Family	358	units
Residential - Assisted living	250	units
Memory Care	100,000	Square feet
Retail	270,550	Square feet
Office	138,000	Square feet
Hotel	48	units

The current Parcels in the PID are shown on the Assessment Roll and the map included as Appendix A.

The estimated number of units at the build-out of the PID is based on securing the appropriate land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

Section III
DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

- (a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.
- (b) A public improvement may include:
 - (i) landscaping;
 - (ii) erection of fountains, distinctive lighting, and signs;
 - (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
 - (iv) construction or improvement of pedestrian malls;
 - (v) acquisition and installation of pieces of art;
 - (vi) acquisition, construction, or improvement of libraries;
 - (vii) acquisition, construction, or improvement of off-street parking facilities;
 - (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
 - (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
 - (x) the establishment or improvement of parks;
 - (xi) projects similar to those listed in Subdivisions (i)-(x);
 - (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
 - (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and
 - (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

After analyzing the public improvement projects authorized by the PID Act, the Town has determined that the Authorized Improvements as described in Appendix B and shown on the diagram included as Appendix C should be undertaken by the Town for the benefit of the property within the PID. The estimated Authorized Improvement Costs are shown by Table III-A.

Table III-A
Estimated Authorized Improvement Costs

Authorized Improvements	Total Estimated the PID Costs
Roadway improvements	\$7,210,000
Water distribution system improvements	\$1,190,000
Sanitary sewer collection system improvements	\$830,000
Storm sewer collection system improvements	\$2,065,000
Other costs including PID creation, engineering, geotech, Town, professional and miscellaneous soft costs	\$1,615,000
Total – Estimated Authorized Improvement Costs	\$12,910,000

The costs shown in Table III-A are current estimates and may be revised in Annual Service Plan Updates.

The Authorized Improvements include roadway improvements, water distribution system improvements, storm sewer collection system improvements and wastewater collection system improvements.

The roadway improvements include approximately 15,900 SY 6-inch reinforced concrete pavement, 20,900 SY 8-inch reinforced concrete pavements, 18,100 SY 5-inch reinforced concrete pavements, 49, 500 SY 8-inch treated subgrade compacted 95% SPD, striping, street signage and signals, turn lanes and bridges. A detailed description of the roadway improvements and the related costs are provided in the engineering cost estimates included as Appendix B. All roadway improvements will be constructed according to the Town requirements.

The water distribution system improvements consist of approximately 4,600 linear feet of 12-inch water lines, approximately 18,700 linear feet of 8-inch water lines, fire hydrants and trench safety. A detailed description of the water distribution system improvements and the related costs are provided in the engineering cost estimates included as Appendix B. All water distribution system improvements will be constructed according to the Town requirements.

The sanitary sewer collection system improvements consist of approximately 3,000 linear feet of 12-inch PVC including sewer laterals, approximately 9,100 linear feet of 8-inch PVC including sewer laterals, manholes and trench safety. A detailed description of the sanitary sewer collection system improvements and the related costs are provided in the engineering cost estimates included as Appendix B. All sanitary sewer collection system improvements will be constructed according to the Town requirements.

The storm sewer collection system improvements consist of approximately 66 linear feet of 8' x 6' reinforced box culvert, 14,400 linear feet of various sized RCP pipes, manholes, junction boxes, inlets, headwalls and trench safety. A detailed description of the storm sewer collection system improvements and the related costs are provided in the engineering cost estimates included as Appendix B. All storm sewer collection system improvements will be constructed according to the Town requirements.

The roadway improvements create the traffic circulation patterns within the property, allowing access to and from the adjacent roadways to each interior parcel and block area. The water and sanitary sewer improvements listed above help create the grid for the water line system and the sanitary sewer collection system for the property. In addition the storm sewer improvements allow for the runoff created in each parcel and block area to get to the river walk channel.

Additional details of the Authorized Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V (C).

The Authorized Improvements will provide a special benefit to all Assessed Property in the PID. As described in Section V(c), the estimated Costs of the Authorized Improvements are fully allocated to the Assessed Property within the PID. Table III-B shows the allocation of the Authorized Improvements costs to the PID.

Table III-B
Allocation of the Authorized Improvement Costs

Authorized Improvements	Total Estimated Cost	Percentage Allocated	Total Estimated Cost Allocated to the PID
Roadway improvements	\$7,210,000	100%	\$7,210,000
Water distribution system improvements	\$1,190,000	100%	\$1,190,000
Sanitary sewer collection system improvements	\$830,000	100%	\$830,000
Storm sewer collection system improvements	\$2,065,000	100%	\$2,065,000
Other costs including PID creation, engineering, geotech, Town, professional and miscellaneous soft costs	\$1,615,000	100%	\$1,615,000
Total			\$12,910,000

The costs shown in Tables III-A and III-B are estimates and may be revised in Annual Service Plan Updates. The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan. Savings from one line item may be applied to a cost increase in another line item. These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID).

Section IV SERVICE PLAN

A. Sources and Uses of Funds

The PID Act requires a 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 PID. All of the PID Costs are expected to be expended during the first five years after adoption of this Service and Assessment Plan. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. The annual update to this Service and Assessment Plan is herein referred to as the "Annual Service Plan Update."

Bonds are expected to be issued in 2014. Table IV-A shows the sources and uses of the Bonds.

Table IV-A
Sources and Uses of Funds

<u>Sources of Funds:</u>	
	Funded by the PID
Bond proceeds	\$16,000,000
Total sources of funds	\$16,000,000
<u>Uses of Funds:</u>	
Construction costs:	
Estimated construction costs paid with Bonds	\$13,000,000
Subtotal: Construction costs	\$13,000,000
Costs of issuing the Bonds	
Deposit to capitalized interest fund	\$266,321
Deposit to debt service reserve fund	\$1,329,875
Deposit to administrative expense fund	\$15,000
Bond issue costs	\$1,388,804
Subtotal: Costs of issuing the Bonds	\$3,000,000
Total uses of funds	\$16,000,000

This sources and uses of funds table is subject to revision and the actual sources and uses of funds for any line item may be different than shown above. The sources and uses of funds shown in Table IV-A will be finalized upon the issuance and sale of the Bonds.

B. Annual Costs and Indebtedness

The annual projected costs and annual projected indebtedness is shown by Table IV-B. The annual projected costs and indebtedness is subject to revision and shall be updated each in the Annual Service Plan Update to reflect any changes in the PID Costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Indebtedness

Year	Annual Projected Costs	Annual Projected Indebtedness
1	\$16,000,0000	\$16,000,000
2	\$0	\$0
3	\$0	\$0
4	\$0	\$0
5	\$0	\$0
Total	\$16,000,000	\$16,000,000

C. Annual Debt Service

The annual debt service is shown by Table IV-C. The annual debt service includes the projected annual debt service on the Bonds.

The Annual Installments represent the amount of Assessments expected to be collected each year based on the amount of debt service on the Bonds as shown in Table IV-A, which are to be issued to pay the Authorized Improvement Costs shown in Table III-B, and the Annual Collection Costs. The annual debt service and collection costs amounts shown are subject to revision and shall be updated each year in the Annual Service Plan Update to reflect any changes in the amount of principal, interest and collection costs expected to be paid each year.

Table IV-C
Projected Annual Bond Debt Service

Period Ending	Principal¹	Interest¹	Total Debt Service
9/1/2014	\$0	\$266,321	\$266,321
9/1/2015	\$0	\$1,042,125	\$1,042,125
9/1/2016	\$0	\$1,042,125	\$1,042,125
9/1/2017	\$200,000	\$1,042,125	\$1,242,125
9/1/2018	\$300,000	\$1,029,875	\$1,329,875
9/1/2019	\$300,000	\$1,011,500	\$1,311,500
9/1/2020	\$300,000	\$993,125	\$1,293,125
9/1/2021	\$300,000	\$974,750	\$1,274,750
9/1/2022	\$300,000	\$956,375	\$1,256,375
9/1/2023	\$300,000	\$938,000	\$1,238,000
9/1/2024	\$400,000	\$919,625	\$1,319,625
9/1/2025	\$400,000	\$895,125	\$1,295,125
9/1/2026	\$400,000	\$870,625	\$1,270,625
9/1/2027	\$400,000	\$846,125	\$1,246,125
9/1/2028	\$500,000	\$821,625	\$1,321,625
9/1/2029	\$500,000	\$791,000	\$1,291,000
9/1/2030	\$500,000	\$758,500	\$1,258,500
9/1/2031	\$500,000	\$726,000	\$1,226,000
9/1/2032	\$600,000	\$693,500	\$1,293,500
9/1/2033	\$600,000	\$654,500	\$1,254,500
9/1/2034	\$700,000	\$615,500	\$1,315,500
9/1/2035	\$700,000	\$570,000	\$1,270,000
9/1/2036	\$800,000	\$524,500	\$1,324,500
9/1/2037	\$800,000	\$472,500	\$1,272,500
9/1/2038	\$900,000	\$418,500	\$1,318,500
9/1/2039	\$900,000	\$357,750	\$1,257,750
9/1/2040	\$1,000,000	\$297,000	\$1,297,000
9/1/2041	\$1,100,000	\$229,500	\$1,329,500
9/1/2042	\$1,100,000	\$155,250	\$1,255,250
9/1/2043	\$1,200,000	\$81,000	\$1,281,000
	\$16,000,000	\$20,994,446	\$36,994,446

1 - The Bond principal and interest amounts shown above are based on the Series 2014 Bond final pricing numbers.

Section V

ASSESSMENT PLAN

A. Introduction

The PID Act requires the Town Council to apportion the PID Costs on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the PID Costs may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements. Section V of this Service and Assessment Plan describes the special benefit received by each Parcel of Assessed Property as a result of the Authorized Improvements, provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments, and establishes the methodology by which the Town Council allocates the special benefit of the Authorized Improvements to Parcels in a manner that results in equal shares of the PID Costs being apportioned to Parcels similarly benefited. The determination by the Town Council of the assessment methodology set forth below is the result of the discretionary exercise by the Town Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners within the Assessed Property.

B. Special Benefit

Benefited Property receives a benefit from the Authorized Improvements. The Assessed Property will receive a direct and special benefit from the Authorized Improvements, and this benefit will be equal to or greater than the amount of the Assessments. The Authorized Improvements (more particularly described in line-item format on Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment, administration, and operation of the PID shown in Table IV-A are authorized by the Act. These improvements are provided specifically for the benefit of the Assessed Property.

The majority owner of the Assessed Property has acknowledged and agreed to the determinations and findings as to benefits by the Town Council in the Service and Assessment Plan and the Assessment Ordinance, specifically including the special benefit conferred on the Assessed Property by the Authorized Improvements, as well as any other terms and provisions within these documents, and have, therefore, consented to the imposition of the Assessments to pay the PID Costs. The owner or Developer is acting in its interest in consenting to this imposition, because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The public improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the

Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Funding of the Authorized Improvement Costs by the PID is determined to be the most beneficial means of financing the Authorized Improvements. Since the Authorized Improvements are required for the highest and best use of the Assessed Property, and the PID provides the most beneficial means of providing the Authorized Improvements, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessments. This conclusion is based on and supported by the evidence, information, and testimony provided to the Town Council.

In summary, the Assessments result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the Authorized Improvement Costs by the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. Allocation of Costs to Assessed Property

The Authorized Improvements will provide a special benefit to all Assessed Property in the PID. Accordingly, the estimated Authorized Improvement Costs are fully allocated to the Assessed Property within the PID. Table III-B summarizes the allocation of Authorized Improvement Costs. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, but may not result in increased Assessments without consent by each of the owners of the Parcels to the imposition of the increased Assessments to pay for the Actual Costs.

D. Assessment Methodology

1. The PID Costs may be assessed by the Town Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Authorized Improvement Costs may be assessed using any methodology that results in the imposition of equal shares of the Authorized Improvement Costs on Assessed Property similarly benefited.

2. For purposes of this Service and Assessment Plan, the Town Council has determined that the Authorized Improvement Costs shall be allocated to the Assessed Property spreading the entire Assessment across the Parcels based on the ratio of estimated average value at build-out within each Land Use Class ("Equivalent Units") as calculated and shown in Appendix D using the proposed development types and quantity anticipated to be developed on each Parcel. The Equivalent Units for each class of property are based on the estimated value of the intended use of the property, as shown in Appendix D. As explained in Appendix D, such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. The result of this approach is that the Assessment allocated to each Parcel, as each Parcel is subdivided, will be allocated an assessment that reasonably relates to the benefit received by the Parcel from the Authorized Improvements.

3. The following table (Table V-A) shows the calculation of the Assessment per Equivalent Unit. The description of each Land Use Class and the calculation of the Equivalent Units are described in Appendix D. There are a total of 662.76 Equivalent Units expected to be built on the Assessed Property. The total Assessments, which represent the amount of Bonds issued, are

equal to \$16,000,000 as shown in Table IV-C. As a result the Assessment per Equivalent Unit is \$24,141 as shown in Table V-A below.

TABLE V-A
Assessment per Unit

Land Use Class	Units	Estimated Value per unit	Equivalent Unit Factor	Total Equivalent Units
Class 1	97	\$425,000	1.00	97.00
Class 2	182	\$295,000	0.69	125.58
Class 3	358	\$100,000	0.24	85.92
Class 4	250	\$90,000	0.21	52.50
Class 5 ¹	100.00	\$180,000	0.42	42.00
Class 6 ¹	270.55	\$291,146	0.69	186.68
Class 7 ¹	138.00	\$197,000	0.46	63.48
Class 8	199	\$85,000	0.20	9.60
Total				662.76
Total Assessments (Total Bonds issued)				\$16,000,000
Assessment per Equivalent Unit				\$24,141

The units and estimated values per unit are presented per 1,000 square feet and used as such in the calculation of the Equivalent Unit Factors.

E. Assessments

The Assessments will be levied on each Parcel as shown in the Assessment Roll attached hereto as Appendix E. The Annual Installments will be collected in the amounts shown on the Assessment Roll, which may be subject to revisions made during an Annual Service Plan Update.

F. Administrative Expenses

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. Assessments will be collected each year for the payment of Annual Collection Costs and 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.

G. Prepayment Reserve

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with 0.20% allocated to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Bonds are prepaid, and 0.30% allocated to fund a delinquency reserve account as described below.

H. Delinquency Reserve

The City has allocated up to 0.30% of the interest rate component of the Annual Installments to offset any possible delinquent payments. The delinquency reserve shall be funded up to the amount required by the Trust Indenture related to the Bonds, but in no event will the annual collection, together with the prepayment reserve be more than 0.50% higher than the actual interest rate paid on the Bonds. If the prepayment reserve and delinquency reserve contain the amounts required under the Trust Indenture, then the 0.50% of the interest rate component of the Annual Installments will be used to retire Bonds early as described in the Trust Indenture.

Section VI
TERMS OF THE ASSESSMENTS

A. Amount of Assessments

The Assessment for each Parcel is shown on the Assessment Roll, and no Assessment shall be changed except as authorized by this Service and Assessment Plan (including the Annual Service Plan Updates) and the PID Act. The Assessments shall not exceed the amount required to repay principal and interest on the Bonds and Annual Collection Costs.

B. Reallocation of Assessments

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of units to be built on each newly subdivided Parcel
- D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the Town Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any

reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the Town Council.

C. Mandatory Prepayment of Assessments

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the Town the full amount of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. The payments required above shall be treated the same as any Assessment that is due and owing under the Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the Act.

D. Reduction of Assessments

1. If after all Authorized Improvements have been completed, there are excess Bond proceeds being available to redeem Bonds, then the Assessments and Annual Installments for each Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments and Annual Installments for all Parcels equals the amount required to repay the Bonds after such redemption, including interest on the Bonds and Annual Collection Costs, and such excess Bond proceeds shall be applied to redeem Bonds. The Assessment for each Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments is equal to the outstanding principal amount of the Bonds.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the Town Council to reflect only the amounts required to repay the Bonds, including interest on the Bonds and Annual Collection Costs, and such excess Bond proceeds shall be applied to redeem Bonds. The Town Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage, if determined by the Town Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds, including interest on the Bonds and Collection Costs. The Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced Assessments is equal to the outstanding principal amount of the Bonds.

E. Payment of Assessments

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

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

(c) Upon payment in full of the Assessment and all Prepayment Costs, the Town shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Town to collect interest and amounts to pay Annual Collection Costs in Annual Installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Assessment Roll, as updated as provided for herein, which include interest and Annual Collection Costs. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Each Assessment shall be paid with interest of no more than the lesser of (i) the actual interest rate paid on the Bonds and (ii) 9% percent per annum. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rates of 6.125%, 6.5%, 6.75% for the 2028, 2036 and 2043 term Bonds, respectively and additional interest at the rate of 0.5% for the prepayment reserve and delinquency reserve as described in Section V(g) and (h). Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll, updated with the actual interest rates on the Bonds, is shown as Appendix E.

The Annual Installments shall be reduced to equal the actual costs of repaying the Bonds and actual Annual Collection Costs (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

F. Collection of Annual Installments

No less frequently than annually, the Town Council, or the Administrator, on behalf of the Town Council, shall prepare and the Town Council shall approve, 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 a calculation of the Annual Installment for each Parcel. Annual Collection Costs shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits

applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the Town in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the Town. The Town Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Section VII

THE ASSESSMENT ROLL

Appendix E identifies each Parcel within the PID, the Benefited Property, the Assessed Property and Non-Benefited Property. The Assessment Roll includes each Parcel of Assessed Property, the Assessment imposed on each Parcel and the Annual Installments to be paid each year for each Parcel if the Assessment is not paid in full for any Parcel. The Assessment on each Parcel is based on the number of units expected to be built on each Parcel, and the Assessment per unit results, as explained herein.

Each Parcel of Assessed Property has been evaluated by the Town Council (based on the information provided by the Developer and other sources including information about the developable area, proposed Owner Association Property and Public Property, best and highest use of the property, and other development factors deemed relevant by the Town Council) to determine the proposed use of the Parcel. The proposed use is then multiplied by the Assessment per Equivalent Unit forth in Table V-B of this Service and Assessment Plan, and the total of such amounts shall constitute the "Assessment" for the Parcel as set forth on the Assessment Roll. The Assessment Roll shall be updated upon the preparation of each Annual Service Plan Update to reflect, for each Parcel, subdivisions, consolidations, prepayments, and reductions authorized by this Service and Assessment Plan.

The Administrator shall prepare, and the Town Council shall review and approve, annual updates to the Assessment Roll as the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the Town and permitted by the PID Act: (i) the identification of each Parcel as Benefited Property, Assessed Property, and Non-Benefited Property; (ii) the Assessment for each Parcel, including any adjustments authorized by this Service and Assessment Plan or in the Act; (iii) the Assessment for each Parcel, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iv) the Annual Installment for the Parcel for the year (if the Assessment is payable in installments); and (v) payments of the Assessment, if any, as provided by Section VI.C of this Service and Assessment Plan.

Section VIII MISCELLANEOUS PROVISIONS

A. Administrative Review

An owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the Town not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the Town Council for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the Town Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the Town Council, the decision of the Town Council, shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. Termination of Assessments

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the Town shall provide the owner of the affected Parcel a recordable "Notice of Cancellation of the PID Assessment."

C. Amendments

The Town Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Annual Collection Costs, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The Town Council or the Administrator on behalf of the Town council, shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or 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 Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Town.

Appendix A

The PID MAP

Appendix B

ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

Riverwalk PID No. 1
Town of Flower Mound, TX

Estimated Authorized Improvement Costs

Description of Improvements	Estimated Cost
Road improvements including right-of-way	\$7,210,000
Water distribution system improvements	\$1,190,000
Sanitary sewer collection system improvements	\$830,000
Storm sewer collection system improvements	\$2,065,000
Other soft costs	\$1,615,000
Subtotal: Estimated Authorized Improvement Costs	\$12,910,000
Add: Estimated costs for issuing Bonds	\$3,090,000
Total Estimated Costs	\$16,000,000



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm Number 1798
TBPLS Firm Number 10047700

OPINION OF PROBABLE COST

for

The River Walk at Central Park PID Budget

being a portion of

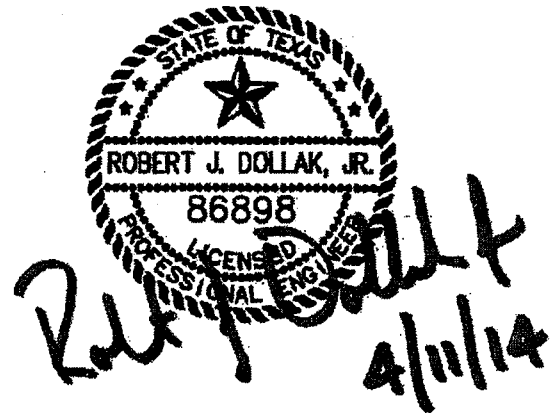
~108 Acres

in the

Town of Flower Mound

Denton County, Texas

April 2014



G&A CONSULTANTS, LLC.
TBPE F-1798

Riverwalk - PID Budget

Summary

	PID
Villas - Parcel 2	1,831,964.96
Infrastructure East - Parcels 3,4,5,7,9,10	2,917,726.19
Infrastructure West - Parcel 6	3,319,792.70
Memory Care - Parcel 8	313,425.56
Row Houses - Parcel 1	1,369,056.63
Totals	9,751,966.04

	PID
Water	1,186,874.8
Sewer	827,499.10
Storm	2,061,519.90
Paving	4,064,733.80
Misc	1,611,338.44
Total	9,751,966.04

Riverwalk Villas - PID Budget

PID

Water	334,763.70
Sewer	169,761.10
Storm	227,963.80
Storm Scepters	84,845.00
Paving, Path, Traffic control	708,653.25
Geotech	59,000.00
Erosion Control	21,500.00
Signs	5,000.00
Engineering	174,520.00
Inspection Fees	45,958.11

TOTAL

1,831,964.96

THE RIVER WALK AT CENTRAL PARK VILLAS

WATER LINE IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	LS	Furnish and install connection to the Existing 12-inch waterline, complete and in place, per lump sum	1	1,500.00	1,500.00	1,500.00
2	LS	Furnish and install connection to the Existing 8-inch waterline, complete and in place, per lump sum	3	1,500.00	4,500.00	4,500.00
3	LS	Furnish and install connection to the Existing 6-inch waterline, complete and in place, per lump sum	1	1,500.00	1,500.00	1,500.00
4	LF	Furnish and install 12-inch PVC waterline, complete and in place, per linear foot	725	30.00	21,750.00	21,750.00
5	LF	Furnish and install 8-inch PVC waterline, complete and in place, per linear foot	3445	20.00	68,900.00	68,900.00
6	LF	Furnish and install 6-inch PVC waterline, complete and in place, per linear foot	267	19.00	5,073.00	5,073.00
7	EA	Furnish and install 12-inch x 8-inch Tapping Sleeve and Valve, complete and in place, per each	3	4,550.00	13,650.00	13,650.00
8	EA	Furnish and install 12-inch x 6-inch Tapping Sleeve and Valve, complete and in place, per each	2	4,100.00	8,200.00	8,200.00
9	EA	Furnish and install 8-inch x 6-inch Tapping Sleeve and Valve, complete and in place, per each	1	3,300.00	3,300.00	3,300.00
10	EA	Furnish and install 12-inch Gate Valve, complete and in place, per each	4	2,000.00	8,000.00	8,000.00
11	EA	Furnish and install 8-inch Gate Valve, complete and in place, per each	21	1,100.00	23,100.00	23,100.00
12	EA	Furnish and install 6-inch Gate Valve, complete and in place, per each	17	700.00	11,900.00	11,900.00
13	EA	Furnish and install 12-inch x 8-inch Tee, complete and in place, per each	2	465.00	930.00	930.00
14	EA	Furnish and install 12-inch x 6-inch Tee, complete and in place, per each	1	450.00	450.00	450.00
15	EA	Furnish and install 8-inch x 8-inch Tee, complete and in place, per each	1	300.00	300.00	300.00
16	EA	Furnish and install 8-inch x 6-inch Tee, complete and in place, per each	15	275.00	4,125.00	4,125.00
17	EA	Furnish and install 8-inch 90 Degree Bend, complete and in place, per each	3	250.00	750.00	750.00
18	EA	Furnish and install 12-inch plug, complete and in place, per each	1	150.00	150.00	150.00
19	EA	Furnish and install Standard Fire Hydrant Assembly Inc. 6-inch 90 Deg. Bend, complete and in place, per each	20	4,000.00	80,000.00	80,000.00
20	EA	Furnish and install bull head service water line, complete and in place, per each	36	1,375.00	49,500.00	49,500.00
21	EA	Furnish and install bull head service water line on the existing water line, complete and in place, per each	7	1,485.00	10,395.00	10,395.00
22	EA	Furnish and install single service water line, complete and in place, per each	4	600.00	2,400.00	2,400.00
23	EA	Furnish and install single service water line on the existing water line, complete and in place, per each	2	700.00	1,400.00	1,400.00

24	EA	Furnish and install single service water line to Timber Trails Park, complete and in place, per each	1	700.00	700.00	700.00
25	EA	Furnish and install 1-inch irrigation tap, complete and in place, per each	9	800.00	7,200.00	7,200.00
26	EA	Furnish and install 1-inch irrigation tap on the existing water line, complete and in place, per each	5	900.00	4,500.00	4,500.00
27	LF	Furnish and install Water Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	4452	0.10	445.20	445.20
28	LS	Furnish and install Water Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	0.50	0.50	0.50
29	EA	Furnish and install 8-inch Plug, complete and in place, per each	1	125.00	125.00	125.00
30	LF	Furnish and install 1-inch Domestic Water Line, complete and in place, per linear foot	1	20.00	20.00	20.00

Total Water Line Improvements: \$334,763.70

SANITARY SEWER LINE IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	EA	Furnish and install connection to the existing sanitary sewer manhole, complete and in place, per each	1	1,000.00	1,000.00	1,000.00
2	LF	Furnish and install 12-inch SDR 35 PVC sanitary sewer line, complete and in place, per linear foot	353	29.00	10,237.00	10,237.00
3	LF	Furnish and install 12-inch SDR 26 PVC sanitary sewer line, complete and in place, per linear foot	492	35.00	17,220.00	17,220.00
4	LF	Furnish and install 8-inch SDR 35 PVC sanitary sewer line, complete and in place, per linear foot	1813	20.00	36,260.00	36,260.00
5	LF	Furnish and install 8-inch SDR 26 PVC sanitary sewer line, complete and in place, per linear foot	424	25.00	10,600.00	10,600.00
6	EA	Furnish and install 5-Diameter Manhole, complete and in place, per each	1	3,850.00	3,850.00	3,850.00
7	EA	Furnish and install 4-Foot Diameter Manhole, complete and in place, per each	11	2,800.00	30,800.00	30,800.00
8	EA	Furnish and install single service sanitary sewer lateral, complete and in place, per each	76	525.00	39,900.00	39,900.00
9	EA	Furnish and install single service sanitary sewer lateral, on the existing sanitary sewer line complete and in place, per each	21	635.00	13,335.00	13,335.00
10	EA	Furnish and install single 6-inch service sanitary sewer lateral to Future Office Building Lot, complete and in place, per each	1	700.00	700.00	700.00
11	EA	Furnish and install single 6-inch service sanitary sewer lateral to Timbers Trail Park, complete and in place, per each	1	700.00	700.00	700.00
12	LF	Furnish and install Sanitary Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	3081	0.10	308.10	308.10
13	LS	Furnish and install Sanitary Sewer Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	1.00	1.00	1.00
14	EA	Furnish and install 5 Foot Diameter Manhole on the ex. sanitary sewer line, complete and in place, per each	1	4,850.00	4,850.00	4,850.00

Total Sanitary Sewer Line Improvements: \$169,761.10

STORM SEWER IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	EA	Furnish and install connection to the existing junction box, complete and in place, per each	5	1,250.00	6,250.00	6,250.00
2	EA	Furnish and install connection to existing curb inlets, complete and in place, per each	1	1,250.00	1,250.00	1,250.00
3	LF	Furnish and install 18-inch Class III RCP, complete and in place, per linear foot	488	30.00	14,640.00	14,640.00
4	LF	Furnish and install 24-inch Class III RCP, complete and in place, per linear foot	141	39.00	5,499.00	5,499.00
5	EA	Furnish and install 18-inch x 18-inch 60 Degree Wye, complete and in place, per each	4	1.00	4.00	4.00
6	EA	Furnish and install 24-inch x 18-inch 60 Degree Wye, complete and in place, per each	1	1.00	1.00	1.00
7	EA	Furnish and install 18-inch 30 Degree Bend complete and in place, per each	1	1.00	1.00	1.00
8	EA	Furnish and install 18-inch 45 Degree Bend complete and in place, per each	5	1.00	5.00	5.00
9	EA	Furnish and install 18-inch 60 Degree Bend complete and in place, per each	5	1.00	5.00	5.00
10	EA	Furnish and install 10-foot curb inlet complete and in place, per each	2	2,400.00	4,800.00	4,800.00
11	EA	Furnish and install 5-foot curb inlet complete and in place, per each	19	2,200.00	41,800.00	41,800.00
12	EA	Furnish and install 3-foot x 3-foot Grate Inlet complete and in place, per each	2	4,000.00	8,000.00	8,000.00
13	EA	Furnish and install 2-foot x 2-foot Grate Inlet complete and in place, per each	7	1,000.00	7,000.00	7,000.00
14	EA	Furnish and install 4-foot Storm Sewer Manhole complete and in place, per each	1	2,500.00	2,500.00	2,500.00
15	EA	Furnish and install Type 2 - Type M Storm Sewer Manhole complete and in place, per each	1	3,000.00	3,000.00	3,000.00
16	EA	Furnish and install 2-foot Junction Box complete and in place, per each	1	2,350.00	2,350.00	2,350.00
17	EA	Furnish and install 4-foot Junction Box complete and in place, per each	7	2,650.00	18,550.00	18,550.00
18	EA	Furnish and install 6-foot Junction Box complete and in place, per each	1	4,750.00	4,750.00	4,750.00
19	LF	Furnish and install Storm Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	3323	0.10	332.30	332.30
20	EA	Furnish and install 24-inch 60 Degree Bend complete and in place, per each	1	150.00	150.00	150.00
21	EA	Furnish and install 36-inch x 18-inch 60 Degree Wye, complete and in place, per each	3	150.00	450.00	450.00
22	EA	Furnish and install 36-inch 45 Degree Bend complete and in place, per each	1	150.00	150.00	150.00
23	EA	Furnish and install 18-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	409	40.50	16,564.50	16,564.50
24	EA	Furnish and install 24-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	337	49.00	16,513.00	16,513.00

25	EA	Furnish and install 30-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	264	64.00	16,896.00	16,896.00
26	EA	Furnish and install 36-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	440	84.50	37,180.00	37,180.00
27	EA	Furnish and install 42-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	171	113.00	19,323.00	19,323.00

Storm Sewer Improvements Total: \$227,963.80

STORM SCEPTOR IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	EA	ST-8 NSBB 4-8	1	18,765.00	18,765.00	18,765.00
2	EA	ST-9 NSBB-4-8	1	18,765.00	18,765.00	18,765.00
3	EA	ST-9 NSBB-4-8	1	18,765.00	18,765.00	18,765.00
4	EA	ST-11 NSBB-5-10-LITE	1	28,550.00	28,550.00	28,550.00

Total Sanitary Sewer Line Improvements: \$84,845.00

PAVING AND STRIPING IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	SY	Furnish and install 8-inch 4200 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	854	48.50	41,419.00	41,419.00
2	SY	Furnish and install 6-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	10769	30.50	328,454.50	328,454.50
3	SY	Furnish and install 6-inch 3600 PSI Stamped and Colored Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	374	54.00	20,196.00	20,196.00
4	SY	Furnish and install 5-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	5411	29.40	159,083.40	159,083.40
5	SY	Furnish and install 5 1/2-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	781	31.50	24,601.50	24,601.50
6	SY	Furnish and install 8-inch Stabilized Subgrade, complete and in place, per square yard	13090	2.00	26,180.00	26,180.00
7	TON	Furnish and install Lime, complete and in place, per ton	260	130.00	33,800.00	33,800.00
8	LF	Furnish and install Concrete Street Header, complete and in place, per linear foot	101	12.00	1,212.00	1,212.00
9	LF	Furnish and install Pavement Saw Cut, complete and in place, per linear foot	693	4.00	2,772.00	2,772.00
10	LF	Furnish and install Type III Barricade, complete and in place, per linear foot	103	30.00	3,090.00	3,090.00
11	EA	Furnish and install ADA Parking Spot Symbol complete and in place, per each	2	55.00	110.00	110.00

12	LF	Furnish and install 4-inch White Right Turn Bay Striping, complete and in place, per linear foot	420	1.60	672.00	672.00
13	LF	Furnish and install 4-inch Red Fire Line Striping, complete and in place, per linear foot	547	0.70	382.90	382.90
14	LF	Furnish and install 6-inch Red Fire Line Striping, complete and in place, per linear foot	1153	0.85	980.05	980.05
15	LF	Furnish and install 12-inch White Cross Walk Striping, complete and in place, per linear foot	1276	3.85	4,912.60	4,912.60
16	LF	Furnish and install 24-inch White Stop Bar Striping, complete and in place, per linear foot	109	5.50	599.50	599.50
17	LF	Furnish and install Double Solid, complete and in place, per linear foot	2468	2.10	5,182.80	5,182.80
18	EA	Furnish and install Lane-Use Arrow Single, complete and in place, per each	3	140.00	420.00	420.00
19	EA	Furnish and install Lane Use Arrow Dual, complete and in place, per each	2	180.00	360.00	360.00
20	EA	Furnish and install Lane Lettering, complete and in place, per each	4	150.00	600.00	600.00
21	EA	Furnish and install Accessible Ramps, complete and in place, per each	55	975.00	53,625.00	53,625.00

Paving and Striping Improvements Total: \$708,653.25

Paving and Striping Improvements with Maintenance Bonds: \$714,603.25

Total Wet Utilities, Paving, and Bonds: \$1,531,936.85

MISC.

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1		Geotech	1	59,000.00	59,000.00	59,000.00
2		Erosion Control	1	21,500.00	21,500.00	21,500.00
3		Signs	1	5,000.00	5,000.00	5,000.00
4		Engineering	1	174,520.00	174,520.00	174,520.00
5		Inspection Fees	1	45,958.11	45,958.11	45,958.11

Miscellaneous Improvements Total: \$305,978.11

Riverwalk Infrastructure East - PID Budget

PID

Water	344,546.60
Sewer	264,074.40
Storm	333,712.30
Storm Scepters	237,405.00
River Storm Sewer	320,603.20
Paving, Path, Traffic control	925,443.15
Geotech	47,000.00
Erosion Control	28,000.00
Signs	5,000.00
Engineering	339,000.00
Inspection Fees	72,941.54

TOTAL

2,917,726.19

THE RIVER WALK AT CENTRAL PARK INFRASTRUCTURE EAST IMPROVEMENTS

WATER LINE IMPROVEMENTS

Item No.	Unit	Description	QTY	Unit Price	Total	PID
1	EA	Furnish and install connection to the Existing 8-inch waterline, complete and in place, per each	6	385.00	2,310.00	2,310.00
2	LF	Furnish and install 12-inch PVC waterline, complete and in place, per linear foot	979	29.50	28,880.50	28,880.50
3	LF	Furnish and install 8-inch PVC waterline, complete and in place, per linear foot	4510	19.00	85,690.00	85,690.00
4	LF	Furnish and install 6-inch PVC waterline, complete and in place, per linear foot	337	15.50	5,223.50	5,223.50
5	LF	Furnish and install 6-inch PVC Fire Line waterline, complete and in place, per linear foot	80	17.50	1,400.00	1,400.00
6	LF	Furnish and install 2-inch Domestic Water Line complete and in place, per linear foot	160	19.50	3,120.00	3,120.00
7	EA	Furnish and install 12-inch Gate Valve, complete and in place, per each	10	2,000.00	20,000.00	20,000.00
8	EA	Furnish and install 8-inch Gate Valve, complete and in place, per each	53	1,200.00	63,600.00	63,600.00
9	EA	Furnish and install 6-inch Gate Valve, complete and in place, per each	29	900.00	26,100.00	26,100.00
10	EA	Furnish and install 12-inch x 8-inch Tee, complete and in place, per each	3	800.00	2,400.00	2,400.00
11	EA	Furnish and install 12-inch x 6-inch Tee, complete and in place, per each	8	700.00	5,600.00	5,600.00
12	EA	Furnish and install 8-inch x 8-inch Tee, complete and in place, per each	16	600.00	9,600.00	9,600.00
13	EA	Furnish and install 8-inch x 6-inch Tee, complete and in place, per each	21	400.00	8,400.00	8,400.00
14	EA	Furnish and install 8-inch 90 Degree Bend, complete and in place, per each	2	500.00	1,000.00	1,000.00
15	EA	Furnish and install 8-inch 22.5 Degree Bend, complete and in place, per each	3	300.00	900.00	900.00
16	EA	Furnish and install 12-inch plug, complete and in place, per each	1	200.00	200.00	200.00
17	EA	Furnish and install 8-inch plug, complete and in place, per each	9	125.00	1,125.00	1,125.00
18	EA	Furnish and install 6-inch plug, complete and in place, per each	8	100.00	800.00	800.00
19	EA	Furnish and install 2-inch plug, complete and in place, per each	8	50.00	400.00	400.00
20	EA	Furnish and install Standard Fire Hydrant Assembly inc. 6-inch 90 Deg. Bend on existing water line, complete and in place, per each	21	2,700.00	56,700.00	56,700.00
21	EA	Furnish and install 2-inch Domestic water tap, complete and in place, per each	8	850.00	6,800.00	6,800.00
22	LF	Furnish and install Water Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	5826	0.10	582.60	582.60
23	LS	Furnish and install Water Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	3,000.00	3,000.00	3,000.00

24	LF	Furnish and install removal of the existing water line complete and in place, per linear foot	586	15.00	8,790.00	8,790.00
25	LF	Furnish and install connection to the Existing 12-inch waterline, complete and in place, per each	1	500.00	500.00	500.00
26	EA	Furnish and install 12-inch x 12-inch Tee, complete and in place, per each	1	1,075.00	1,075.00	1,075.00
27	EA	Furnish and install connection to the Existing 6-inch waterline, complete and in place, per each	1	350.00	350.00	350.00

Water Line Improvements Total: \$344,546.60

SANITARY SEWER LINE IMPROVEMENTS

Item No.	Unit	Description	QTY	Unit Price	Total	PID
1	EA	Furnish and install connection to the Existing sanitary sewer line, complete and in place, per each	4	850.00	3,400.00	3,400.00
2	LF	Furnish and install 12-inch SDR 26 PVC sanitary sewer line, complete and in place, per linear foot	1121	35.00	39,235.00	39,235.00
3	LF	Furnish and install 12-inch SDR 35 PVC sanitary sewer line, complete and in place, per linear foot	153	28.50	4,360.50	4,360.50
4	LF	Furnish and install 8-inch SDR 26 PVC sanitary sewer line, complete and in place, per linear foot	2175	25.50	55,462.50	55,462.50
5	LF	Furnish and install 8-inch SDR 35 PVC sanitary sewer line, complete and in place, per linear foot	665	20.00	13,300.00	13,300.00
6	EA	Furnish and install 6-foot Diameter Manhole, complete and in place, per each	1	3,500.00	3,500.00	3,500.00
7	EA	Furnish and install 5-foot Diameter Manhole, complete and in place, per each	14	5,250.00	73,500.00	73,500.00
8	EA	Furnish and install 4-foot Diameter Manhole, complete and in place, per each	11	2,350.00	25,850.00	25,850.00
9	EA	Furnish and install 6-inch sanitary sewer lateral, complete and in place, per each	14	425.00	5,950.00	5,950.00
10	LF	Furnish and install Sanitary Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	4114	0.10	411.40	411.40
11	LS	Furnish and install Sanitary Sewer Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	5,830.00	5,830.00	5,830.00
12	EA	Furnish and install Demolition of existing Sanitary Sewer Manhole complete and in place, per each	5	1,000.00	5,000.00	5,000.00
13	LF	Furnish and install Grouting of the Existing Sanitary Sewer Line complete and in place, per linear foot	1994	10.00	19,940.00	19,940.00
14	LF	Furnish and install 6-inch PVC Sanitary Sewer to Chapel complete and in place, per linear foot	90	21.50	1,935.00	1,935.00
15	EA	Furnish and install 6-inch Sanitary Sewer Plug on line to the Chapel complete and in place, per linear each	1	150.00	150.00	150.00
16	LF	Furnish and install 6-foot Diameter Drop Manhole, complete and in place, per each	1	6,250.00	6,250.00	6,250.00

Sanitary Sewer Line Improvements Total: \$264,074.40

STORM SEWER IMPROVEMENTS

Item No.	Unit	Description	QTY	Unit Price	Total	PID
1	EA	Furnish and install connection to the existing junction box, complete and in place, per each	2	1,250.00	2,500.00	2,500.00
2	EA	Furnish and install connection to the existing curb inlet, complete and in place, per each	1	1,000.00	1,000.00	1,000.00
3	EA	Furnish and install connection to the existing RCP drainage pipe, complete and in place, per each	4	400.00	1,600.00	1,600.00
4	LF	Furnish and install 18-inch Class III RCP, complete and in place, per linear foot	676	30.00	20,280.00	20,280.00
5	LF	Furnish and install 24-inch Class III RCP, complete and in place, per linear foot	370	38.00	14,060.00	14,060.00
6	LF	Furnish and install 30-inch Class III RCP, complete and in place, per linear foot	50	47.00	2,350.00	2,350.00
7	EA	Furnish and install 18-inch x 18-inch 60 Degree Wye, complete and in place, per each	8	1.00	8.00	8.00
8	EA	Furnish and install 24-inch x 18-inch 60 Degree Wye, complete and in place, per each	3	1.00	3.00	3.00
9	EA	Furnish and install 30-inch x 18-inch 60 Degree Wye, complete and in place, per each	2	1.00	2.00	2.00
10	EA	Furnish and install 18-inch 45 Degree Bend complete and in place, per each	1	1.00	1.00	1.00
11	EA	Furnish and install 18-inch 60 Degree Bend complete and in place, per each	6	1.00	6.00	6.00
12	EA	Furnish and install 24-inch 60 Degree Bend complete and in place, per each	1	1.00	1.00	1.00
13	EA	Furnish and install 18-inch Plug complete and in place, per each	1	60.00	60.00	60.00
14	EA	Furnish and install 8-foot curb inlet complete and in place, per each	14	2,200.00	30,800.00	30,800.00
15	EA	Furnish and install 5-foot curb inlet complete and in place, per each	14	2,000.00	28,000.00	28,000.00
16	EA	Furnish and install 4-foot Storm Sewer Manhole complete and in place, per each	3	2,400.00	7,200.00	7,200.00
17	EA	Furnish and install Type I - Type M Storm Sewer Manhole complete and in place, per each	1	1,750.00	1,750.00	1,750.00
18	EA	Furnish and install 4-foot Junction Box complete and in place, per each	3	2,250.00	6,750.00	6,750.00
19	EA	Furnish and install 5-foot Junction Box complete and in place, per each	4	2,600.00	10,400.00	10,400.00
20	LF	Furnish and install Storm Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	2843	0.10	284.30	284.30
21	LF	Furnish and install Demolition of existing 18" RCP complete and in place, per linear foot	72	15.00	1,080.00	1,080.00
22	LF	Furnish and install Demolition of existing 33" RCP complete and in place, per linear foot	65	20.00	1,300.00	1,300.00
23	LF	Furnish and install Demolition of existing 48" RCP complete and in place, per linear foot	48	20.00	960.00	960.00
24	EA	Furnish and install Demolition of existing Type "B" Headwall complete and in place, per each	2	650.00	1,300.00	1,300.00

25	EA	Furnish and install Demolition of existing curb inlet Headwall complete and in place, per each	1	650.00	650.00	650.00
26	EA	Furnish and install Demolition of existing Storm Sewer Manhole complete and in place, per each	1	1,000.00	1,000.00	1,000.00
27	SF	Furnish and install Demolition of existing Concrete Pavement complete and in place, per square foot	2011	5.00	10,055.00	10,055.00
28	SF	Furnish and install 6" Temporary Asphalt Pavement complete and in place, per square foot	2011	5.00	10,055.00	10,055.00
29	LF	Furnish and install 18-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	471	40.50	19,075.50	19,075.50
30	LF	Furnish and install 24-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	318	49.00	15,582.00	15,582.00
31	LF	Furnish and install 30-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	31	64.00	1,984.00	1,984.00
32	LF	Furnish and install 36-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	27	84.50	2,281.50	2,281.50
33	LF	Furnish and install 42-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	219	113.00	24,747.00	24,747.00
34	LF	Furnish and install 48-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	86	129.50	11,137.00	11,137.00
35	LF	Furnish and install 60-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	600	173.50	104,100.00	104,100.00
36	EA	Furnish and install 24-inch 45 Degree Bend complete and in place, per each	2	150.00	300.00	300.00
37	EA	Furnish and install 30-inch 45 Degree Bend complete and in place, per each	2	150.00	300.00	300.00
38	EA	Furnish and install 48-inch 45 Degree Bend complete and in place, per each	1	150.00	150.00	150.00
39	EA	Furnish and install 42-inch x 18-inch 60 Degree Wye, complete and in place, per each	2	150.00	300.00	300.00
40	EA	Furnish and install 60-inch x 18-inch 60 Degree Wye, complete and in place, per each	2	150.00	300.00	300.00

Storm Sewer Improvements Total: \$333,712.30

STORM SCEPTOR IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	EA	ST-A NSBB-6-12-LITE	1	35,695.00	35,695.00	35,695.00
2	EA	ST-C NSBB-10-14	1	70,560.00	70,560.00	70,560.00
3	EA	ST-3 NSBB-5-10-LITE	1	28,550.00	28,550.00	28,550.00
4	EA	ST-4 NSBB-8-14-LITE	1	51,300.00	51,300.00	51,300.00
5	EA	ST-7 NSBB-8-14-LITE	1	51,300.00	51,300.00	51,300.00

Storm Sceptor Improvements Total: \$237,405.00

RIVER STORM SEWER IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	LF	21" Class III Rubber Gasket RCP	22	44.00	968.00	968.00
2	LF	24" Class III Rubber Gasket RCP	187	49.00	9,163.00	9,163.00
3	LF	36" Class III Rubber Gasket RCP	108	84.50	9,126.00	9,126.00
4	LF	42" Class III Rubber Gasket RCP	377	113.00	42,601.00	42,601.00
5	LF	48" Class III Rubber Gasket RCP	86	129.70	11,154.20	11,154.20
6	LF	54" Class III Rubber Gasket RCP	878	153.00	134,334.00	134,334.00
7	LF	60" Class III Rubber Gasket RCP	172	197.50	33,970.00	33,970.00
8	LF	66" Class III Rubber Gasket RCP	81	226.00	18,306.00	18,306.00
9	LF	8X6 Box Cluvert	66	369.00	24,354.00	24,354.00
10	LF	Trench safety	1020	0.10	102.00	102.00
11	EA	Type-A Headwall	1	6,750.00	6,750.00	6,750.00
12	EA	Storm sewer line plug	12	175.00	2,100.00	2,100.00
13	LF	Remove existing 48" RCP	300	25.00	7,500.00	7,500.00
14	LS	Remove headwalls and rip rap	1	7,700.00	7,700.00	7,700.00
15	LS	Remove and replace existing paving	1	11,650.00	11,650.00	11,650.00
16	LS	Bond	1	825.00	825.00	825.00

Storm Sewer Improvements Total: \$320,603.20

PAVING AND STRIPING IMPROVEMENTS

Item No.	Unit	Description	QTY	Unit Price	Total	PID
1	SY	Furnish and install 6-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	14681	30.20	443,366.20	443,366.20
2	SY	Furnish and install 6-inch 3600 PSI Stamped and Colored Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	671	57.70	38,716.70	38,716.70
3	SY	Furnish and install 5-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	6194	28.00	173,432.00	173,432.00
5	EA	Furnish and install Accessible Ramps, complete and in place, per each	44	1,000.00	44,000.00	44,000.00
6	SY	Furnish and install 8-inch Stabilized Subgrade, complete and in place, per square yard	23697	2.50	59,242.50	59,242.50
7	TON	Furnish and install Lime, complete and in place, per ton	470	110.00	51,700.00	51,700.00
8	LF	Furnish and install Concrete Street Header, complete and in place, per linear foot	1785	7.00	12,495.00	12,495.00
9	LF	Furnish and install Pavement Saw cut, complete and in place, per linear foot	1551	4.00	6,204.00	6,204.00
10	LF	Furnish and install Type III Barricade, complete and in place, per linear foot	142	30.00	4,260.00	4,260.00

11	LF	Furnish and install 4-inch White Parking Lot Striping, complete and in place, per linear foot	2743	1.05	2,880.15	2,880.15
12	LF	Furnish and install 4-inch Red Fire Line Striping, complete and in place, per linear foot	535	0.70	374.50	374.50
13	LF	Furnish and install 6-inch Red Fire Line Striping, complete and in place, per linear foot	1152	0.85	979.20	979.20
14	LF	Furnish and install 12-inch White Cross Walk Striping, complete and in place, per linear foot	1474	3.85	5,674.90	5,674.90
15	LF	Furnish and install 12-inch White Gore Striping, complete and in place, per linear foot	126	5.50	693.00	693.00
16	LF	Furnish and install 24-inch White Stop Bar Striping, complete and in place, per linear foot	178	5.50	979.00	979.00
17	LF	Furnish and install Double Solid, complete and in place, per linear foot	1734	2.10	3,641.40	3,641.40
18	LF	Furnish and install Broken, complete and in place, per linear foot	1644	0.35	575.40	575.40
19	EA	Furnish and install Yield Line, complete and in place, per each	2	137.50	275.00	275.00
20	EA	Furnish and install Lane Use Arrow Dual, complete and in place, per each	1	181.50	181.50	181.50
21	EA	Furnish and install Lane Use Arrow, complete and in place, per each	8	137.50	1,100.00	1,100.00
22	EA	Furnish and install Lane Lettering, complete and in place, per each	3	148.50	445.50	445.50
23	EA	Furnish and install Type II C-R Buttons, complete and in place, per each	23	3.25	74.75	74.75
24	EA	Furnish and install White Buttons, complete and in place, per each	22	3.25	71.50	71.50
25	LS	Furnish and install Pavement Testing in accordance with Town regulations, complete and in place, per lump sum	1	4,200.00	4,200.00	4,200.00
26	SF	Furnish and install Demolition of existing Concrete Pavement complete and in place, per square foot	43964	0.75	32,973.00	32,973.00
27	SF	Furnish and install Demolition of Temporary Asph. Pavement complete and in place, per square foot	2011	1.00	2,011.00	2,011.00
28	LF	Furnish and install Right Turn Bay Striping complete and in place, per linear foot	333	7.65	2,547.45	2,547.45
29	LF	Furnish and install 8-inch 4200 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	667	48.50	32,349.50	32,349.50

Paving and Striping Improvements Total: \$925,443.15

Paving and Striping Improvements with Maintenance Bonds: \$931,043.15

Total Wet Utilities, Paving, and Bonds: \$2,431,384.65

MISC.

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1		Geotech	1	47,000.00	47,000.00	47,000.00
2		Erosion Control	1	28,000.00	28,000.00	28,000.00
3		Signs	1	5,000.00	5,000.00	5,000.00
4		Engineering	1	339,000.00	339,000.00	339,000.00
5		Inspection Fees	1	72,941.54	72,941.54	72,941.54

Miscellaneous Improvements Total: \$491,941.54

Riverwalk Infrastructure West - PID Budget

PID

Water	188,785.20
Sewer	166,176.00
Storm	347,909.00
Storm Septer (8)	153,900.00
Paving, Path, Traffic control, Bridges	979,808.00
Bridges	1,027,905.00
Geotech	47,000.00
Erosion Control	22,000.00
Signs	5,000.00
Engineering	295,207.00
Inspection Fees	86,102.50

TOTAL

3,319,792.70

THE RIVER WALK AT CENTRAL PARK INFRASTRUCTURE WEST IMPROVEMENTS
WATER LINE IMPROVEMENTS

Item No.	Unit	Description	QTY	Unit Price	Total	PID
1	EA	Furnish and install connection to the Existing 8-inch waterline, complete and in place, per each	6	385.00	2,310.00	2,310.00
2	LF	Furnish and install 8-inch PVC waterline, complete and in place, per linear foot	3937	19.50	76,771.50	76,771.50
3	EA	Furnish and install 8-inch Gate Valve, complete and in place, per each	20	1,205.00	24,100.00	24,100.00
4	EA	Furnish and install 8-inch x 8-inch Tee, complete and in place, per each	10	645.00	6,450.00	6,450.00
5	EA	Furnish and install 8-inch 90 Degree Bend, complete and in place, per each	6	515.00	3,090.00	3,090.00
6	EA	Furnish and install 8-inch plug, complete and in place, per each	6	135.00	810.00	810.00
7	EA	Furnish and install Standard Fire Hydrant Assembly inc. 6-inch 90 Deg. Bend on existing water line, complete and in place, per each	18	2,770.00	49,860.00	49,860.00
8	EA	Furnish and install 2-inch Domestic water tap, complete and in place, per each	25	860.00	21,500.00	21,500.00
9	LF	Furnish and install Water Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	3937	0.10	393.70	393.70
10	LS	Furnish and install Water Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	3,000.00	3,000.00	3,000.00
11	LF	Furnish and install connection to the Existing 12-inch waterline, complete and in place, per each	1	500.00	500.00	500.00

Water Line Improvements Total: \$188,785.20

SANITARY SEWER LINE IMPROVEMENTS

Item No.	Unit	Description	QTY	Unit Price	Total	PID
1	EA	Furnish and install connection to the Existing sanitary sewer line, complete and in place, per each	2	850.00	1,700.00	1,700.00
2	LF	Furnish and install 8-inch SDR 26 PVC sanitary sewer line, complete and in place, per linear foot	2360	26.00	61,360.00	61,360.00
3	EA	Furnish and install 5-foot Diameter Manhole, complete and in place, per each	12	5,350.00	64,200.00	64,200.00
4	EA	Furnish and install 6-inch sanitary sewer lateral, complete and in place, per each	34	425.00	14,450.00	14,450.00
5	LF	Furnish and install Sanitary Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	2360	0.10	236.00	236.00
6	LS	Furnish and install Sanitary Sewer Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	5,830.00	5,830.00	5,830.00
7	LF	Furnish and install Grouting of the Existing Sanitary Sewer Line complete and in place, per linear foot	1840	10.00	18,400.00	18,400.00

Sanitary Sewer Line Improvements Total: \$166,176.00

STORM SEWER IMPROVEMENTS

Item No.	Unit	Description	QTY	Unit Price	Total	PID
1	EA	Furnish and install connection to the existing RCP drainage pipe, complete and in place, per each	4	400.00	1,600.00	1,600.00
2	EA	Furnish and install 18-inch x 18-inch 60 Degree Wye, complete and in place, per each	8	150.00	1,200.00	1,200.00
3	EA	Furnish and install 24-inch x 18-inch 60 Degree Wye, complete and in place, per each	3	150.00	450.00	450.00
4	EA	Furnish and install 30-inch x 18-inch 60 Degree Wye, complete and in place, per each	2	150.00	300.00	300.00
5	EA	Furnish and install 18-inch 45 Degree Bend complete and in place, per each	1	150.00	150.00	150.00
6	EA	Furnish and install 18-inch 60 Degree Bend complete and in place, per each	6	150.00	900.00	900.00
7	EA	Furnish and install 24-inch 60 Degree Bend complete and in place, per each	1	150.00	150.00	150.00
8	EA	Furnish and install 18-inch Plug complete and in place, per each	1	60.00	60.00	60.00
9	EA	Furnish and install 8-foot curb inlet complete and in place, per each	22	2,400.00	52,800.00	52,800.00
10	EA	Furnish and install 5-foot curb inlet complete and in place, per each	8	2,150.00	17,200.00	17,200.00
11	EA	Furnish and install 4-foot Storm Sewer Manhole complete and in place, per each	3	2,500.00	7,500.00	7,500.00
12	EA	Furnish and install Type 1 - Type M Storm Sewer Manhole complete and in place, per each	1	1,750.00	1,750.00	1,750.00
13	EA	Furnish and install 4-foot Junction Box complete and in place, per each	3	2,250.00	6,750.00	6,750.00
14	EA	Furnish and install 5-foot Junction Box complete and in place, per each	4	2,450.00	9,800.00	9,800.00
15	LF	Furnish and install Storm Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	1370	0.10	137.00	137.00
16	LF	Furnish and install 18-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	398	40.50	16,119.00	16,119.00
17	LF	Furnish and install 24-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	196	49.00	9,604.00	9,604.00
18	LF	Furnish and install 30-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	31	64.00	1,984.00	1,984.00
19	LF	Furnish and install 36-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	27	84.50	2,281.50	2,281.50
20	LF	Furnish and install 42-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	189	113.00	21,357.00	21,357.00
21	LF	Furnish and install 48-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	1223	129.50	158,378.50	158,378.50
22	LF	Furnish and install 60-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	208	173.50	36,088.00	36,088.00
23	EA	Furnish and install 24-inch 45 Degree Bend complete and in place, per each	2	150.00	300.00	300.00
24	EA	Furnish and install 30-inch 45 Degree Bend complete and in place, per each	2	150.00	300.00	300.00

25	EA	Furnish and install 48-inch 45 Degree Bend complete and in place, per each	1	150.00	150.00	150.00
26	EA	Furnish and install 42-inch x 18-inch 60 Degree Wye, complete and in place, per each	2	150.00	300.00	300.00
27	EA	Furnish and install 60-inch x 18-inch 60 Degree Wye, complete and in place, per each	2	150.00	300.00	300.00

Storm Sewer Improvements Total: \$347,909.00

STORM SCEPTOR IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	EA	ST-2 NSBB-8-14-LITE	1	51,300.00	51,300.00	51,300.00
2	EA	ST-5 NSBB-8-14-LITE	1	51,300.00	51,300.00	51,300.00
3	EA	ST-6 NSBB-8-14-LITE	1	51,300.00	51,300.00	51,300.00

Storm Sceptor Improvements Total: \$153,900.00

PAVING AND STRIPING IMPROVEMENTS

Item No.	Unit	Description	QTY	Unit Price	Total	PID
1	SY	Furnish and install 6-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	10089	30.20	304,687.80	304,687.80
2	SY	Furnish and install 5-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	9582	28.00	268,296.00	268,296.00
3	EA	Furnish and install Accessible Ramps, complete and in place, per each	12	1,000.00	12,000.00	12,000.00
4	SY	Furnish and install 8-inch Stabilized Subgrade, complete and in place, per square yard	20524	2.55	52,336.20	52,336.20
5	SY	Furnish and install 10-inch Stabilized Subgrade, complete and in place, per square yard	5205	2.55	13,272.75	13,272.75
6	TON	Furnish and install Lime, complete and in place, per ton	462	110.00	50,820.00	50,820.00
7	LF	Furnish and install Type III Barricade, complete and in place, per linear foot	136	55.00	7,480.00	7,480.00
8	LF	Furnish and install 4-inch White Parking Lot Striping, complete and in place, per linear foot	5157	1.05	5,414.85	5,414.85
9	LF	Furnish and install 12-inch White Cross Walk Striping, complete and in place, per linear foot	783	3.85	3,014.55	3,014.55
10	LF	Furnish and install 24-inch White Stop Bar Striping, complete and in place, per linear foot	43	5.50	236.50	236.50
11	LF	Furnish and install Double Solid, complete and in place, per linear foot	5961	2.10	12,518.10	12,518.10
12	EA	Furnish and install Yield Line, complete and in place, per each	2	137.50	275.00	275.00
13	EA	Furnish and install Lane Use Arrow Dual, complete and in place, per each	4	181.50	726.00	726.00

14	EA	Furnish and install Lane Use Arrow, complete and in place, per each	10	137.50	1,375.00	1,375.00
15	EA	Furnish and install Lane Lettering, complete and in place, per each	8	148.50	1,188.00	1,188.00
16	EA	Furnish and install Type II C-R Buttons, complete and in place, per each	23	3.25	74.75	74.75
17	EA	Furnish and install White Buttons, complete and in place, per each	22	3.25	71.50	71.50
18	LS	Furnish and install Pavement Testing in accordance with Town regulations, complete and in place, per lump sum	1	4,200.00	4,200.00	4,200.00
19	LF	Furnish and install 8-inch 4200 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	4986	48.50	241,821.00	241,821.00

Paving and Striping Improvements Total: \$979,808.00

Maintenance Bonds: \$5,600.00

Total Wet Utilities, Paving, and Bonds: \$1,842,178.20

BRIDGE IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	EA	Bridge 1 Structure	1	141,975.00	141,975.00	141,975.00
2	EA	Bridge 1 Footer	2	25,000.00	50,000.00	50,000.00
3	EA	Bridge 1 Installation	1	75,000.00	75,000.00	75,000.00
4	EA	Bridge 1 Dirt work	1	18,000.00	18,000.00	18,000.00
5	EA	Bridge 1 Paving	1	20,000.00	20,000.00	20,000.00
6	EA	Bridge 1 Veneer and bottom paint	1	34,000.00	34,000.00	34,000.00
7	LF	Bridge 1 Railing	100	300.00	30,000.00	30,000.00
8	LF	Bridge 1 Sidewalk	100	40.00	4,000.00	4,000.00
9	EA	Bridge 1 lighting	10	200.00	2,000.00	2,000.00
10	EA	Bridge 3 Structure	1	295,930.00	295,930.00	295,930.00
11	EA	Bridge 3 Footer	3	25,000.00	75,000.00	75,000.00
12	EA	Bridge 3 Installation	1	120,000.00	120,000.00	120,000.00
13	EA	Bridge 3 Dirt work	1	27,000.00	27,000.00	27,000.00
14	EA	Bridge 3 Paving	1	20,000.00	20,000.00	20,000.00
15	EA	Bridge 3 Veneer	1	79,000.00	79,000.00	79,000.00
16	LF	Bridge 3 Railing	100	300.00	30,000.00	30,000.00
17	LF	Bridge 3 Sidewalk	100	40.00	4,000.00	4,000.00
18	EA	Bridge 3 lighting	10	200.00	2,000.00	2,000.00

Bridge Improvements Total: \$1,027,905.00

MISC.

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1		Geotech	1	47,000.00	47,000.00	47,000.00
2		Erosion Control	1	22,000.00	22,000.00	22,000.00
3		Signs	1	5,000.00	5,000.00	5,000.00
4		Engineering	1	295,207.00	295,207.00	295,207.00
5		Inspection Fees	1	86,102.50	86,102.50	86,102.50

Miscellaneous Improvements Total: \$455,309.50

Riverwalk Memory Care - PID Budget

PID

*Water	80,067.30
*Sewer	21,283.20
*Storm	51,414.30
*Paving, Path, Traffic control	89,294.00
Geotech	15,000.00
Erosion Control	12,000.00
Signs	5,000.00
Engineering	32,000.00
Inspection Fees	7,366.76

TOTAL 313,425.56

THE RIVER WALK AT CENTRAL PARK MEMORY CARE - PARCEL 8

WATER LINE IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	LS	Furnish and install connection to the Existing 12-inch waterline, complete and in place, per lump sum	1	1,950.00	1,950.00	1,950.00
2	LS	Furnish and install connection to the Existing 8-inch waterline, complete and in place, per lump sum	3	1,750.00	5,250.00	5,250.00
3	LF	Furnish and install 12-inch PVC waterline, complete and in place, per linear foot	704	30.50	21,472.00	21,472.00
4	LF	Furnish and install 8-inch PVC waterline, complete and in place, per linear foot	354	21.00	7,434.00	7,434.00
5	EA	Furnish and install 12-inch x 8-inch Tapping Sleeve and Valve, complete and in place, per each	1	4,550.00	4,550.00	4,550.00
6	EA	Furnish and install 12-inch Gate Valve, complete and in place, per each	2	2,065.00	4,130.00	4,130.00
7	EA	Furnish and install 8-inch Gate Valve, complete and in place, per each	2	1,100.00	2,200.00	2,200.00
8	EA	Furnish and install 8-inch x 8-inch Tee, complete and in place, per each	1	300.00	300.00	300.00
9	EA	Furnish and install 8-inch 90 Degree Bend, complete and in place, per each	2	250.00	500.00	500.00
10	EA	Furnish and install 12-inch plug, complete and in place, per each	1	150.00	150.00	150.00
11	EA	Furnish and install Standard Fire Hydrant Assembly inc. 6-inch 90 Deg. Bend, complete and in place, per each	4	4,000.00	16,000.00	16,000.00
12	EA	Furnish and install 1-inch irrigation tap on the existing water line, complete and in place, per each	1	900.00	900.00	900.00
13	LF	Furnish and install Water Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	1058	0.10	105.80	105.80
14	LS	Furnish and install Water Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	0.50	0.50	0.50
15	EA	Furnish and install 8-inch Plug, complete and in place, per each	1	125.00	125.00	125.00
16	LF	Bore	60	250.00	15,000.00	15,000.00

Total Water Line Improvements: \$80,067.30

SANITARY SEWER LINE IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	LF	Furnish and install 8-inch SDR 26 PVC sanitary sewer line, complete and in place, per linear foot	302	26.00	7,852.00	7,852.00
2	EA	Furnish and install 5-Diameter Manhole, complete and in place, per each	3	4,000.00	12,000.00	12,000.00

3	EA	Furnish and install single 6-inch service sanitary sewer lateral to Future Office Building Lot, complete and in place, per each	1	700.00	700.00	700.00
4	EA	Furnish and install single 6-inch service sanitary sewer lateral to Timbers Trail Park, complete and in place, per each	1	700.00	700.00	700.00
5	LF	Furnish and install Sanitary Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	302	0.10	30.20	30.20
6	LS	Furnish and install Sanitary Sewer Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	1.00	1.00	1.00

Total Sanitary Sewer Line Improvements: \$21,283.20

STORM SEWER IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	EA	Furnish and install 24-inch x 18-inch 60 Degree Wye, complete and in place, per each	1	150.00	150.00	150.00
2	EA	Furnish and install 10-foot curb inlet complete and in place, per each	3	2,800.00	8,400.00	8,400.00
3	EA	Furnish and install 6-foot Junction Box complete and in place, per each	3	4,750.00	14,250.00	14,250.00
4	LF	Furnish and install Storm Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	253	0.10	25.30	25.30
5	EA	Furnish and install 42-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	253	113.00	28,589.00	28,589.00

Storm Sewer Improvements Total: \$51,414.30

PAVING AND STRIPING IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	SY	Furnish and install 6-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	927	30.50	28,273.50	28,273.50
2	SY	Furnish and install 5-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	492	29.40	14,464.80	14,464.80
3	SY	Furnish and install 8-inch Stabilized Subgrade, complete and in place, per square yard	13495	2.00	26,990.00	26,990.00
4	TON	Furnish and install Lime, complete and in place, per ton	30	130.00	3,900.00	3,900.00
5	LF	Furnish and install Type III Barricade, complete and in place, per linear foot	103	30.00	3,090.00	3,090.00
6	LF	Furnish and install 4-inch White Right Turn Bay Striping, complete and in place, per linear foot	420	1.60	672.00	672.00
7	LF	Furnish and install 12-inch White Cross Walk Striping, complete and in place, per linear foot	100	3.85	385.00	385.00

8	LF	Furnish and install 24-inch White Stop Bar Striping, complete and in place, per linear foot	77	5.50	423.50	423.50
9	LF	Furnish and install Double Solid, complete and in place, per linear foot	712	2.10	1,495.20	1,495.20
10	EA	Furnish and install Accessible Ramps, complete and in place, per each	4	2,400.00	9,600.00	9,600.00

Paving and Striping Improvements Total: \$89,294.00

Paving and Striping Improvements with Maintenance Bonds: \$92,794.00

Total Wet Utilities, Paving, and Bonds: \$245,558.80

MISC.

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1		Geotech	1	15,000.00	15,000.00	15,000.00
2		Erosion Control	1	12,000.00	12,000.00	12,000.00
3		Signs	1	5,000.00	5,000.00	5,000.00
4		Engineering	1	32,000.00	32,000.00	32,000.00
5		Inspection Fees	1	7,366.76	7,366.76	7,366.76

Miscellaneous Improvements Total: \$71,366.76

Riverwalk Row Houses - PID Budget

PID

*Water	238,712.00
*Sewer	206,204.40
*Storm	303,767.30
*Paving, Path, Traffic control	333,630.40
Geotech	59,000.00
Erosion Control	21,500.00
Signs	5,000.00
Engineering	158,400.00
Inspection Fees	42,842.53

TOTAL 1,369,056.63

THE RIVER WALK AT CENTRAL PARK ROW HOUSES - PARCEL 1
WATER LINE IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	LS	Furnish and install connection to the Existing 8-inch waterline, complete and in place, per lump sum	2	1,750.00	3,500.00	3,500.00
2	LF	Furnish and install 8-inch PVC waterline, complete and in place, per linear foot	3715	21.00	78,015.00	78,015.00
3	EA	Furnish and install 8-inch Gate Valve, complete and in place, per each	21	1,100.00	23,100.00	23,100.00
4	EA	Furnish and install 8-inch x 8-inch Tee, complete and in place, per each	4	300.00	1,200.00	1,200.00
5	EA	Furnish and install 8-inch 90 Degree Bend, complete and in place, per each	3	250.00	750.00	750.00
6	EA	Furnish and install Standard Fire Hydrant Assembly inc. 6-inch 90 Deg. Bend, complete and in place, per each	14	4,000.00	56,000.00	56,000.00
7	EA	Furnish and install bull head service water line, complete and in place, per each	50	1,375.00	68,750.00	68,750.00
8	EA	Furnish and install single service water line, complete and in place, per each	10	600.00	6,000.00	6,000.00
9	EA	Furnish and install 1-inch irrigation tap on the existing water line, complete and in place, per each	1	900.00	900.00	900.00
10	LF	Furnish and install Water Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	3715	0.10	371.50	371.50
11	LS	Furnish and install Water Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	0.50	0.50	0.50
12	EA	Furnish and install 8-inch Plug, complete and in place, per each	1	125.00	125.00	125.00

Total Water Line Improvements: \$238,712.00

SANITARY SEWER LINE IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	EA	Furnish and install connection to the existing sanitary sewer manhole, complete and in place, per each	1	1,000.00	1,000.00	1,000.00
2	LF	Furnish and install 8-inch SDR 26 PVC sanitary sewer line, complete and in place, per linear foot	3594	26.00	93,444.00	93,444.00
3	EA	Furnish and install 5-Diameter Manhole, complete and in place, per each	10	4,000.00	40,000.00	40,000.00
4	EA	Furnish and install 4-Foot Diameter Manhole, complete and in place, per each	6	2,275.00	13,650.00	13,650.00
5	EA	Furnish and install single service sanitary sewer lateral, complete and in place, per each	110	525.00	57,750.00	57,750.00
6	LF	Furnish and install Sanitary Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per	3594	0.10	359.40	359.40
7	LS	Furnish and install Sanitary Sewer Line Testing in accordance with Town regulations, complete and in place, per lump sum	1	1.00	1.00	1.00

Total Sanitary Sewer Line Improvements: \$206,204.40

STORM SEWER IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	EA	Furnish and install connection to existing curb inlets, complete and in place, per each	1	1,250.00	1,250.00	1,250.00
2	EA	Furnish and install 18-inch x 18-inch 60 Degree Wye, complete and in place, per each	4	150.00	600.00	600.00
3	EA	Furnish and install 24-inch x 18-inch 60 Degree Wye, complete and in place, per each	3	150.00	450.00	450.00
4	EA	Furnish and install 18-inch 30 Degree Bend complete and in place, per each	1	150.00	150.00	150.00
5	EA	Furnish and install 18-inch 45 Degree Bend complete and in place, per each	5	150.00	750.00	750.00
6	EA	Furnish and install 18-inch 60 Degree Bend complete and in place, per each	5	150.00	750.00	750.00
7	EA	Furnish and install 10-foot curb inlet complete and in place, per each	2	2,800.00	5,600.00	5,600.00
8	EA	Furnish and install 5-foot curb inlet complete and in place, per each	19	2,400.00	45,600.00	45,600.00
9	EA	Furnish and install 3-foot x 3-foot Grate Inlet complete and in place, per each	2	4,000.00	8,000.00	8,000.00
10	EA	Furnish and install 2-foot x 2-foot Grate Inlet complete and in place, per each	7	1,150.00	8,050.00	8,050.00
11	EA	Furnish and install 4-foot Storm Sewer Manhole complete and in place, per each	10	3,300.00	33,000.00	33,000.00
12	EA	Furnish and install Type 2 - Type M Storm Sewer Manhole complete and in place, per each	1	3,600.00	3,600.00	3,600.00
13	EA	Furnish and install 4-foot Junction Box complete and in place, per each	7	3,250.00	22,750.00	22,750.00
14	EA	Furnish and install 6-foot Junction Box complete and in place, per each	5	4,750.00	23,750.00	23,750.00
15	LF	Furnish and install Storm Sewer Line Trench Safety System in accordance with current OSHA standards, complete and in place, per linear foot	2478	0.10	247.80	247.80
16	EA	Furnish and install 24-inch 60 Degree Bend complete and in place, per each	1	150.00	150.00	150.00
17	EA	Furnish and install 36-inch x 18-inch 60 Degree Wye, complete and in place, per each	3	150.00	450.00	450.00
18	EA	Furnish and install 36-inch 45 Degree Bend complete and in place, per each	1	150.00	150.00	150.00
19	EA	Furnish and install 18-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	409	40.50	16,564.50	16,564.50
20	EA	Furnish and install 24-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	1194	49.00	58,506.00	58,506.00
21	EA	Furnish and install 30-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	264	64.00	16,896.00	16,896.00
22	EA	Furnish and install 36-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	440	84.50	37,180.00	37,180.00
23	EA	Furnish and install 42-inch Class III RCP with Rubber Sealed Joints, complete and in place, per linear foot	171	113.00	19,323.00	19,323.00

Storm Sewer Improvements Total: \$303,767.30

PAVING AND STRIPING IMPROVEMENTS

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1	SY	Furnish and install 6-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	7629	30.50	232,684.50	232,684.50
2	SY	Furnish and install 5-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	478	29.40	14,053.20	14,053.20
3	SY	Furnish and install 5 1/2-inch 3600 PSI Concrete with #3 bars 18-inch on center each way, complete and in place, per square yard	600	31.50	18,900.00	18,900.00
4	SY	Furnish and install 8-inch Stabilized Subgrade, complete and in place, per square yard	8531	2.00	17,062.00	17,062.00
5	TON	Furnish and install Lime, complete and in place, per ton	169	130.00	21,970.00	21,970.00
6	LF	Furnish and install Type III Barricade, complete and in place, per linear foot	103	30.00	3,090.00	3,090.00
7	LF	Furnish and install 12-inch White Cross Walk Striping, complete and in place, per linear foot	1022	3.85	3,934.70	3,934.70
8	LF	Furnish and install 24-inch White Stop Bar Striping, complete and in place, per linear foot	352	5.50	1,936.00	1,936.00
9	EA	Furnish and install Accessible Ramps, complete and in place, per each	20	1,000.00	20,000.00	20,000.00

Paving and Striping Improvements Total: \$333,630.40

Paving and Striping Improvements with Maintenance Bonds: \$339,580.40

Total Wet Utilities, Paving, and Bonds: \$1,421,894.50

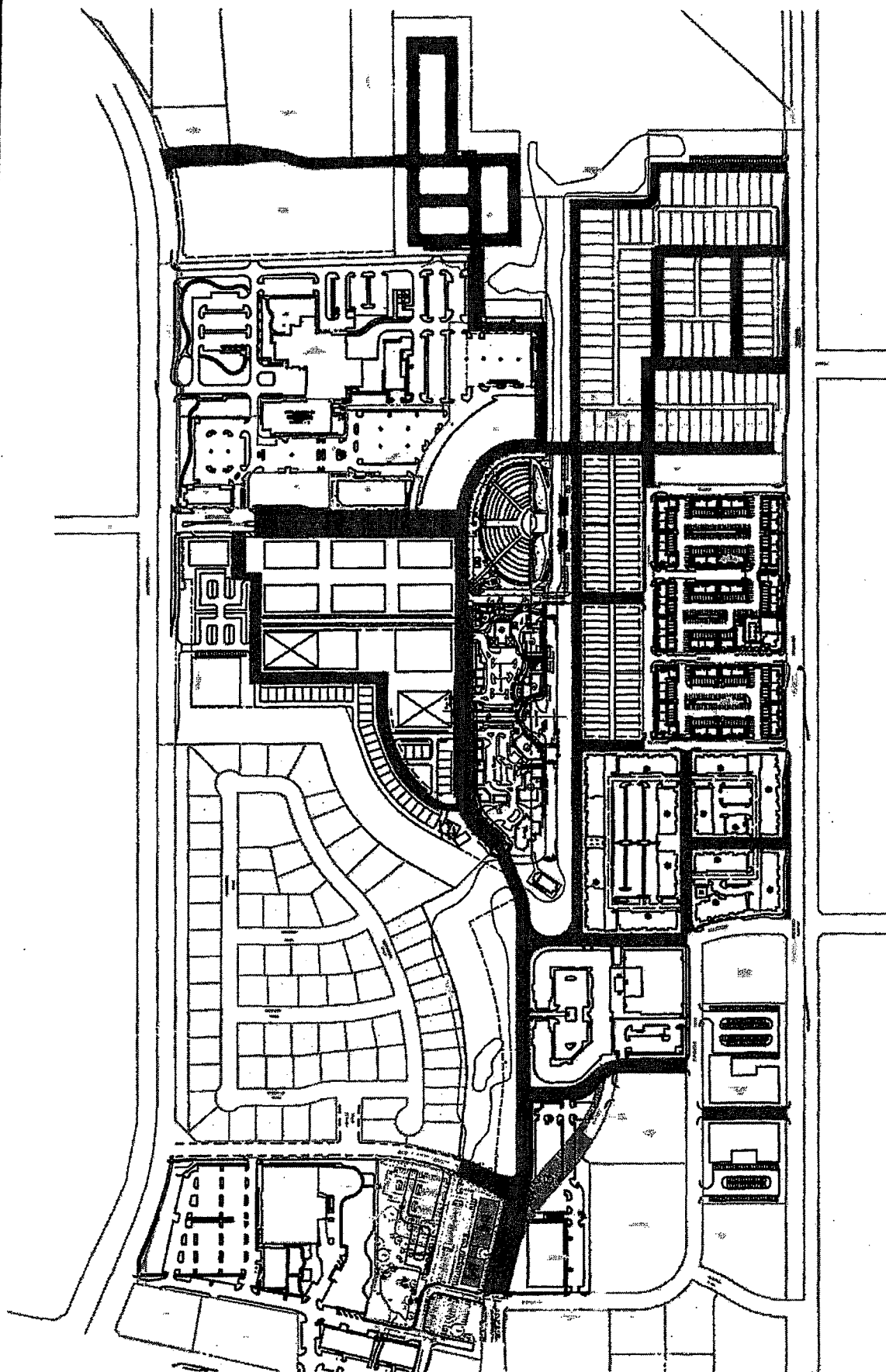
MISC.

Item No.	Unit	Description	Qty	Unit Price	Total	PID
1		Geotech	1	59,000.00	59,000.00	59,000.00
2		Erosion Control	1	21,500.00	21,500.00	21,500.00
5		Signs	1	5,000.00	5,000.00	5,000.00
7		Engineering	1	158,400.00	158,400.00	158,400.00
8		Inspection Fees	1	42,842.53	42,842.53	42,842.53

Miscellaneous Improvements Total: \$286,742.53

Appendix C

DIAGRAM OF THE AUTHORIZED IMPROVEMENTS



CONSULTANTS, LLC
1500 N. MICHIGAN AVE. SUITE 1000
ANN ARBOR MI 48106-1500
734.769.7000
www.gsaconsultants.com

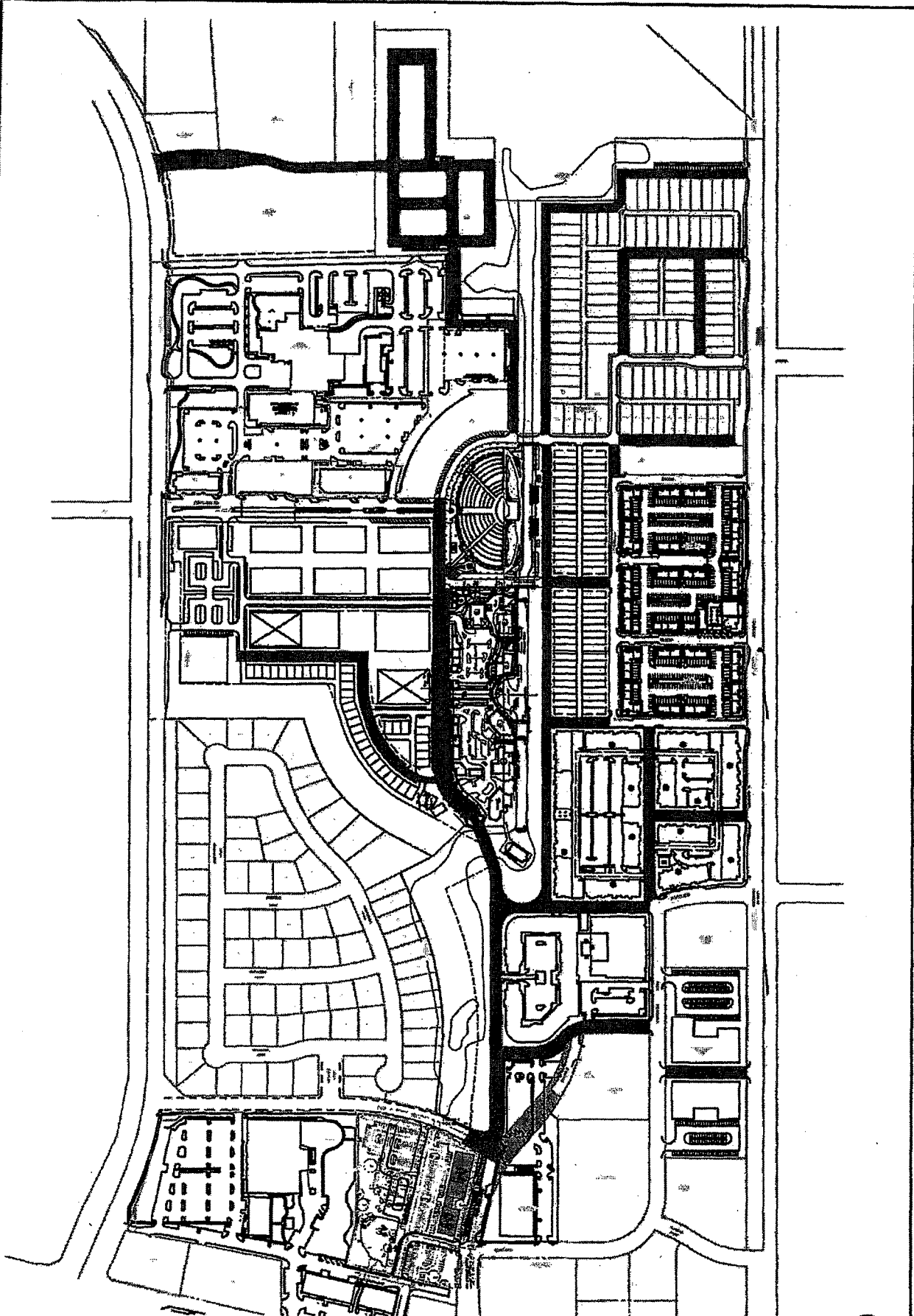
PAVING IMPROVEMENTS EXHIBIT - \$4,064,733.80

The River Walk at Central Park

Town of Flower Mound
Denton County, Texas

Deaf Smith County, Texas

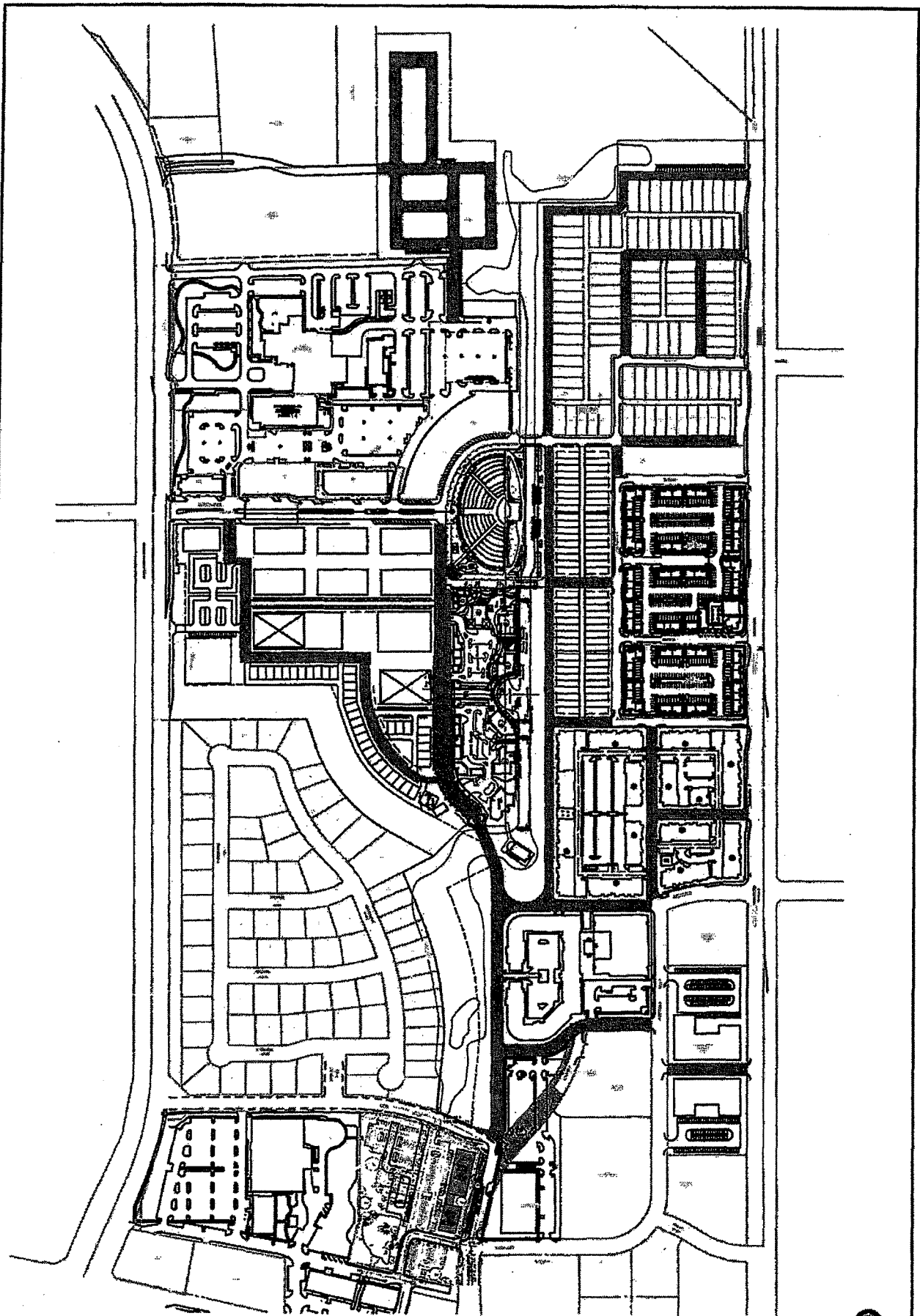
[illegible]



CONSULTANTS, LLC
 ENGINEERING CONSULTANTS, LLC
 10000 N. MOPAC EXPRESSWAY, SUITE 1000
 AUSTIN, TEXAS 78753-3100
 TEL: 512.476.1100 FAX: 512.476.1101
 WWW.CONSULTANTS-LLC.COM

WATER LINE IMPROVEMENTS EXHIBIT - \$1,186,874.80
The River Walk at Central Park
 Town of Flower Mound
 Denton County, Texas

LEGEND
 1" = 100' (Horizontal)
 1" = 10' (Vertical)
 1" = 10' (Diagonal)
 1" = 10' (Curved)
 1" = 10' (Sloped)
 1" = 10' (Elevated)
 1" = 10' (Depressed)
 1" = 10' (Variable)
 1" = 10' (Fixed)
 1" = 10' (Other)

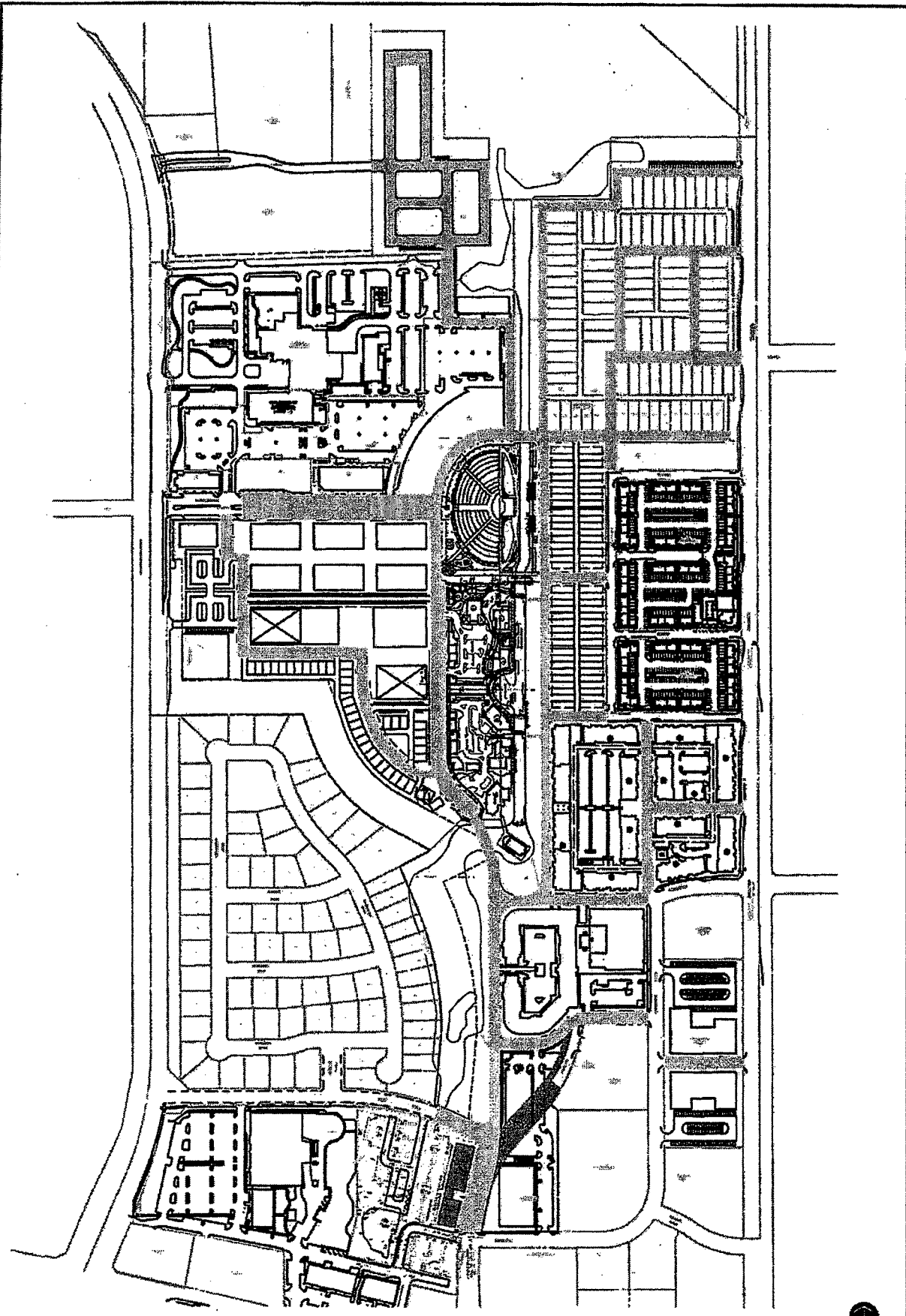


SANITARY SEWER IMPROVEMENTS EXHIBIT - \$827,499.10
The River Walk at Central Park

Town of Flower Mound
Denton County, Texas



THIS PLAN IS PREPARED FOR THE TOWN OF FLOWER MOUND, TEXAS, BY THE CONSULTANTS, LLC, A PROFESSIONAL ENGINEERING FIRM. THE CONSULTANTS, LLC, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE TOWN OF FLOWER MOUND. THE CONSULTANTS, LLC, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE TOWN OF FLOWER MOUND. THE CONSULTANTS, LLC, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE TOWN OF FLOWER MOUND.



STORM SEWER IMPROVEMENTS EXHIBIT - \$2,061,519.90
The River Walk at Central Park

Town of Flower Mound
Denton County, Texas



NOT TO SCALE
This drawing is a schematic representation of the proposed improvements and is not intended to be used for construction purposes. The actual construction shall be in accordance with the approved plans and specifications. The project is subject to change without notice.

Appendix D

LAND USE CLASS AND EQUIVALENT UNITS

For purposes of allocating the Assessments, the Assessed Property has been, or is anticipated to be, classified in one of eight Land Use Classes. The following table shows the proposed residential, retail, office and hotel Land Use Class within the PID.

Table D-1
Proposed Development within the PID

Lot Type	Description	Proposed Development
<u>Residential</u>		
Land Use Class 1	Single-Family	97 units
Land Use Class 2	Townhomes	182 units
Land Use Class 3	Multi-Family	358 units
Land Use Class 4	Assisted Living	250 units
<u>Non-Residential</u>		
Land Use Class 5	Memory Care	100,000 Square Feet
Land Use Class 6	Retail	270,550 Square Feet
Land Use Class 7	Office	138,000 Square Feet
Land Use Class 8	Hotel	48 units

The Land Use Classes shown in the Table are defined as follows:

“Land Use Class 1” means lots identified as such on the Assessment Roll, which are referred to as single-family in the Central Business District area of the PID (the “CBD”) and being generally lots for a detached single family dwelling unit on individually platted lots.

“Land Use Class 2” means lots identified as such on the Assessment Roll, which are referred to as townhomes in the CBD and being generally lots for an attached single family dwelling unit on individually platted lots.

“Land Use Class 3” means lots identified as such on the Assessment Roll, which are referred to as multi-family in the CBD and being generally dwelling units or suite of rooms on one or more floors of a multi-family building.

“Land Use Class 4” means lots identified as such on the Assessment Roll, which are referred to as senior living units in the CBD and being generally housing units for senior citizens and the elderly and may include independent living units, comprising of a dwelling unit or suite of rooms on one or more floors of a building, or assisted living units that provide nursing or congregate care.

“Land Use Class 5” means lots identified as such on the Assessment Roll, which are referred to as memory care in the CBD, and being generally parcels used for memory care of senior citizens and the elderly and/or Alzheimer’s assisted living purposes that may be comprised of private/semi-private resident rooms on one or more floors of a building with living and dining areas that provide nursing care..

“Land Use Class 6” means lots identified as such on the Assessment Roll, which are referred to as retail in the CBD, and being generally parcels used for retail purposes that may be comprised of a single tenant or multiple tenants that make up a retail establishment and are generally located on the ground floor of buildings or in a single building.

“Land Use Class 7” means lots identified as such on the Assessment Roll, which are referred to as office in the CBD, and being generally parcels used for office purposes that may include a group of offices or a single office and are generally located in a single building, on one or more floors, or multiple buildings.

“Land Use Class 8” means lots identified as such on the Assessment Roll, which are referred to as hotel in the CBD, and being generally a building or group of buildings designed and occupied as a temporary abiding place of individuals.

As explained under Section IV-D, for purpose of this Service and Assessment Plan, the Town Council has determined that the Costs of the Authorized Improvements to be financed with the Bonds shall be allocated to the Parcels based on the estimated value at build-out.

For purposes of this Service and Assessment Plan, the Town Council has determined that the PID Costs shall be allocated to the Assessed Property spreading the entire Assessment across the Parcels of Assessed Property based on the estimated Equivalent Units as calculated and shown in Appendix D using the proposed development types and quantity anticipated to be developed on each Parcel and average estimated values at build-out. Allocation of Assessments by value is specifically authorized by statute. This approach is particularly appropriate in this case, as the purpose of the improvements to be provided by the PID is to allow for the development of the property to make the property more valuable. Accordingly, allocating the Assessments in accordance with value will result in a reasonable determination that equal shares of the PID Costs have been allocated to Parcels similarly benefited.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel.

Having taken into consideration the matters described above, the Town Council has determined that allocating the Assessments among Parcels based on estimated average value is best accomplished by creating classifications of benefited Parcels based on the “Land Use Class” defined above. These classifications representing the estimated average value per unit relative to Land Use Class 1 (Residential – Single-Family) representing the highest estimated average value per unit are set forth in Table D-2 below. Assessments are allocated to each Lot Type on the basis of the estimated average value for each Land Use

Class. This is accomplished by giving each Land Use Class an Equivalent Unit factor. Equivalent Units are the ratio of the estimated average value at build-out within each Land Use Class, setting the Equivalent Unit factor for Land Use Class 1 (Residential – Single-Family) to 1.0. The Equivalent Unit factor for Land Use Class 2 is calculated to be 0.69 ($\$295,000 \div \$495,000 = 0.69$). The Equivalent Unit factor for each of the remaining Land Use Classes is calculated accordingly and shown in Table D-2.

Table D-2
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor
Land Use Class 1 (Residential - Single Family)	\$425,000	1.00 per dwelling unit
Land Use Class 2 (Residential – Townhome)	\$295,000	0.69 per dwelling unit
Land Use Class 3 (Residential – Multi-Family)	\$100,000	0.24 per dwelling unit
Land Use Class 4 (Residential – Assisted Living)	\$90,000	0.21 per dwelling unit
Land Use Class 5 (Memory Care)	\$180,000	0.42 per 1,000 Sq. Ft
Land Use Class 6 (Retail)	\$291,146	0.69 per 1,000 Sq. Ft
Land Use Class 7 (Office)	\$197,000	0.46 per 1,000 Sq. Ft
Land Use Class 8 (Hotel)	\$85,000	0.20 per unit

The total estimated Equivalent Units are shown in Table D-3 below as calculated based on the Equivalent Unit factors shown above and the number of units proposed to be built within the PID.

Table D-3
**Total Estimated Equivalent Units and
Assessment per Equivalent Units**

Land Use Class	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Land Use Class 1 (Residential - Single Family)	97	1.00	97.00
Land Use Class 2 (Residential – Townhome)	182	0.69	125.58
Land Use Class 3 (Residential – Multi-Family)	358	0.24	85.92
Land Use Class 4 (Residential – Assisted Living)	250	0.21	52.50
Land Use Class 5 (Memory Care) – in 1,000 Sq. Ft	100.00	0.42	42.00
Land Use Class 6 (Retail) – in 1,000 Sq. Ft	270.55	0.69	186.68
Land Use Class 7 (Office) – in 1,000 Sq. Ft	138.00	0.46	63.48
Land Use Class 8 (Hotel)	48	0.20	9.60
Total			662.76
Total Assessment (Total Bonds issued)			\$16,000,000
Assessment per Equivalent Units			\$24,141

Appendix E

ASSESSMENT ROLL

Appendix E
Assessment Roll
All Parcels

Total Assessment	\$16,000,000
Total Equivalent Units	662.76

Year	Cummulative Amount of Assessments	Principal and Interest ¹	Annual Collection Costs ²	Total Annual Installment
1	\$16,000,000	\$266,321	\$55,444	\$321,765
2	\$16,000,000	\$1,042,125	\$115,700	\$1,157,825
3	\$16,000,000	\$1,042,125	\$116,414	\$1,158,539
4	\$16,000,000	\$1,242,125	\$117,142	\$1,359,267
5	\$15,800,000	\$1,329,875	\$116,885	\$1,446,760
6	\$15,500,000	\$1,311,500	\$116,143	\$1,427,643
7	\$15,200,000	\$1,293,125	\$115,416	\$1,408,541
8	\$14,900,000	\$1,274,750	\$114,704	\$1,389,454
9	\$14,600,000	\$1,256,375	\$114,008	\$1,370,383
10	\$14,300,000	\$1,238,000	\$113,328	\$1,351,328
11	\$14,000,000	\$1,319,625	\$112,665	\$1,432,290
12	\$13,600,000	\$1,295,125	\$111,518	\$1,406,643
13	\$13,200,000	\$1,270,625	\$110,388	\$1,381,013
14	\$12,800,000	\$1,246,125	\$109,276	\$1,355,401
15	\$12,400,000	\$1,321,625	\$108,182	\$1,429,807
16	\$11,900,000	\$1,291,000	\$106,605	\$1,397,605
17	\$11,400,000	\$1,258,500	\$105,047	\$1,363,547
18	\$10,900,000	\$1,226,000	\$103,508	\$1,329,508
19	\$10,400,000	\$1,293,500	\$101,989	\$1,395,489
20	\$9,800,000	\$1,254,500	\$99,988	\$1,354,488
21	\$9,200,000	\$1,315,500	\$98,008	\$1,413,508
22	\$8,500,000	\$1,270,000	\$95,548	\$1,365,548
23	\$7,800,000	\$1,324,500	\$93,109	\$1,417,609
24	\$7,000,000	\$1,272,500	\$90,191	\$1,362,691
25	\$6,200,000	\$1,318,500	\$87,295	\$1,405,795
26	\$5,300,000	\$1,257,750	\$73,321	\$1,331,071
27	\$4,400,000	\$1,297,000	\$71,770	\$1,368,770
28	\$3,400,000	\$1,329,500	\$69,941	\$1,399,441
29	\$2,300,000	\$1,255,250	\$67,836	\$1,323,086
30	\$1,200,000	\$1,281,000	\$65,755	\$1,346,755
31	\$0	\$0	\$0	\$0
Total		\$36,994,446	\$2,977,127	\$39,971,573

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Upd

Appendix E
Assessment Roll by Parcel

Parcel ID	464947
Assessment	\$1,832,339
Total Equivalent units	75.90

Year	Cummulative Amount of Assessments	Principal and Interest ¹	Annual Collection Costs ²	Total Annual Installment
1	\$1,832,339	\$30,499	\$6,350	\$36,849
2	\$1,832,339	\$119,345	\$13,250	\$132,595
3	\$1,832,339	\$119,345	\$13,332	\$132,677
4	\$1,832,339	\$142,250	\$13,415	\$155,665
5	\$1,809,435	\$152,299	\$13,386	\$165,685
6	\$1,775,078	\$150,195	\$13,301	\$163,495
7	\$1,740,722	\$148,090	\$13,218	\$161,308
8	\$1,706,366	\$145,986	\$13,136	\$159,122
9	\$1,672,009	\$143,882	\$13,056	\$156,938
10	\$1,637,653	\$141,777	\$12,978	\$154,756
11	\$1,603,297	\$151,125	\$12,903	\$164,028
12	\$1,557,488	\$148,319	\$12,771	\$161,090
13	\$1,511,680	\$145,513	\$12,642	\$158,155
14	\$1,465,871	\$142,708	\$12,514	\$155,222
15	\$1,420,063	\$151,354	\$12,389	\$163,743
16	\$1,362,802	\$147,847	\$12,209	\$160,055
17	\$1,305,541	\$144,125	\$12,030	\$156,155
18	\$1,248,281	\$140,403	\$11,854	\$152,257
19	\$1,191,020	\$148,133	\$11,680	\$159,813
20	\$1,122,308	\$143,667	\$11,451	\$155,118
21	\$1,053,595	\$150,653	\$11,224	\$161,877
22	\$973,430	\$145,442	\$10,942	\$156,384
23	\$893,265	\$151,683	\$10,663	\$162,346
24	\$801,648	\$145,728	\$10,329	\$156,057
25	\$710,031	\$150,996	\$9,997	\$160,993
26	\$606,962	\$144,039	\$8,397	\$152,436
27	\$503,893	\$148,534	\$8,219	\$156,753
28	\$389,372	\$152,256	\$8,010	\$160,266
29	\$263,399	\$143,753	\$7,769	\$151,521
30	\$137,425	\$146,702	\$7,530	\$154,232
31	\$0	\$0	\$0	\$0
		\$4,236,648	\$340,944	\$4,577,592

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.

Appendix E
Assessment Roll by Parcel

Parcel ID	527979
Assessment	\$1,013,942
Total Equivalent units	42.00

Year	Cummulative Amount of Assessments	Principal and Interest ¹	Annual Collection Costs ²	Total Annual Installment
1	\$1,013,942	\$16,877	\$3,514	\$20,391
2	\$1,013,942	\$66,041	\$7,332	\$73,373
3	\$1,013,942	\$66,041	\$7,377	\$73,418
4	\$1,013,942	\$78,715	\$7,423	\$86,139
5	\$1,001,268	\$84,276	\$7,407	\$91,683
6	\$982,257	\$83,112	\$7,360	\$90,472
7	\$963,245	\$81,947	\$7,314	\$89,261
8	\$944,234	\$80,783	\$7,269	\$88,052
9	\$925,222	\$79,618	\$7,225	\$86,843
10	\$906,211	\$78,454	\$7,182	\$85,636
11	\$887,200	\$83,626	\$7,140	\$90,766
12	\$861,851	\$82,074	\$7,067	\$89,141
13	\$836,503	\$80,521	\$6,995	\$87,517
14	\$811,154	\$78,969	\$6,925	\$85,894
15	\$785,805	\$83,753	\$6,856	\$90,609
16	\$754,120	\$81,812	\$6,756	\$88,568
17	\$722,434	\$79,753	\$6,657	\$86,410
18	\$690,748	\$77,693	\$6,559	\$84,253
19	\$659,063	\$81,971	\$6,463	\$88,434
20	\$621,040	\$79,499	\$6,336	\$85,836
21	\$583,017	\$83,365	\$6,211	\$89,576
22	\$538,657	\$80,482	\$6,055	\$86,537
23	\$494,297	\$83,935	\$5,900	\$89,836
24	\$443,600	\$80,640	\$5,716	\$86,356
25	\$392,903	\$83,555	\$5,532	\$89,087
26	\$335,868	\$79,705	\$4,646	\$84,352
27	\$278,834	\$82,193	\$4,548	\$86,741
28	\$215,463	\$84,252	\$4,432	\$88,685
29	\$145,754	\$79,547	\$4,299	\$83,846
30	\$76,046	\$81,179	\$4,167	\$85,346
31	\$0	\$0	\$0	\$0
		\$2,344,390	\$188,665	\$2,533,055

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.

Appendix E
Assessment Roll by Parcel

Parcel ID	563269
Assessment	\$613,001
Total Equivalent units	25.39

Year	Cummulative Amount of Assessments	Principal and Interest ¹	Annual Collection Costs ²	Total Annual Installment
1	\$613,001	\$10,203	\$2,124	\$12,328
2	\$613,001	\$39,926	\$4,433	\$44,359
3	\$613,001	\$39,926	\$4,460	\$44,387
4	\$613,001	\$47,589	\$4,488	\$52,077
5	\$605,338	\$50,951	\$4,478	\$55,429
6	\$593,844	\$50,247	\$4,450	\$54,697
7	\$582,351	\$49,543	\$4,422	\$53,965
8	\$570,857	\$48,839	\$4,395	\$53,234
9	\$559,363	\$48,135	\$4,368	\$52,503
10	\$547,869	\$47,431	\$4,342	\$51,773
11	\$536,376	\$50,558	\$4,316	\$54,875
12	\$521,051	\$49,620	\$4,273	\$53,892
13	\$505,726	\$48,681	\$4,229	\$52,910
14	\$490,401	\$47,742	\$4,187	\$51,929
15	\$475,075	\$50,635	\$4,145	\$54,780
16	\$455,919	\$49,461	\$4,084	\$53,546
17	\$436,763	\$48,216	\$4,025	\$52,241
18	\$417,607	\$46,971	\$3,966	\$50,937
19	\$398,450	\$49,557	\$3,907	\$53,465
20	\$375,463	\$48,063	\$3,831	\$51,894
21	\$352,475	\$50,400	\$3,755	\$54,155
22	\$325,657	\$48,657	\$3,661	\$52,318
23	\$298,838	\$50,745	\$3,567	\$54,312
24	\$268,188	\$48,753	\$3,455	\$52,208
25	\$237,538	\$50,515	\$3,345	\$53,860
26	\$203,056	\$48,188	\$2,809	\$50,997
27	\$168,575	\$49,691	\$2,750	\$52,441
28	\$130,263	\$50,937	\$2,680	\$53,616
29	\$88,119	\$48,092	\$2,599	\$50,691
30	\$45,975	\$49,078	\$2,519	\$51,598
31	\$0	\$0	\$0	\$0
		\$1,417,351	\$114,061	\$1,531,413

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency

Appendix E
Assessment Roll by Parcel

Parcel ID	338779
Assessment	\$12,540,718
Total Equivalent units	519.47

Year	Cummulative Amount of Assessments	Principal and Interest ¹	Annual Collection Costs ²	Total Annual Installment
1	\$12,540,718	\$208,741	\$43,457	\$252,198
2	\$12,540,718	\$816,812	\$90,685	\$907,497
3	\$12,540,718	\$816,812	\$91,245	\$908,057
4	\$12,540,718	\$973,571	\$91,816	\$1,065,387
5	\$12,383,959	\$1,042,349	\$91,614	\$1,133,963
6	\$12,148,821	\$1,027,947	\$91,032	\$1,118,979
7	\$11,913,682	\$1,013,545	\$90,462	\$1,104,007
8	\$11,678,544	\$999,143	\$89,904	\$1,089,047
9	\$11,443,405	\$984,740	\$89,359	\$1,074,099
10	\$11,208,267	\$970,338	\$88,826	\$1,059,164
11	\$10,973,128	\$1,034,315	\$88,306	\$1,122,621
12	\$10,659,610	\$1,015,112	\$87,407	\$1,102,520
13	\$10,346,092	\$995,909	\$86,522	\$1,082,431
14	\$10,032,574	\$976,706	\$85,650	\$1,062,357
15	\$9,719,056	\$1,035,883	\$84,792	\$1,120,675
16	\$9,327,159	\$1,011,879	\$83,557	\$1,095,436
17	\$8,935,262	\$986,406	\$82,336	\$1,068,742
18	\$8,543,364	\$960,933	\$81,129	\$1,042,062
19	\$8,151,467	\$1,013,839	\$79,938	\$1,093,777
20	\$7,681,190	\$983,271	\$78,370	\$1,061,641
21	\$7,210,913	\$1,031,082	\$76,818	\$1,107,900
22	\$6,662,256	\$995,419	\$74,890	\$1,070,310
23	\$6,113,600	\$1,038,136	\$72,979	\$1,111,115
24	\$5,486,564	\$997,379	\$70,692	\$1,068,071
25	\$4,859,528	\$1,033,434	\$68,422	\$1,101,855
26	\$4,154,113	\$985,818	\$57,469	\$1,043,287
27	\$3,448,697	\$1,016,582	\$56,253	\$1,072,835
28	\$2,664,903	\$1,042,055	\$54,819	\$1,096,875
29	\$1,802,728	\$983,859	\$53,169	\$1,037,028
30	\$940,554	\$1,004,041	\$51,538	\$1,055,579
31	\$0	\$0	\$0	\$0
		\$28,996,057	\$2,333,457	\$31,329,514

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan U)