

EXHIBIT A



INDIAN HILLS PUBLIC IMPROVEMENT DISTRICT 2022 ANNUAL SERVICE PLAN UPDATE JULY 28, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the 2011 Service and Assessment Plan (the “2011 SAP”) or the Development, Financing, and Reimbursement Agreement, as applicable.

The Indian Hills Public Improvement District was created pursuant to the PID Act by Ordinance No. 20100826-023 on August 26, 2010, by the City of Austin, Texas to finance certain Authorized Improvements for the benefit of the property within the PID.

On November 3, 2011, the City Council for the City approved the 2011 Service and Assessment Plan (“2011 SAP”) for the PID by adopting Ordinance No. 20111103-011, which included the revised Assessment Roll.

The 2011 SAP identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

On December 1, 2016, the City Council for the City approved the 2016 Service and Assessment Plan Update for the PID by approving Resolution No. 20161201-051 which also updated the Assessment Roll.

On August 8, 2019, the City Council for the City approved the 2019 Service and Assessment Plan Update for the PID by approving Resolution No. 20190808-022 which also updated the Assessment Roll.

On July 29, 2020, the City Council for the City approved the 2020 Service and Assessment Plan Update for the PID by approving Resolution No. 20200729-025 which also updated the Assessment Roll.

On July 29, 2021, the City Council for the City approved the 2021 Service and Assessment Plan Update for the PID by approving Resolution No. 20210729-041 which also updated the Assessment Roll.

Pursuant to the PID Act the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2022. This 2022 Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

There have not been any recorded plats in the PID.

LOT AND HOME SALES

There are no Lots or homes in the PID.

IH Clean Energy Center TX LP has purchased 9 acres from Club Deal 116 Indian Hills TX LP. IH Clean Energy Center has completed construction on a 50,000 SF flex office building.

AUTHORIZED IMPROVEMENTS

The developer has completed the Authorized Improvements listed in the SAP. Decker Lake Road was accepted by the City in November of 2013 and Water Line 1 was accepted by the City in November of 2018.

OUTSTANDING ASSESSMENT

The PID has an outstanding Assessment of \$1,675,000.00.

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$461,906.26.
- **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 outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$35,115.00.

Due January 31, 2023	
Principal	\$ 330,000.00
Interest	\$ 131,906.26
Administrative Expenses	\$ 35,115.00
Total Installment	\$ 497,021.26

District Administrative Expenses Breakdown		
PID Administration	\$	30,000.00
Filing Fees		1,000.00
County Collection		200.00
Miscellaneous		1,000.00
PID Trustee (US Bank)		1,650.00
Arbitrage Calculation		1,265.00
Total Annual Collection Costs	\$	35,115.00

See **Exhibit B** for the debt service schedule for the PID Bonds.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments of Assessments have occurred within the PID.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within the PID.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions of the PID Bonds have occurred.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Five Year Service Plan						
Annual Installments Due	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027 [a]	
Principal	\$ 330,000.00	\$ 385,000.00	\$ 445,000.00	\$ 515,000.00	\$ -	
Interest	\$ 131,906.26	\$ 105,918.76	\$ 75,600.00	\$ 40,556.24	\$ -	
(1)	\$ 461,906.26	\$ 490,918.76	\$ 520,600.00	\$ 555,556.24	\$ -	
Administrative Expenses	(2) \$ 35,115.00	\$ 35,817.30	\$ 36,533.65	\$ 37,264.32	\$ -	
Total Annual Installment	(3) = (1) + (2) \$ 497,021.26	\$ 526,736.06	\$ 557,133.65	\$ 592,820.56	\$ -	

[a] The last Annual Installment will be due 1/31/2026.

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Geographic ID	Address	Assessable Acreage	%	Indian Hills	
					Outstanding Assessment ¹	Installment due 1/31/2023
201733	02105009440000	N F M RD 973	134.3202	57.68%	\$ 966,164.31	\$ 286,689.08
823422	02105009980000	N F M RD 973	90.7540	38.97%	\$ 652,792.92	\$ 193,702.66
912292	02094901010000	6201 QUINN LUKE TRL	7.7913	3.35%	\$ 56,042.77	\$ 16,629.52
Total			232.8655	100.00%	\$ 1,675,000.00	\$ 497,021.26

¹Outstanding Assessment prior to 1/31/2023 Annual Installment.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest*</u>	<u>Total*</u>
2012	—	\$ 183,325	183,325
2013	—	231,569	231,569
2014	—	231,569	231,569
2015	\$ 45,000	231,569	276,569
2016	70,000	227,744	297,744
2017	95,000	221,794	316,794
2018	125,000	213,719	338,719
2019	155,000	203,094	358,094
2020	190,000	190,113	380,113
2021	230,000	174,200	404,200
2022	275,000	154,938	429,938
2023	330,000	131,906	461,906
2024	385,000	105,919	490,919
2025	445,000	75,600	520,600
2026	<u>515,000</u>	<u>40,556</u>	555,556
Total	<u>\$2,860,000</u>	<u>\$2,617,613</u>	<u>\$5,477,613</u>

*Totals may not add due to rounding.

EXHIBIT C – BUYER DISCLOSURES

Buyer Disclosures for the following Parcels are found in this Exhibit:

- Parcel 201733
- Parcel 823422
- Parcel 912292

PARCEL 201733 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
AUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 201733 PRINCIPAL ASSESSMENT: \$966,164.31

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Indian Hills Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Austin. The exact amount of each annual installment will be approved each year by the Austin City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Austin.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

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STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

ANNUAL INSTALLMENTS - PARCEL 201733

Installments Due	Principal		Interest		Administrative Expenses	Annual Installment
1/31/2023	\$	190,348.79	\$	76,085.45	\$ 20,254.84	\$ 286,689.08
1/31/2024	\$	222,073.59	\$	61,095.48	\$ 20,659.94	\$ 303,829.00
1/31/2025	\$	256,682.46	\$	43,607.18	\$ 21,073.14	\$ 321,362.77
1/31/2026	\$	297,059.47	\$	23,393.43	\$ 21,494.60	\$ 341,947.50
Total	\$	966,164.31	\$	204,181.53	\$ 83,482.52	\$ 1,253,828.35

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown.

PARCEL 823422 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
AUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 823422 PRINCIPAL ASSESSMENT: \$652,792.92

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Indian Hills Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Austin. The exact amount of each annual installment will be approved each year by the Austin City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Austin.

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[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

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SIGNATURE OF PURCHASER

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The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

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SIGNATURE OF SELLER

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² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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SIGNATURE OF PURCHASER

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STATE OF TEXAS

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Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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ANNUAL INSTALLMENTS - PARCEL 823422

Installments Due	Principal		Interest		Administrative Expenses	Annual Installment
1/31/2023	\$	128,609.95	\$	51,407.45	\$ 13,685.27	\$ 193,702.66
1/31/2024	\$	150,044.94	\$	41,279.41	\$ 13,958.97	\$ 205,283.33
1/31/2025	\$	173,428.57	\$	29,463.37	\$ 14,238.15	\$ 217,130.09
1/31/2026	\$	200,709.47	\$	15,805.87	\$ 14,522.92	\$ 231,038.25
Total	\$	652,792.92	\$	137,956.10	\$ 56,405.31	\$ 847,154.33

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown.

PARCEL 912292 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
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CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 912292 PRINCIPAL ASSESSMENT: \$56,042.77

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Notary Public, State of Texas]³

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Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

ANNUAL INSTALLMENTS - PARCEL 912292

Installments Due	Principal		Interest		Administrative Expenses	Annual Installment
1/31/2023	\$	11,041.26	\$	4,413.37	\$ 1,174.89	\$ 16,629.52
1/31/2024	\$	12,881.47	\$	3,543.87	\$ 1,198.39	\$ 17,623.73
1/31/2025	\$	14,888.97	\$	2,529.45	\$ 1,222.36	\$ 18,640.78
1/31/2026	\$	17,231.06	\$	1,356.95	\$ 1,246.80	\$ 19,834.81
Total	\$	56,042.77	\$	11,843.64	\$ 4,842.44	\$ 72,728.84

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown.