



| Applicant | Development Name | Tract No. | Res/Comm | Date |
|------------------------------|-------------------|-----------|-------------|-----------|
| Pulte Group | Cimarron Ridge II | ALL | Residential | 7/12/2023 |
| Darren Warren | Gross Acres | Net Acres | Units | Annex No. |
| Prepared by - John Zimmerman | 203.18 | 132.80 | 756 | 22 |

| Units | Net Acres |
|-------|-----------|
| 756 | 132.80 |

| | Description | Measure | Unit Cost | Tax A | Total | Tax B | Total | Per Unit | Grand Total |
|----------|--|---------|-------------|----------|--------------|---------|-------------|----------|--------------|
| Land | Street Frontage | SF | \$0.29 | 243,616 | \$71,628.19 | - | \$0.00 | | \$71,628.19 |
| | Medians | SF | \$0.27 | 19,564 | \$5,272.87 | - | \$0.00 | | \$5,272.87 |
| | Slopes | SF | \$0.15 | 148,866 | \$21,884.86 | - | \$0.00 | | \$21,884.86 |
| | Open Space - Fuel Mod (Non-Irrigated) | SF | \$0.018 | 71,073 | \$1,306.06 | - | \$0.00 | | \$1,306.06 |
| | Trees | Qty | \$30.63 | 917 | \$28,085.12 | - | \$0.00 | | \$28,085.12 |
| | Subtotal | | | \$169.55 | \$128,177.10 | \$0.00 | \$0.00 | \$169.55 | \$128,177.10 |
| Light | 39 W - LED | Qty | \$219.58 | 19 | \$4,172.02 | - | \$0.00 | | \$4,172.02 |
| | 100 W - LED | Qty | \$224.80 | 62 | \$13,937.60 | - | \$0.00 | | \$13,937.60 |
| | Traffic Signal | Qty | \$7,007.50 | 8.000 | \$56,059.98 | - | \$0.00 | | \$56,059.98 |
| | Subtotal | | | \$98.11 | \$74,169.60 | \$0.00 | \$0.00 | \$98.11 | \$74,169.60 |
| Streets | Streets (LF) | LF | \$0.37 | 31,620 | \$11,621.18 | - | \$0.00 | | \$11,621.18 |
| | Pavement Total Area (SF) | SF | \$0.051 | 927,162 | \$47,705.87 | - | \$0.00 | | \$47,705.87 |
| | Subtotal | | | \$78.47 | \$59,327.05 | \$0.00 | \$0.00 | \$78.47 | \$59,327.05 |
| Drain | Detention/Debris Basin | SF | \$0.294 | 369,394 | \$108,609.55 | 123,346 | \$36,266.30 | | \$144,875.85 |
| | Storm Drains Pipe | LF | \$0.174 | 15,039 | \$2,616.22 | 1,956 | \$340.27 | | \$2,956.49 |
| | Curb Inlet Catch Basin | EA | \$280.00 | 76 | \$21,280.00 | 9 | \$2,520.00 | | \$23,800.00 |
| | Non-Native Material | SF | \$0.29 | 3,746 | \$1,101.40 | 64,508 | \$18,966.70 | | \$20,068.10 |
| | Perforated Pipe | LF | \$0.17 | 286 | \$49.75 | - | \$0.00 | | \$49.75 |
| | Drop Inlet | EA | \$280.00 | 6 | \$1,680.00 | 4 | \$1,120.00 | | \$2,800.00 |
| | Subtotal | | | \$179.02 | \$135,336.93 | \$78.32 | \$59,213.27 | \$257.34 | \$194,550.20 |
| Parks | Neighborhood (5 ac. Per 1,000) 3.164 pph | Acre | \$14,701.04 | - | \$0.00 | - | \$0.00 | | \$0.00 |
| | Subtotal | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Trails | DG | SF | \$0.10 | 68,848 | \$6,747.58 | - | \$0.00 | | \$6,747.58 |
| | Subtotal | | | \$8.93 | \$6,747.58 | \$0.00 | \$0.00 | \$8.93 | \$6,747.58 |
| Graffiti | Abatement | Unit | \$3.50 | - | \$0.00 | - | \$0.00 | | \$0.00 |
| | Subtotal | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

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|--|--------------------|--|----------|--------------|---------|-------------|----------|--------------|
| | Total Direct Costs | | \$534.07 | \$403,758.27 | \$78.32 | \$59,213.27 | \$612.40 | \$462,971.54 |
|--|--------------------|--|----------|--------------|---------|-------------|----------|--------------|

| | | Tax A | | Tax B | | ALL | |
|-----------|--|------------|--------------|----------|-------------|------------|--------------|
| Rate/Cost | | Rate | Total | Rate | Total | Rate | Total |
| Per Unit | | \$534.07 | \$403,758.27 | \$78.32 | \$59,213.27 | \$612.40 | \$462,971.54 |
| Per Acre | | \$3,040.35 | \$403,758.27 | \$445.88 | \$59,213.27 | \$3,486.23 | \$462,971.54 |



| Applicant | Development Name | Tract No. | Res/Comm | Date |
|------------------------------|-------------------|-----------------|-------------|-----------|
| Pulte Group | Cimarron Ridge II | 36658-1,-3,-4-7 | Residential | 7/12/2023 |
| Darren Warren | Gross Acres | Net Acres | Units | Annex No. |
| Prepared by - John Zimmerman | 103.80 | 67.11 | 393 | 22A |

| Units | Net Acres |
|-------|-----------|
| 393 | 67.11 |

| | Description | Measure | Unit Cost | Tax A | Total | Tax B | Total | Per Unit | Grand Total |
|----------|--|---------|-------------|----------|-------------|---------|-------------|----------|--------------|
| Land | Backbone | EA | \$169.55 | 393 | \$66,631.75 | - | \$0.00 | | \$66,631.75 |
| | Subtotal | | | \$169.55 | \$66,631.75 | \$0.00 | \$0.00 | \$169.55 | \$66,631.75 |
| Light | 39 W - LED | Qty | \$219.58 | 108 | \$23,714.64 | - | \$0.00 | | \$23,714.64 |
| | Backbone | Qty | \$98.11 | 393 | \$38,556.42 | - | \$0.00 | | \$38,556.42 |
| | Subtotal | | | \$158.45 | \$62,271.06 | \$0.00 | \$0.00 | \$158.45 | \$62,271.06 |
| Streets | Street Sweeping | LF | \$0.37 | 34,636 | \$12,729.63 | | \$0.00 | | \$12,729.63 |
| | Pavement Management | SF | \$0.061 | 595,695 | \$36,488.91 | - | \$0.00 | | \$36,488.91 |
| | Backbone | EA | \$78.47 | 393 | \$30,840.65 | - | \$0.00 | | \$30,840.65 |
| | Subtotal | | | \$203.71 | \$80,059.20 | \$0.00 | \$0.00 | \$203.71 | \$80,059.20 |
| Drain | Backbone - Contingent | EA | \$78.32 | - | \$0.00 | 393 | \$30,781.50 | | \$30,781.50 |
| | Backbone | EA | \$179.02 | 393 | \$70,353.72 | - | \$0.00 | | \$70,353.72 |
| | Subtotal | | | \$179.02 | \$70,353.72 | \$78.32 | \$30,781.50 | \$257.34 | \$101,135.22 |
| Parks | Neighborhood (5 ac. Per 1,000) 3.164 pph | Acre | \$14,701.04 | 6.20 | \$91,167.65 | - | \$0.00 | | \$91,167.65 |
| | Subtotal | | | \$231.98 | \$91,167.65 | \$0.00 | \$0.00 | \$231.98 | \$91,167.65 |
| Trails | Backbone | EA | \$8.93 | 393 | \$3,507.67 | - | \$0.00 | | \$3,507.67 |
| | Subtotal | | | \$8.93 | \$3,507.67 | \$0.00 | \$0.00 | \$8.93 | \$3,507.67 |
| Graffiti | Abatement | Unit | \$3.50 | 393 | \$1,376.97 | - | \$0.00 | | \$1,376.97 |
| | Subtotal | | | \$3.50 | \$1,376.97 | \$0.00 | \$0.00 | \$3.50 | \$1,376.97 |

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|--|--------------------|--|----------|--------------|---------|-------------|------------|--------------|
| | Total Direct Costs | | \$955.13 | \$375,368.02 | \$78.32 | \$30,781.50 | \$1,033.46 | \$406,149.52 |
|--|--------------------|--|----------|--------------|---------|-------------|------------|--------------|

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|------------|--|--|----------|-------------|---------|------------|----------|-------------|
| Soft Costs | Description | | Tax A | Total | Tax B | Total | | Total |
| | Reserves (15%) - Does Not include Parks, Pavement, or Sidewalk | | | \$32,530.62 | | \$4,617.23 | | \$37,147.85 |
| | Auditor-Controller Fees (\$135/Yr) | | | \$135.00 | | \$135.00 | | \$270.00 |
| | Admin (5%) - Minimum \$1000 | | | \$18,768.40 | | \$1,539.08 | | \$20,307.48 |
| | Total Soft Costs | | \$130.88 | \$51,434.02 | \$16.01 | \$6,291.30 | \$146.88 | \$57,725.32 |

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|--|-------------|--|------------|--------------|---------|-------------|------------|--------------|
| | Grand Total | | \$1,086.01 | \$426,802.04 | \$94.33 | \$37,072.80 | \$1,180.34 | \$463,874.84 |
|--|-------------|--|------------|--------------|---------|-------------|------------|--------------|

| | | Tax A | | Tax B | | ALL | |
|-----------|--|------------|--------------|----------|-------------|------------|--------------|
| Rate/Cost | | Rate | Total | Rate | Total | Rate | Total |
| Per Unit | | \$1,086.01 | \$426,802.04 | \$94.33 | \$37,072.80 | \$1,180.34 | \$463,874.84 |
| Per Acre | | \$6,359.74 | \$426,802.04 | \$552.42 | \$37,072.80 | \$6,912.16 | \$463,874.84 |



| Applicant | Development Name | Tract No. | Res/Comm | Date |
|------------------------------|-------------------|-----------|-------------|-----------|
| Pulte Group | Cimarron Ridge II | 36658-2 | Residential | 7/12/2023 |
| Darren Warren | Gross Acres | Net Acres | Units | Annex No. |
| Prepared by - John Zimmerman | 40.15 | 28.40 | 116 | 22B |

| Units | Net Acres |
|-------|-----------|
| 116 | 28.40 |

| | Description | Measure | Unit Cost | Tax A | Total | Tax B | Total | Per Unit | Grand Total |
|----------|--|---------|-------------|----------|-------------|---------|------------|----------|-------------|
| Land | Backbone | EA | \$169.55 | 116 | \$19,667.39 | - | \$0.00 | | \$19,667.39 |
| | Subtotal | | | \$169.55 | \$19,667.39 | \$0.00 | \$0.00 | \$169.55 | \$19,667.39 |
| Light | 39 W - LED | Qty | \$219.58 | - | \$0.00 | - | \$0.00 | | \$0.00 |
| | Backbone | Qty | \$98.11 | 116 | \$11,380.52 | - | \$0.00 | | \$11,380.52 |
| | Subtotal | | | \$98.11 | \$11,380.52 | \$0.00 | \$0.00 | \$98.11 | \$11,380.52 |
| Streets | Street Sweeping | LF | \$0.37 | - | \$0.00 | - | \$0.00 | | \$0.00 |
| | Pavement Management | SF | \$0.061 | - | \$0.00 | - | \$0.00 | | \$0.00 |
| | Backbone | EA | \$78.47 | 116 | \$9,103.09 | - | \$0.00 | | \$9,103.09 |
| | Subtotal | | | \$78.47 | \$9,103.09 | \$0.00 | \$0.00 | \$78.47 | \$9,103.09 |
| Drain | Backbone - Contingent | EA | \$78.32 | - | \$0.00 | 116 | \$9,085.63 | | \$9,085.63 |
| | Backbone | EA | \$179.02 | 116 | \$20,765.98 | - | \$0.00 | | \$20,765.98 |
| | Subtotal | | | \$179.02 | \$20,765.98 | \$78.32 | \$9,085.63 | \$257.34 | \$29,851.62 |
| Parks | Neighborhood (5 ac. Per 1,000) 3.164 pph | Acre | \$14,701.04 | 1.84 | \$26,978.18 | - | \$0.00 | | \$26,978.18 |
| | Subtotal | | | \$232.57 | \$26,978.18 | \$0.00 | \$0.00 | \$232.57 | \$26,978.18 |
| Trails | Backbone | EA | \$8.93 | 116 | \$1,035.34 | - | \$0.00 | | \$1,035.34 |
| | Subtotal | | | \$8.93 | \$1,035.34 | \$0.00 | \$0.00 | \$8.93 | \$1,035.34 |
| Graffiti | Abatement | Unit | \$3.50 | 116 | \$406.43 | - | \$0.00 | | \$406.43 |
| | Subtotal | | | \$3.50 | \$406.43 | \$0.00 | \$0.00 | \$3.50 | \$406.43 |

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|--|--------------------|--|----------|-------------|---------|------------|----------|-------------|
| | Total Direct Costs | | \$770.15 | \$89,336.94 | \$78.32 | \$9,085.63 | \$848.47 | \$98,422.58 |
|--|--------------------|--|----------|-------------|---------|------------|----------|-------------|

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|------------|--|--|----------|-------------|---------|------------|----------|-------------|
| Soft Costs | Description | | Tax A | Total | Tax B | Total | | Total |
| | Reserves (15%) - Does Not include Parks, Pavement, or Sidewalk | | | \$7,988.35 | | \$1,362.85 | | \$9,351.20 |
| | Auditor-Controller Fees (\$135/Yr) | | | \$135.00 | | \$135.00 | | \$270.00 |
| | Admin (5%) - Minimum \$1000 | | | \$4,466.85 | | \$1,000.00 | | \$5,466.85 |
| | Total Soft Costs | | \$108.54 | \$12,590.20 | \$21.53 | \$2,497.85 | \$130.07 | \$15,088.04 |

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|--|-------------|--|----------|--------------|---------|-------------|----------|--------------|
| | Grand Total | | \$878.68 | \$101,927.14 | \$99.86 | \$11,583.48 | \$978.54 | \$113,510.62 |
|--|-------------|--|----------|--------------|---------|-------------|----------|--------------|

| | | Tax A | | Tax B | | ALL | |
|-----------|--|------------|--------------|----------|-------------|------------|--------------|
| Rate/Cost | | Rate | Total | Rate | Total | Rate | Total |
| Per Unit | | \$878.68 | \$101,927.14 | \$99.86 | \$11,583.48 | \$978.54 | \$113,510.62 |
| Per Acre | | \$3,588.98 | \$101,927.14 | \$407.87 | \$11,583.48 | \$3,996.85 | \$113,510.62 |



| Applicant | Development Name | Tract No. | Res/Comm | Date |
|------------------------------|-------------------|-------------|-------------|-----------|
| Pulte Group | Cimarron Ridge II | 36658-5, -6 | Residential | 7/12/2023 |
| Darren Warren | Gross Acres | Net Acres | Units | Annex No. |
| Prepared by - John Zimmerman | 59.23 | 37.29 | 247 | 22C |

| Units | Net Acres |
|-------|-----------|
| 247 | 37.29 |

| | Description | Measure | Unit Cost | Tax A | Total | Tax B | Total | Per Unit | Grand Total |
|----------|--|---------|-------------|----------|-------------|---------|-------------|----------|-------------|
| Land | Backbone | EA | \$169.55 | 247 | \$41,877.97 | - | \$0.00 | | \$41,877.97 |
| | Subtotal | | | \$169.55 | \$41,877.97 | \$0.00 | \$0.00 | \$169.55 | \$41,877.97 |
| Light | 39 W - LED | Qty | \$219.58 | - | \$0.00 | - | \$0.00 | | \$0.00 |
| | Backbone | Qty | \$98.11 | 247 | \$24,232.66 | - | \$0.00 | | \$24,232.66 |
| | Subtotal | | | \$98.11 | \$24,232.66 | \$0.00 | \$0.00 | \$98.11 | \$24,232.66 |
| Streets | Street Sweeping | LF | \$0.37 | - | \$0.00 | - | \$0.00 | | \$0.00 |
| | Pavement Management | SF | \$0.061 | - | \$0.00 | - | \$0.00 | | \$0.00 |
| | Backbone | EA | \$78.47 | 247 | \$19,383.31 | - | \$0.00 | | \$19,383.31 |
| | Subtotal | | | \$78.47 | \$19,383.31 | \$0.00 | \$0.00 | \$78.47 | \$19,383.31 |
| Drain | Backbone - Contingent | EA | \$78.32 | - | \$0.00 | 247 | \$19,346.13 | | \$19,346.13 |
| | Backbone | EA | \$179.02 | 247 | \$44,217.22 | - | \$0.00 | | \$44,217.22 |
| | Subtotal | | | \$179.02 | \$44,217.22 | \$78.32 | \$19,346.13 | \$257.34 | \$63,563.36 |
| Parks | Neighborhood (5 ac. Per 1,000) 3.164 pph | Acre | \$14,701.04 | 3.92 | \$57,677.49 | - | \$0.00 | | \$57,677.49 |
| | Subtotal | | | \$233.51 | \$57,677.49 | \$0.00 | \$0.00 | \$233.51 | \$57,677.49 |
| Trails | Backbone | EA | \$8.93 | 247 | \$2,204.57 | - | \$0.00 | | \$2,204.57 |
| | Subtotal | | | \$8.93 | \$2,204.57 | \$0.00 | \$0.00 | \$8.93 | \$2,204.57 |
| Graffiti | Abatement | Unit | \$3.50 | 247 | \$865.43 | - | \$0.00 | | \$865.43 |
| | Subtotal | | | \$3.50 | \$865.43 | \$0.00 | \$0.00 | \$3.50 | \$865.43 |

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|--|--------------------|--|----------|--------------|---------|-------------|----------|--------------|
| | Total Direct Costs | | \$771.09 | \$190,458.65 | \$78.32 | \$19,346.13 | \$849.41 | \$209,804.78 |
|--|--------------------|--|----------|--------------|---------|-------------|----------|--------------|

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|------------|--|--|----------|-------------|---------|------------|----------|-------------|
| Soft Costs | Description | | Tax A | Total | Tax B | Total | | Total |
| | Reserves (15%) - Does Not include Parks, Pavement, or Sidewalk | | | \$17,009.68 | | \$2,901.92 | | \$19,911.60 |
| | Auditor-Controller Fees (\$135/Yr) | | | \$135.00 | | \$135.00 | | \$270.00 |
| | Admin (5%) - Minimum \$1000 | | | \$9,522.93 | | \$1,000.00 | | \$10,522.93 |
| | Total Soft Costs | | \$107.97 | \$26,667.61 | \$16.34 | \$4,036.92 | \$124.31 | \$30,704.53 |

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|--|-------------|--|----------|--------------|---------|-------------|----------|--------------|
| | Grand Total | | \$879.05 | \$217,126.26 | \$94.67 | \$23,383.06 | \$973.72 | \$240,509.31 |
|--|-------------|--|----------|--------------|---------|-------------|----------|--------------|

| | | Tax A | | Tax B | | ALL | |
|-----------|--|------------|--------------|----------|-------------|------------|--------------|
| Rate/Cost | | Rate | Total | Rate | Total | Rate | Total |
| Per Unit | | \$879.05 | \$217,126.26 | \$94.67 | \$23,383.06 | \$973.72 | \$240,509.31 |
| Per Acre | | \$5,822.64 | \$217,126.26 | \$627.06 | \$23,383.06 | \$6,449.70 | \$240,509.31 |